Denton County
Juli Luke
County Clerk

Instrument Number: 27304

ERecordings-RP

AFFIDAVIT

Recorded On: March 18, 2025 09:45 AM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: $45.00

********** **THIS PAGE IS PART OF THE INSTRUMENT** **********
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number:	27304
Receipt Number:	20250318000127
Recorded Date/Time:	March 18, 2025 09:45 AM
User:	Emily L
Station:	Station 44

Record and Return To:

Simplifile

STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

PROPERTY OWNERS ASSOCIATION 8th AMENDED MANAGEMENT CERTIFICATE FOR

HIDDEN COVE HOMEOWNERS' ASSOCIATION, INC.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code. This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Denton §

1. Name of Subdivision: Hidden Cove

2. Subdivision Location: Denton County

3. Name of Homeowners Association: Hidden Cove Homeowners' Association, Inc.

4. Recording Data for Association: Those tracts and parcels of real property located in the City of Frisco, Denton County, Texas, and more particularly described as follows:

(a) All lots and tracts of land subject to the Declaration of Covenants, Conditions and Restrictions for Hidden Cove, recorded as Instrument No. 2006-83470 in the Official Public Records of Denton County, Texas, including all amendments and supplements thereto; (b) All lots and tracts of land situated in the Hidden Cove, Phase One, an addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded as Document No. 2006-60537 of the Plat Records of Denton County, Texas; (c) All lots and tracts of land situated in the Hidden Cove, Water Storage, an addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded as Document No. 2006-60538 of the Plat Records of Denton County, Texas; (d) All lots and tracts of land situated in the Hidden Cove, Phase Two A, an addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded as Document No. 2007-105715 of the Plat Records of Denton County, Texas; (e) All lots and tracts of land situated in the Hidden Cove, Phase Two B, an addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded as Document No. 2009-51 of the Plat Records of Denton County, Texas; (f) All lots and tracts of land situated in the Hidden Cove, Phase Two C, an addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded as Document No. 2010-78 of the Plat Records of Denton County, Texas; (g) All lots and tracts of land situated in the Hidden Cove, Phase Three A, an addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded as Document No. 2007-105716 of the Plat Records of Denton County, Texas; (h) All lots and tracts of land situated in the Hidden Cove, Phase Three B, an addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded as Document No. 2009-52 of the Plat Records of Denton County, Texas; (i) All lots and tracts of land situated in the Hidden Cove, Phase Three C, an addition to the City of

Frisco, Denton County, Texas, according to the Plat thereof recorded as Document No. 2010-42 of the Plat Records of Denton County, Texas; (j) All lots and tracts of land situated in The Shores at Hidden Cove, Phase Four, an addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded as Document No. 2011-200 of the Plat Records of Denton County, Texas; (k) All lots and tracts of land situated in The Shores at Hidden Cove, Phase Five, an addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded as Document No. 2011-209 of the Plat Records of Denton County, Texas; (1) All lots and tracts of land situated in The Shores at Hidden Cove, Phase Six, an addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded as Document No. 2012-127 of the Plat Records of Denton County, Texas; (m) All lots and tracts of land situated in The Shores at Hidden Cove, Phase Seven, an addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded as Document No. 2013-29 of the Plat Records of Denton County, Texas; (n) All lots and tracts of land situated in The Shores at Hidden Cove, Phase Eight, an addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded as Document No. 2012-264 of the Plat Records of Denton County, Texas; (o) All lots and tracts of land situated in The Shores at Hidden Cove, Phase Nine, an addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded as Document No. 2012-242 of the Plat Records of Denton County, Texas; (p) All lots and tracts of land situated in The Shores at Hidden Cove, Phase Ten, an addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded as Document No. 2013-197 of the Plat Records of Denton County, Texas; (q) All lots and tracts of land situated in The Shores at Hidden Cove, Phase Eleven, an addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded as Document No. 2014-152 of the Plat Records of Denton County, Texas; (r) All lots and tracts of land situated in The Shores at Hidden Cove, Phase Eleven A, an addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded as Document No. 2014-225 of the Plat Records of Denton County, Texas; (s) All lots and tracts of land situated in The Enclave at Hidden Cove, Phase Twelve, an addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded as Document No. 2014-291 of the Plat Records of Denton County, Texas; (t) All lots and tracts of land situated in The Shores at Hidden Cove, Phase Thirteen, an addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded as Document No. 2014-401 of the Plat Records of Denton County, Texas; (u) All lots and tracts of land situated in The Shores at Hidden Cove, Phase Fourteen, an addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded as Document No. 2016-110 of the Plat Records of Denton County, Texas; (v) All lots and tracts of land situated in The Shores at Hidden Cove, Phase Fifteen, an addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded as Document No. 2015-120 of the Plat Records of Denton County, Texas; and (w) All lots and tracts of land situated in The Shores at Hidden Cove, Phase Sixteen, an addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded as Document No. 2016-181 of the Plat Records of Denton County, Texas.

5. Recording Data for Declaration: Declaration for Hidden Cove is filed at the county under Document No. 2006-83470 and 2012-24197; Declaration for The Shore at Hidden Cove is filed at the county under Document No. 2012-24197

First Amendment to the Declaration of Covenants, Conditions and Restrictions for Hidden Cove Denton County Fresh Water Supply District No.4-A Denton County, Texas is filed under Document No. 112836

First Amendment to the Declaration of Covenants, Conditions and Restrictions for Hidden Cove Denton County Fresh Water Supply District No.4-A Denton County, Texas is filed under Document No. 111723

First Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Hidden Cove Homeowners' Association, Inc. pertaining to Design Criteria and Construction Guidelines are filed under Document No. 2011-120735

Second Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Hidden Cove Homeowners' Association, Inc. pertaining to Design Criteria and Construction Guidelines are filed under Document No. 2012-43474

Third Supplemental Certificate and Memorandum of Recording regarding Records Retention is recorded under Document No. 2012-65789

Fourth Supplemental Certificate and Memorandum of Recording regarding Design Criteria and Construction Guidelines Recorded under Document No. 2021-42700

Fifth Supplemental Certificate and Memorandum of Recording regarding Design Criteria and Construction Guidelines Recorded under Document No. 2021-205422

Sixth Supplemental Certificate and Memorandum Establishing Rules Governing Use of Common Area is recorded under Document No. 2022-126786

Seventh Supplemental Certificate and Memorandum Establishing Charter for the Rental Overview Committee Recorded under Document No. 2022-129550

Eighth Supplemental Certificate and Memorandum of recording Clarifying Rules for Gated Subdivisions Governing Parking and Vehicles recorded under Document No. 2024-58014

Ninth Supplemental Certificate and Memorandum of Recording regarding Design Criteria and Construction Guidelines recorded under Document No. 2025-23843

Amendment and Notice of Withdraw of Land the Shores at Hidden Cove filed on August 8, 2017 under Instrument No. 96549

Bylaws and Certificate of Formation of Hidden Cove Homeowners' Association, Inc. is filed under Document No. 2006-83470

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowner's association:

The below Hidden Cove Homeowners' Association, Inc. resolutions, guidelines and policies are filed under Document No. 27366:

- Billing Policy and Payment Plan Guidelines
- Electronic and Telephonic Action Policy
- Payment Plan Policy
- Standby Electric Generators Guidelines

- Solar Energy Device Guidelines
- Uncurable Violation Enforcement Resolution
- Violation Enforcement Resolution and Schedule
- Resolution 2018-01 pertaining to the Holiday Committee

Hidden Cove Homeowners' Association, Inc. Pool Rules are filed under Document No. 31357

Hidden Cove Homeowners' Association, Inc. Design Criteria and Construction Guidelines are filed under Document No. 87915

Hidden Cove Homeowners' Association, Inc. Parking Violation Schedule are filed under Document No. 112062

Hidden Cove Homeowners' Association, Inc. Pool Rules are filed under Document No. 126690.

Hidden Cove Homeowners' Association, Inc Violation Enforcement Resolution is filed under Document No. 103172

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management
17319 San Pedro Ave, #318
San Antonio, TX 78232
contact@spectrumam.com
210-494-0659
www.spectrumam.com/homeowners

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - $200.00
- Resale Package = $375.00
  - Rush for Resale Package:
    - 1 business day = $120.00 / 3 business days = $95.00
  - Add a Rush to an existing order = $75.00 + Cost of a Rush
  - Update for Resale Package:
    - 1-14 days = $15.00 / 15-180 days = $50.00
- Statement of Account only = $120.00
  - Rush for Statement of Account only:
    - 1 business day = $110.00 / 3 business day = $85.00
  - Update for Statement of Account only:
    - 1-30 days - No Cost / 31-45 days = $50.00 / 46-90 days = $50.00

- Working Capitalization Fee - $100.00
- **Road Reserve Assessment (Gated Only) = $50.00**

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 13th **day of** March, **2025.**

Hidden Cove Homeowners' Association, Inc.

By: Shelby Welch
Shelby Welch (of Spectrum Association Management), Managing Agent

State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 13 March, 2025 by Shelby Welch, representative of Spectrum Association Management, the Managing Agent of Hidden Cove Homeowners' Association, Inc., on behalf of said association.

Notary Public, State of Texas

After Recording, Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232

MICHAEL VINCENT BACA
Notary Public, State of Texas
Comm. Expires 05-02-2028
Notary ID 134881644