

Hide-A-Way Bay Property Owners, Inc

MANAGEMENT CERTIFICATE

As Required by Section 209.004, Texas Property Code

(This Certificate amends, restates, and replaces in its entirety and supersedes all previous Certificates)

1. **Name of development:** Hide-A-Way Bay Unit No. 1 and Unit No. 2

2. **Subdivision Information:**

Hide-A-Way Bay (or Hide A Way Bay), a subdivision of record in Smith County, Texas.

Hide A Way Bay Unit 1 Document # 19701100005678 Recorded 6/3/1970 Plat Vol A/Page 3721

Hide A Way Bay Unit 2 Document # 19701100010893 Recorded 10/5/1970 Plat Vol A/Page 3744

3. **Declaration Information:**

Lots in Hide-A-Way Bay Unit No. 1 and Unit No. 2 Subdivision are subject to the Declaration of Covenants, Conditions, Assessments, Charges, Servitudes, Liens, Reservations and Easements for Hide-A-Way Bay recorded in documents:

Document Number 20150100030929 filed 7/02/2015

Document Number 20190100011720 filed 4/15/2019 (First Amendment to Doc 20150100030929)

Document Number 202101048918 filed 11/30/2021 (Second Amendment to Doc 20150100030929)

Document Number 202501016620 filed on 6/5/2026

Document Number 202601018407 filed on 6/23/2026

4. **Name of property homeowners association:** Hide-A-Way Bay Property Owners, Inc.

5. **How to contact the association:**

Hide-A-Way Bay Property Owners, Inc.
P. O. Box 285
Flint, TX 75762

Phone: 775-241-3064

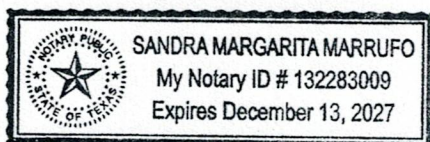
Email: hideawaybaytreasurer@gmail.com

Website: hideawaybaylakepalestine.com

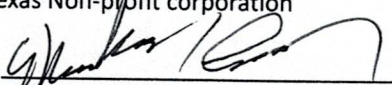
6. **Other information the association considers appropriate.** There are fees associated with the sale of a property within the subdivision.

7. **Transfer Fee for Resale Certificate:** \$375.00

8. **Dated:** Effective July 28, 2026



Hide-A-Way Bay Property Owners, Inc.
A Texas Non-profit corporation

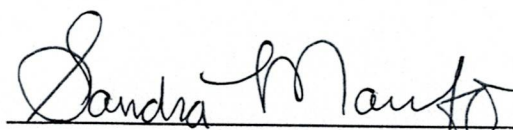
By: 

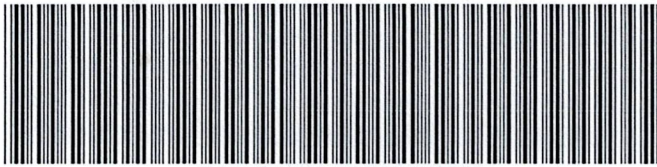
Name: Michael Seal

Title: Board President

STATE OF TEXAS
COUNTY OF SMITH

Sworn to and subscribed before me on this 28th day of July, 2026, by Michael Seal,
President for Hide-A-Way Bay Property Owners, Inc.


NOTARY PUBLIC



VG-93-2026-202601022881

Smith County
Karen Phillips
Smith County Clerk

Document Number: 202601022881

Real Property Recordings
CERTIFICATE

Recorded On: July 30, 2026 11:39 AM

Number of Pages: 2

Billable Pages: 1

" Examined and Charged as Follows: "

Total Recording: \$25.00

***** 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: 202601022881

Receipt Number: 20260730000072

Recorded Date/Time: July 30, 2026 11:39 AM

User: Suni W



STATE OF TEXAS
Smith County

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 Smith County, Texas

Karen Phillips
Smith County Clerk
Smith County, TX