

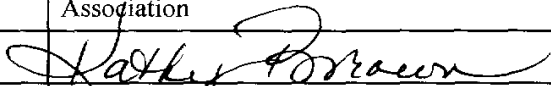
**COMBINATION DECLARATION OF RESTRICTIVE COVENANTS AND BYLAWS
OF THE HIDDEN LAKE P.U.D. HOMEOWNER'S ASSOCIATION**

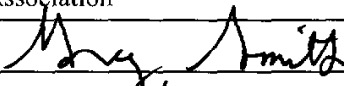
CORRECTION ADDENDUM

The foregoing attached document is being filed as a correction Combination Declaration of Restrictive Covenants and Bylaws of the Hidden Lake P.U.D. Homeowner's Association to take the place of the document as it was filed in Clerk's Instrument No. 105314-2013, Lamar County Official Public Records and Non-Material Correction Affidavit filed 110760-2013 Lamar County Official Public Records. Whereas, on the original document no exhibits were attached and the revised addition voted on by the association on March 23, 2013 was not filed. This correction is necessary to file the correct version adopted by the Hidden Lake P.U.D. Homeowner's Association, specifically as to Article IX, Section 9.05 E, and Article VII, Section 7.02 A & C.

Exhibit A, attached hereto, are the tracts contained in Hidden Lake Phases I, II, and III, and such additions as may hereafter be brought within the jurisdiction of the Association. Exhibit B, attached and incorporated herein is the real property owned by the Association for the common use and enjoyment of the owners, and consists of the Lake and the Park.

This correction filing is effective as of the date of the original document, as is shown by the attached home owner's signatures and minutes (Attached as Exhibit C).

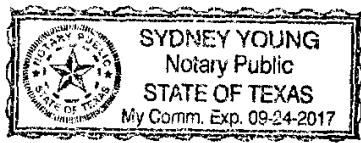
Name:	Kathy Brown, Secretary of the Hidden Lake P.U.D. Homeowner's Association
Signature:	
Date:	7/25/2014

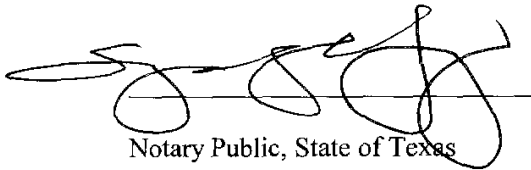
Name:	Greg Smith, Current President of the Hidden Lake P.U.D. Homeowner's Association
Signature:	
Date:	8/4/2014

STATE OF TEXAS

COUNTY OF LAMAR

This instrument was acknowledged before me on July 25, 2014, by
Kathy Brown, Secretary of the Hidden Lake P.U.D. Homeowner's Association.

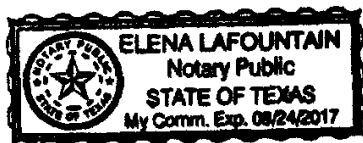




Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF LAMAR

This instrument was acknowledged before me on August 4, 2014 by Greg
Smith, President of the Hidden Lake P.U.D. Homeowner's Association.




Notary Public, State of Texas

**COMBINATION DECLARATION OF RESTRICTIVE
COVENANTS AND BYLAWS OF THE
HIDDEN LAKE P.U.D. HOMEOWNERS ASSOCIATION, INC.**
A Texas Non-Profit Corporation

STATE OF TEXAS §

COUNTY OF LAMAR §

ARTICLE I

Name, Purpose and Definitions

Section 1.01: Name. The name of this organization is the **HIDDEN LAKE P. U. D. HOMEOWNERS ASSOCIATION, INC.**, its successors and assigns, and is hereinafter referred to as **THE ASSOCIATION**.

Section 1.02: Purpose. This **Combined Declaration of Covenants, Conditions and Restrictions and Bylaws of The Association**, hereinafter referred to as **bylaws**, shall govern the Association and its members and shall facilitate the protecting of the value and desirability of the real property contained in Hidden Lake Phases I, II, and III.

Section 1.03: Definitions. Definitions of terms referred to hereinafter in this document are as follows:

- **“Association”** means Hidden Lake Homeowners Association, Inc., its successors and assigns.
- **“Owner”** means the record owner(s) of a fee title to any tract or portion of a tract which is a part of the properties. Ownership brings with it membership in the Association.
- **“Properties”** means tracts contained in Hidden Lake Phases I, II, and III, and such additions as may hereafter be brought within the jurisdiction of the Association, as described in the attached and incorporated Exhibit A.
- **“Common Area”** shall mean all real property owned by the Association for the common use and enjoyment of the owners. This Common Area consists of the Lake and the Park, as described in that attached Exhibit B.
- **“Tract”** shall mean and refer to the platted lots upon the property. There is excepted from the term ‘tract’ the property described as the Common Area.

ARTICLE II

Property Rights

Section 2.01: Owners Easements of Enjoyment. Upon conveyance of the same to the Association, every Owner shall have a right and easement of enjoyment in and to the Common Area, and which shall be appurtenant to and shall pass with the title to every tract, subject to the following provisions:

- A. The right of the Association to charge a reasonable admission or other fees for the use of any recreational facility situated upon the Common Area;
- B. The right of the Association to suspend the voting rights and rights to use the recreational facilities by an Owner for any period during which any assessment against his tract remains unpaid, and for a period not to exceed sixty (60) days for any infraction of its published rules and regulations;
- C. The right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed to by its members. No such dedication or transfer shall be effective unless an instrument signed by two-thirds of the members agreeing to such dedication or transfer has been recorded.

Section 2.02: Delegation of Use. Owner may delegate, in accordance with the bylaws, his right of enjoyment to the Common Area and facilities to the members of his family, his tenants or contract purchasers **who reside on his tract**. However, guests of any owner may enjoy the Common Area only if physically accompanied by the owner.

Section 2.03: Title to the Common Area. As a right running with the land, ownership of each tract shall entail the use and enjoyment of all Common Area owned by the Association, and there shall always be access by both pedestrians and vehicles to and from each tract to a street dedicated to public use, without hindrance of such ways by the Association and/or Owners of the tracts. Title to the Common Area shall remain undivided, vested in the Association so as to preserve the rights of the Owners with respect to their use and enjoyment of the Common Area.

ARTICLE III

Membership Rights and Duties

Section 3.01: Eligibility for Membership. Every Owner of a tract which is subject to assessment shall be a member of the Association. Membership is appurtenant to ownership of any tract and may not be separated from such ownership.

Section 3.02: Assessments. Each Owner of any tract by acceptance of a deed of such tract, whether or not this is detailed in such deed, is deemed to covenant and agree to pay to the Association: (1) annual assessments or charges, and (2) special assessments for capital improvements, such assessments to be established and collected as provided below. The assessments, together with interest, costs, and reasonable attorney fees for their collection, shall be a charge on the land and shall be a continuing lien in favor of the Association upon the property against which each assessment is made. Each such assessment, together with interest, costs, and reasonable attorney fees, shall be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due.

- A. **Personal Obligation.** The personal obligation for delinquent assessments shall not pass to his successor in title unless expressly assumed by such successor.
- B. **Creation and Duration of Lien.** Assessments are secured by a continuing vendor's lien on each tract, which lien is reserved by the Association. Upon adoption, and afterwards by acceptance of a deed to a tract, each Owner grants the lien, together with the power of sale, to the Association to secure assessments. No sale or transfer shall release such tract from liability for any assessment thereafter becoming due from the lien.
- C. **Purpose.** The purpose of the assessments shall be exclusively to promote the recreation, health, safety and welfare of the residents in the properties, and for the improvement and maintenance of the Common Area owned by the Association or for such other purpose as stated below.
- D. **Annual Assessment.** The annual assessment is due in October of each year, and is considered delinquent if not paid on or before October 31 of each calendar year. The Association's original annual assessment amount is \$75.00 per tract. This assessment is an annual assessment collected in advance.

Written notice of the annual assessment shall be sent to every Owner subject thereto. The notice will be sent at least 30 days before the due date.

The annual assessment may be increased not more than once a year by **not more than 3 percent** above the maximum assessment for the previous year. This may be done by a vote of the Association's Board of Directors without a vote by the membership. By way of explanatory letter upon vote of such a change, the Board of Directors shall provide the reasons for such increase to the Members in writing.

- The maximum annual assessment may be increased **more than 3 percent** above the maximum assessment for the previous year only by a favorable vote of two-thirds of the Owners who are voting (whether in person or by written proxy), at a meeting duly called for this purpose.

E. Special Assessments for Capital Improvements. The Association may levy a special assessment for the purpose of deferring, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement on the Common Area or for any other purpose benefiting the development but requiring funds exceeding those available from the annual assessment **provided that** any such assessment shall have the consent of two-thirds of the votes of members who are voting (whether in person or by proxy), at a meeting duly called for this purpose.

F. Notice and Quorum for any Acts Authorized under Section 3.02, D and E. Written notice of any meeting called for the purpose of taking any acts authorized in the referenced sections shall be sent to all members not less than 30 days, but not more than 50 days, in advance of the meeting.

At the first such meeting, a quorum shall constitute the presence of 60 percent of all votes of the Owners. If the required quorum is not present, another meeting may be called with the same notice requirements, but the required quorum at the subsequent meeting shall be one-half the required quorum at the preceding meeting (30 percent). Any such subsequent meeting must be held within 50 days following the preceding meeting. If the required quorum is not met at the second meeting, the assessment act in question will be dropped.

G. Certificate. Upon demand by an Owner of a tract and for a reasonable fee, the Association shall furnish a payment certificate signed by an officer of the association.

H. Subordination of Lien to Mortgages. The lien granted and reserved to the Association is subordinate to any lien granted by an Owner against a tract not prohibited by the Texas

Constitution. The foreclosure of a superior lien extinguishes the Property Owners Association's lien as to Assessments due before the foreclosure.

I. Delinquent Payment of Assessments. Any Assessment not paid by the due date is delinquent.

Fees for late payment may be added to the annual assessment as determined by the Association.

Upon payment of assessments and late charges, any such liens will be removed from the Owner's property.

J. Remedial Rights.

1. *Late Charges and Interest.* A late charge of \$25.00 will be assessed for delinquent payments.

2. *Costs, Attorney's Fees, and Expenses.* An Owner in violation of these rules is liable to the Association for all costs and reasonable attorney's fees incurred by the Association in collecting delinquent Assessments, foreclosing the Association's lien, and enforcing the Governing Documents.

3. *Judicial Enforcement.* The Association may bring an action against an Owner to collect delinquent Assessments, foreclose the Association's lien, or enforce or enjoin a violation of the Governing Documents. An Owner may bring an action against another Owner to enforce or enjoin a violation of the Governing Documents. Failure by the Association or by an Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so in whole or in part thereafter.

4. *Remedy of Violations.* The Association may access an Owner's tract to remedy a violation of the Governing Documents.

5. *Suspension of Rights.* If an Owner violates the Governing Documents, the Association may suspend the Owner's rights under the Governing Documents in accordance with law until the violation is cured, provided, however, that the right of an Owner to run for a position on the Board shall not be limited except as provided by law.

6. *Damage to Property.* An Owner is liable to the Association for damage to Common Areas caused by the Owner or the Owner's family, guests, agents, independent contractors, and invitees in accordance with law.

Section 3.03: Voting Rights. Members have one vote per tract. When more than one person is an Owner only one vote may be cast for a tract. No member who is delinquent in the payment of any

assessment due to the Association shall be entitled to vote (whether in person or by proxy) as a Member of the Association until all such delinquent sums have been paid in full.

ARTICLE IV

Officers of the Association

Section 4.01: Officers. The Association shall have the following officers:

1. President;
2. Vice-President,
3. Secretary-Treasurer,
4. Directors (not to exceed 4 in number)

The holders of these offices will comprise the Association's **Board of Directors**. All officers must be members of the Association. The business affairs and property of the Association shall be managed and controlled by the Board of Directors.

Section 4.02: Election of Officers. The Officers shall be elected by majority vote of the members attending the annual meeting. The election of the President, Vice-President, and Secretary-Treasurer shall occur at the annual meeting in even-numbered years; the election of the Directors shall occur at the annual meeting in odd-numbered years.

Section 4.03: Term of Office. The Officers shall serve a two-year term, with no limitations on future terms.

Section 4.04: Duties. The duties of the Officers are as follows:

- A. The **President** shall be the principal executive officer of the Association, and as such shall:
 - Preside over all meetings—this includes the annual meeting, special called meetings, and meetings of the Board of Directors;
 - Represent the Association on public occasions;
 - Preside at meetings of the Association's Board of Directors;
 - Make such committee appointments from the membership as shall be deemed advisable for the effective conduct of the work of the Association—both standing committees, and ad hoc committees;
 - Ensure that all legally required reports are timely filed with governmental entities;
 - Ensure that bylaws are periodically reviewed and updated; and,
 - Ensure that a master list of approved variances is maintained and available for review.

B. The Vice-President shall:

- Assist the President as the President requests;
- Represent the Association on appropriate occasions;
- Perform the duties and exercise the powers of the President of the Association in the event of the absence or disability of the President;
- Serve as a member of the Association's Board of Directors.

C. The Secretary-Treasurer shall:

- Keep attendance records and record the proceedings of all meetings;
- Maintain an up-to-date directory of property owners, along with their mailing addresses, telephone numbers, and e-mail addresses;
- Maintain adequate records of the Association activities;
- Conduct such official correspondence as shall be required (this includes notices of meetings; minutes of meetings; and, timely notification of assessments);
- Collect, safeguard disburse and make periodic reports of all funds collected and disbursed in the name of the Association;
- Receive and distribute mail to the appropriate officers for handling;
- Serve as a member of the Association's Board of Directors.

D. Directors shall serve the Association by:

- Serving as a member of the Association's Board of Directors;
- Carrying out special duties as may be assigned by the President;
- Attending any meetings as may be called by the President;
- Giving advice and counsel to the President, as deemed appropriate.
- Chair all Committees of the Association by appointment of the President.

The duties of the officers shall not be limited as enumerated above, but they may discharge additional duties as are assigned by the Association membership. Unless so authorized, no officer shall have any power to bind the Association by any contract or engagement, to pledge its credit, or to render it liable financially for any purpose or in any amount.

Section 4.05: Vacancies and Removal from Office. Any Officer may be removed by a majority vote of the Board of Directors, or by a majority vote of the members of the Association. Upon the

death, removal, resignation, or incapacity of an Officer of the Association, a majority vote of the Board of Directors for the Association shall elect a successor to serve the unexpired term of said Officer.

Section 4.06: Liability Insurance for Officers. The Association shall obtain and maintain adequate insurance to indemnify any Officer of the Association against liability in executing the business of the Association in good faith. Indemnification will be against all expenses, including attorney's fees, court costs, expert witness fees, judgments, decrees, fines, penalties, and reasonable expenses actually incurred by the person in connection with the legal proceeding. The exception to such indemnification is willful or intentional misconduct in the performance of his or her duties as an Officer of the Association.

ARTICLE V

Meetings of Members

Section 5.01: Place of Meetings. Meetings of the Members shall be held at a location in Lamar County, Texas, as specified in the announcement of the meeting.

Section 5.02: Regular Meetings. Regular meetings of the Association are: (1) the **annual meeting** of all members, and (2) **quarterly meetings of the Board of Directors**, which shall be held in March, June, September and December, at a time and place in Lamar County, Texas, as designated by the President.

Section 5.03: Annual Meeting. An annual meeting of the Members shall be held in the month of October of each year. At such meeting the Members shall:

- Elect the officers of the Association in accordance with Section 4.02;
- Receive reports on the business affairs of the Association; and,
- Transact any other business which is within the power of the Members.

Written notice of the annual meeting will be given to each Member at least thirty (30) days in advance of the date of the annual meeting. If an annual meeting has not been called and held within three months after the time designated for it, any Member may call the annual meeting.

Section 5.04: Special Meetings. Special meetings of the Members may be called by the President, by a majority of the Officers of the Association, or by twenty-five (25) percent or more of the Members entitled to vote.

- A written or printed notice of each meeting stating the general purpose of the meeting, and the place, day and hour of the meeting shall be given by the Secretary of the Association (or by the person authorized to call the meeting) to each Member of record entitled to vote at the meeting. The notice shall be given at least fourteen (14) days before the date designated for the meeting. Written notices of such meetings may be delivered by mail or physical delivery.

Section 5.05: Quorum. The members present at any properly announced meeting shall constitute a quorum at such meeting.

ARTICLE VI

Voting

Section 6.01: Voting. Unless otherwise specified in other Articles of these bylaws, all issues shall be decided by a majority vote of Members present at the meetings or voting by proxy authorized in writing.

Section 6.02: Voting by Mail. When any changes in the bylaws are to be voted on, or any other election is to be made whereby a count of the votes of all members may be desired, such election may be conducted by mail or by distribution ballot in such manner as the Officers of the Association shall determine advisable. Any ballot that is cast by mail will have the following notice on it:

"By casting your vote via absentee ballot you will forgo the opportunity to consider and vote on any action from the floor on these proposals, if a meeting is held. This means that if there are amendments to these proposals your votes will not be counted on the final vote on these measures. If you desire to retain this ability, please attend any meeting in person. You may submit an absentee ballot and later choose to attend any meeting in person, in which case any in-person vote will prevail."

ARTICLE VII

Committees

Section 7.01. Authorization to Establish Committees. The Association may establish committees as deemed necessary to pursue its stated objectives. Members of the Committees shall be appointed by the President. A member of the Board of Directors of the Association shall be the Chair of any such committee.

Section 7.02: Standing Committees. The following Committees shall be standing committees:

- Architectural Committee (the "AC").** This Committee is responsible for ensuring that all Residences, Structures, and landscaping within the Subdivision are aesthetically compatible and conform to the Governing Documents. The Committee shall review, approve, or determine

needed modifications related to all plans for construction of dwellings, additions of outbuildings, and all other matters related to the Association's restrictions as contained in Article IX. The Committee shall consist of at least three (3) members appointed by the President, and such appointment shall be accomplished at the annual meeting, with members of the Committee serving for the year October through the following September. Members may be removed and replaced at the discretion of the President.

B. Plan Review

1. *Submission.* Plans for construction on any tract, whether new construction or improvements, shall be submitted to the President in written form, and should include a drawing of the construction, as well as its relation to the property lines of the tract. The President will refer the plan to the Architectural Committee, which will determine whether such plan is in compliance with the Association's restrictions.

2. *Notice.* If the plan meets all restrictions contained in this Article of the Bylaws, the Architectural Committee will notify the President, and recommend approval of the Plans in a written communication with the President. Written approval will be sent to the Owner by the President.

If the Architectural Committee determines that the plans do not comply with the restrictions, the Committee will give written notice to the President and the Owner, which notice will advise of the non-compliances in the plan.

3. *Appeal.* An Owner may appeal any action of the AC to the Board. The appealing Owner must give written notice of the appeal to the Board, and if the appeal is by an Owner who is not the submitting Owner, the appealing Owner must also give written notice to the non-submitting Owner. The Board shall determine the appeal within thirty days after timely notice of appeal is given. The determination by the Board is final.

4. *Records.* The AC will maintain written records of all requests submitted to it and of all actions taken. The Board will maintain written records of all appeals of AC actions and all determinations made. Any Owner may inspect the records of the AC and Board, but no Owner may inspect or copy the interior floor plan or security system design of any other Owner.

5. *No Liability.* The Association, the Board, the AC, and their members will not be liable to any person submitting requests for approval or to any Owner by reason of any action, failure to act, approval, disapproval, or failure to approve or disapprove any request.

C. **Grounds and Maintenance Committee.** This committee shall oversee the maintenance of the Common Area, which consists of the Lake and Park. There shall be at least three (3) members appointed by the President at the time of the annual meeting, with the members serving for the year October through the following September. Members may be removed and replaced at the discretion of the President.

Section 7.03: Ad Hoc Committees. Such committees may be established for specific short-term purposes. Upon completion of such purposes, the committee will cease to function. Members of such committees shall be appointed by the President.

ARTICLE VIII

Finances

Section 8.01: Fiscal Year. The fiscal year of the Association shall be from October 1 to September 30 of the succeeding year.

Section 8.02: Expenditures. Expenditures of funds amounting to over Two Hundred Dollars (\$200.00) in any month must be approved by majority vote of the Board of Directors.

Section 8.03: Financial Reports. Annual Financial Reports shall be prepared by the Treasurer and presented to the Members at each annual meeting.

Section 8.04: Management of the Common Fund. The balance in the Common Fund shall be retained by the Association for the use and benefit of all Members, and expended as voted upon by the Membership at the Annual Meeting. If recommended by the Board of Directors, a portion of the balance may be refunded to the Members on the basis of tract ownership if there is an exorbitant balance.

ARTICLE IX

Use Restrictions

Section 9.01: Property Usage. Tracts included in Hidden Lake Phases I, II, and III shall be used for residential purposes only, and no dwelling shall be erected, altered, placed or permitted to remain on any tract other than one detached single family dwelling not to exceed two stories in height, with a private garage or carport.

- No portion of any tract shall be used for commercial business or manufacturing having any visual presence, or for multi-family purposes.
- No dwelling or out building may have metal siding.

Section 9.02: Square Footage. No dwelling having less than 1,200 square feet of living floor space may be erected upon any tract. This square footage excludes garages, open porches, breezeways and carports.

Section 9.03: Subdivision of Tracts. No tract as originally platted in Hidden Lake Phases I, II or III may be subdivided, without express written permission.

Section 9.04: Construction. Construction of **new buildings only** shall be permitted on any of the tracts. Additionally:

- A. Mobile homes and other such manufactured or pre-fabricated homes may not be moved in, constructed or used as dwellings, either temporarily or permanently. Existing houses may not be moved upon any tract or any portion of the properties.
- B. All dwellings built upon any tract shall be built with roofs that have at least a six inch by twelve inch pitch—that is to say that for each 12 inches of horizontal run, the roof must have 6 inches of vertical rise (a 22.5 degree angle).
- C. Dwellings, out buildings, above-ground improvements of any kind, and satellite antennas may be located no closer than 100 feet from any public road, right-of-way, or private road owned by the Association; nor may any such structures be located within 25 feet of any interior or back line of any tract except for fences on property lines.
- D. All **sewage and septic systems** must be at least 50 feet from the Lake owned by the Association.
- E. Owners shall install **driveways and culverts** suitable to ensure that all vehicles are parked on private property, and not on any road or right-of-way. Temporary parking is allowed.
- F. Any dwelling erected upon a tract must be completed and ready for **occupancy** within 360 days of the date construction commenced. The Association shall have the right to judicial relief including the right to mandatory injunction for removal of any such uncompleted buildings in violation of this section, including the right for an order for the Association to remove such buildings in the event any Owner should fail to respond to any such mandatory injunction.

Section 9.05: Appearance of Tracts. Owners must keep their respective tract (s) maintained and in orderly appearance.

- A. No unlicensed or abandoned **car or truck** shall be kept on any of the tracts.
- B. No vehicles shall be **regularly parked on the streets**, roads or Common Area belonging to the Association. Designated parking areas belonging to the Association are not intended for use by the Owners for parking or storing boats, trailers, camping units, personal vehicles, etc.
- C. No **signs** of any kind shall be allowed on any tract except one sign advertising the tract for sale or rent. However, during election periods, candidate signs may be displayed; they shall be removed as soon as the respective elections are past. Signs for other purposes may be displayed for a period not to exceed two weeks.
- D. No tract or any part of the Common Area shall be used or maintained as a dumping ground for **rubbish or trash**, and no garbage or other waste shall be kept except in a sanitary container.
- E. "No swine or chickens shall be raised, bred or kept on any tract. One head of livestock shall be allowed to be kept on the property, but must be kept under fence and not allowed to stray. There may not be more than one (1) head of such livestock allowed upon any one tract; that is to say one total and not one head of each kind of livestock. Dogs and cats may be kept as household pets, but may not be bred, kept or maintained for commercial purposes. No kennels or like concentration of dogs or cats shall be allowed."
- F. There shall be no **commercial or professional activity** on the tracts except reasonable home office use.
- G. **Preservation of trees** located upon any tract is encouraged to the degree possible.
- H. No Owner of any tract, nor any agent of such Owner, shall in any manner restrict, hinder or diminish any **water flow** into the Lake owned by the Association.
- I. **Lakefront property** owned by the Association which is a portion of a tract is the private property of the Owner of said tract, and is not intended for use by persons using the Lake except as may be necessary for emergency use to protect the welfare or well-being of persons or property. When the Lake's water elevation is lower than the property lines fronting said Lake, the Owner of each lakefront tract shall be entitled to an exclusive easement of use of the area between said property line and the water line.
- J. **No combustion engines** shall be operated on the Lake.

Section 9.06: Enforcement and Variance. Enforcement of compliance with these restrictions shall be accomplished by the following means:

- A. The Owner may request a variance regarding each non-compliance for construction plans or for any other variance request by submitting such to the Board in writing.
- B. Approval of a variance may be obtained only by an instrument in writing signed and filed of record by the Board of Directors, and must include the signatures of the Owners of roadside tracts adjoining the tract upon which a variance is sought. Adjoining roadside Owners shall include Owners of tracts across the road, as well as those on either side of the tract upon which a variance is sought.
- C. By submitting a list of existing variances to the Board within 90 days of the adoption of this Governing Document, any Owner whose construction was begun or was completed prior to the adoption of the restrictions contained herein is deemed to be held harmless for any noncompliance with restrictions listed herein. This provision shall not operate as a waiver of any of these restrictions in whole or in part, except as to those documented with the Board as stated above.
- D. Members are encouraged to **resolve disputes between themselves** if at all possible. If no resolution can be reached, the Board of Directors will serve as a grievance committee to hear the complaint and determine if the perceived offense is a threat to property value, safety or neighborhood harmony. If the offense is not dismissed, the committee will attempt to assist both parties in reaching a compromise, or will offer a next step to resolution.

Section 9.07: Severability. Invalidation of any one of the covenants or restrictions contained in this document by judgment or court order shall in no way affect any other provision which shall remain in full force and effect.

Section 9.08: Duration an Effect of Covenants. The Covenants and restrictions of this declaration are perpetual.

Section 9.09: Attorney Fees. In the event the Association or any Owner/Member attempting to enforce the terms of this declaration through a legal proceeding should prevail and establish that the opposing party in such action is in violation of any of these restrictions, conditions or covenants, then the Association and/or the Owner shall be entitled to reasonable attorney fees and expenses incurred in their enforcement from the party found to be in violation.

ARTICLE X

Amendments

Section 10.1: Procedure. These Declarations and Bylaws may be amended by at least 67 percent of the total votes allocated to property owners in the Association, provided fourteen (14) days written notice of the meeting is given, along with a copy of the proposed amendment.

ARTICLE XI

Acceptance of Declaration and Bylaws

Section 11.01: Voting. Acceptance of these Declarations and Bylaws shall be by at least 67 percent of the total votes allocated to property owners in the Association.

ARTICLE XII

Declaration

Section 12.01: This Association shall at all times be subject to, and governed in conformity with the terms of the Texas Property Code.

ADOPTED the _____ day of _____, 2012.

Secretary

ARTICLE XI

Acceptance of Declaration and Bylaws

Section 11.01: Voting. Acceptance of these Declarations and Bylaws shall be by at least 67 percent of the total votes allocated to property owners in the Association.

ARTICLE XII

Declaration

Section 12.01: This Association shall at all times be subject to, and governed in conformity with the terms of the Texas Property Code.

ADOPTED the 23rd day of March, 2013.

Kathy Brown
Secretary

STATE OF TEXAS §
 §
COUNTY OF LAMAR §

Signed and acknowledged before me by Kathy Brown, Secretary
of the HIDDEN LAKE P.U.D. HOMEOWNERS ASSOCIATION, INC. on March 26, 2013.

[Signature]

Notary Public, State of Texas

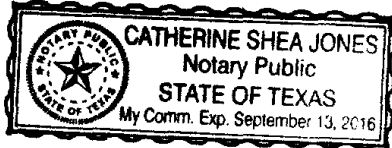


EXHIBIT A

TRACT I

6287

FIELD NOTES:

Situated about 9 miles North 23 degrees East from the City of Paris, Lamar County, Texas; being a part of the J. C. LAMB SURVEY, Abstract No. 523; and being a part of a 270.56 acre tract of land described in a Deed from Lona Ashford, et al to M F W Development, recorded in Volume 704, Page 65, Lamar County Deed Records.

BEGINNING at an iron pin set for corner at the Northeast corner of said 270.56 acre tract;

THENCE South 00 degrees 40 minutes 45 seconds West, 518.00 feet along the West boundary line of a County Road to an iron pin set for corner;

THENCE West, 293.86 feet to an iron pin set for corner;

THENCE North, 82.96 feet to an iron pin set for corner;

THENCE West, 2195.00 feet to an iron pin set for corner;

THENCE South, 220.00 feet to an iron pin set for corner;

THENCE West, 375.13 feet to an iron pin set for corner;

THENCE North 01 degrees 24 minutes 15 seconds West, 620.06 feet along the East boundary line of a County Road to an iron pin set for corner;

THENCE North 49 degrees 11 minutes 45 seconds East, 53.74 feet along said road to an iron pin set for corner;

THENCE East, 2844.63 feet along the South boundary line of a County Road to the place of beginning containing 31.32 acres of land.

EXHIBIT A

TRACT II

6287

FIELD NOTES:
 SITUATED ABOUT 9 MILES NORTH 23 DEGREES EAST FROM THE CITY OF PARIS, LAMAR COUNTY, TEXAS; BEING A PART OF THE J. C. LAND SURVEY, ABSTRACT NO. 523, AND BEING A PART OF A 270.56 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM LONA ASHFORD, ET AL TO FHM DEVELOPMENT, RECORDED IN VOLUME 704, PAGE 65, LAMAR COUNTY DEED RECORDS.

BEGINNING AT AN IRON PIN SET FOR A CORNER AT THE SOUTHWEST CORNER OF SAID 270.56 ACRE TRACT;

THENCE SOUTH 88°37'46" EAST, 1085.73 FEET TO AN IRON PIN SET FOR CORNER IN THE NORTHWEST BOUNDARY LINE OF E. H. HIGHWAY NO. 528B;

THENCE ALONG THE NORTHWEST BOUNDARY LINE OF SAID E. H. HIGHWAY ON THE FOLLOWING CALLS: NORTH 32°11'24" EAST, 451.02 FEET TO A CONCRETE MONUMENT; NORTH 27°13'14" EAST, 190.72 FEET TO A CONCRETE MONUMENT; NORTH 31°13'39" EAST, 89.28 FEET TO A CONCRETE MONUMENT; NORTH 40°02'56" EAST, 126.89 FEET TO A CONCRETE MONUMENT; NORTH 31°47'45" EAST, 172.67 FEET TO A CONCRETE MONUMENT; ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1959.30 FEET AND A CENTRAL ANGLE OF 10°29'31", A DISTANCE OF 358.89 FEET TO A CONCRETE MONUMENT; NORTH 35°02'24" EAST, 156.46 FEET TO A CONCRETE MONUMENT; NORTH 50°35'12" EAST, 115.28 FEET TO A CONCRETE MONUMENT; NORTH 55°29'10" EAST, 88.30 FEET TO A CONCRETE MONUMENT; NORTH 60°46'47" EAST, 84.27 FEET TO A CONCRETE MONUMENT; NORTH 50°22'08" EAST, 140.33 FEET TO A CONCRETE MONUMENT; NORTH 45°14'29" EAST, 147.56 FEET TO A CONCRETE MONUMENT; ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 3059.70 FEET AND A CENTRAL ANGLE OF 06°59'24", A DISTANCE OF 458.67 FEET TO A CONCRETE MONUMENT AND NORTH 41°25'14" EAST, 170.00 FEET TO AN IRON PIN SET FOR CORNER;

THENCE NORTH 57°01'41" WEST, 263.55 FEET TO AN IRON PIN SET FOR CORNER;

THENCE NORTH 41°10'53" EAST, 305.04 FEET TO AN IRON PIN SET FOR CORNER;

THENCE NORTH 18°06'27" EAST, 108.40 FEET TO AN IRON PIN SET FOR CORNER;

THENCE NORTH 04°46'45" EAST, 224.32 FEET TO AN IRON PIN SET FOR CORNER;

THENCE NORTH 57°21'17" WEST, 53.73 FEET TO AN IRON PIN SET FOR CORNER;

THENCE NORTH 88°42'17" EAST, 115.34 FEET TO AN IRON PIN SET FOR CORNER;

THENCE ALONG THE WEST BOUNDARY LINE OF A PUBLIC ROAD, NORTH 01°17'43" WEST, 711.34 FEET TO AN IRON PIN SET FOR CORNER AND NORTH 00°40'45" EAST, 47.27 FEET TO AN IRON PIN SET FOR CORNER;

THENCE ALONG THE AVERAGE CENTERLINE OF A BRANCH ON THE FOLLOWING CALLS: SOUTH 65°57'30" WEST, 116.58 FEET; SOUTH 40°09'47" WEST, 68.76 FEET AND SOUTH 07°27'25" WEST, 81.98 FEET TO AN IRON PIN SET FOR CORNER;

THENCE ALONG THE AVERAGE HIGH WATER LINE OF A LAKE ON THE FOLLOWING CALLS: NORTH 81°30'01" WEST, 57.98 FEET; SOUTH 49°57'53" WEST, 59.73 FEET; SOUTH 80°08'04" WEST, 78.91 FEET; SOUTH 21°12'28" WEST, 55.04 FEET; SOUTH 26°31'45" WEST, 38.56 FEET; SOUTH 35°31'01" WEST, 93.78 FEET; SOUTH 23°21'32" WEST, 99.35 FEET; SOUTH 20°20'34" WEST, 104.68 FEET; SOUTH 42°53'42" WEST, 45.43 FEET; SOUTH 87°53'55" WEST, 48.27 FEET; NORTH 00°11'32" WEST, 112.13 FEET; NORTH 23°24'44" WEST, 51.79 FEET; NORTH 54°26'23" WEST, 79.31 FEET; NORTH 50°32'24" WEST, 81.87 FEET; NORTH 56°11'48" WEST, 78.95 FEET; NORTH 55°33'07" WEST, 82.40 FEET; NORTH 24°08'41" WEST, 69.99 FEET; NORTH 35°15'00" WEST, 51.61 FEET; NORTH 27°06'44" EAST, 64.62 FEET; NORTH 16°03'31" EAST, 86.76 FEET; NORTH 04°05'11" EAST, 22.60 FEET; NORTH 22°20'41" WEST, 45.66 FEET; NORTH 35°00'41" WEST, 53.15 FEET; NORTH 58°55'18" WEST, 81.19 FEET; NORTH 19°02'40" WEST, 46.37 FEET; NORTH 39°34'16" WEST, 36.03 FEET; NORTH 68°18'21" WEST, 54.17 FEET; SOUTH 72°31'29" WEST, 62.67 FEET; SOUTH 02°18'17" EAST, 162.44 FEET; SOUTH 01°34'45" WEST, 52.96 FEET; SOUTH 28°42'24" WEST, 110.10 FEET; SOUTH 36°17'46" WEST, 96.81 FEET; SOUTH 41°10'50" WEST, 58.83 FEET; SOUTH 45°30'20" WEST, 102.37 FEET; SOUTH 39°12'08" WEST, 58.10 FEET; SOUTH 48°03'58" WEST, 104.57 FEET; SOUTH 41°18'53" WEST, 145.82 FEET; SOUTH 53°45'01" WEST, 172.58 FEET TO AN IRON PIN SET FOR CORNER;

THENCE ALONG THE BOUNDARY LINE OF A PARK AREA ON THE FOLLOWING CALLS: NORTH 85°02'48" WEST, 54.20 FEET; NORTH 69°14'41" WEST, 173.85 FEET; NORTH 75°40'46" WEST, 67.92 FEET; NORTH 70°54'32" WEST, 161.47 FEET; NORTH 05°36'13" EAST, 215.07 FEET; NORTH 70°42'37" WEST, 239.35 FEET; SOUTH 01°53'58" EAST, 221.77 FEET; SOUTH 02°13'16" WEST, 171.03 FEET; SOUTH 29°04'10" WEST, 273.47 FEET; SOUTH 12°03'17" EAST, 191.20 FEET AND SOUTH 35°03'44" WEST, 53.62 FEET TO AN IRON PIN SET FOR CORNER;

THENCE NORTH 85°32'10" WEST, 220.44 FEET TO AN IRON PIN SET FOR CORNER;

THENCE SOUTH 00°40'56" WEST, 225.17 FEET ALONG THE WEST BOUNDARY LINE OF SAID 270.56 ACRE TRACT AND ALONG THE GENERAL COURSE OF AN OLD FENCE LINE TO THE PLACE OF BEGINNING CONTAINING 148.434 ACRES OF LAND.

64-7461-207

EXHIBIT A**TRACT III****EXHIBIT "A"**

3775

BOUNDARY DESCRIPTION

All that certain lot, tract or parcel of land situated in the J.C. Lamb Survey A-523, Lamar County, Texas, being part of a called 270.56 acre tract described in a Deed from Lona Ashford, et al, to M F W Development recorded in Volume 704 Page 65 of the Deed Records of said county, said tract being described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set on the west right of way of a public road, said point lying South 00 degrees 47 minutes 33 seconds West a distance of 518.00 feet from the northeast corner of said 270.56 acre tract;

THENCE along said west right of way line South 02 degrees 02 minutes 54 seconds West for a distance of 328.53 feet; and South 00 degrees 24 minutes 43 seconds West for a distance of 60.43 feet; and South 00 degrees 09 minutes 47 seconds East for a distance of 362.63 feet to a 1/2 inch iron rod set at the most northerly corner of Lot 38 of Hidden Lake Subdivision, Phase II;

THENCE following the westerly line of said Lot 38 South 66 degrees 57 minutes 30 seconds West for a distance of 116.58 feet; and South 40 degrees 09 minutes 47 seconds West for a distance of 68.76 feet; and South 07 degrees 27 minutes 25 seconds West for a distance of 81.98 feet to a point on the average high water of a lake as determined by the Plat of Hidden Lake Subdivision, Phase II;

THENCE following along said high water line North 81 degrees 30 minutes 01 seconds West for a distance of 57.98 feet; and South 49 degrees 57 minutes 53 seconds West for a distance of 59.73 feet; and South 80 degrees 08 minutes 04 seconds West for a distance of 78.91 feet; and South 21 degrees 12 minutes 28 seconds West for a distance of 55.04 feet; and South 26 degrees 31 minutes 49 seconds West for a distance of 36.56 feet; and South 35 degrees 31 minutes 01 seconds West for a distance of 93.78 feet; and South 23 degrees 24 minutes 32 seconds West for a distance of 99.35 feet; and South 20 degrees 20 minutes 34 seconds West for a distance of 104.68 feet; and South 42 degrees 53 minutes 42 seconds West for a distance of 45.43 feet; and South 67 degrees 53 minutes 55 seconds West for a distance of 49.27 feet; and North 80 degrees 11 minutes 32 seconds West for a distance of 112.13 feet; and North 23 degrees 24 minutes 44 seconds West for a distance of 51.79 feet; and North 64 degrees 26 minutes 23 seconds West for a distance of 79.31 feet; and North 60 degrees 37 minutes 24 seconds West for a distance of 81.67 feet; and North 56 degrees 11 minutes 49 seconds West for a distance of 78.95 feet; and North 55 degrees 33 minutes 07 seconds West for a distance of 82.40 feet; and North 24 degrees 08 minutes 41 seconds West for a distance of 69.99 feet; and North 35 degrees 16 minutes 00 seconds West for a distance of 51.61 feet; and North 27 degrees 06 minutes 44 seconds East for a distance of 64.62 feet; and North 16 degrees 03 minutes 31 seconds East for a distance of 36.76 feet; and North 04 degrees 05 minutes 10 seconds East for a distance of 22.60 feet; North 22 degrees 20 minutes 41 seconds West for a distance of 46.66 feet; and North 35 degrees 00 minutes 41 seconds West for a distance of 53.16 feet; and North 68 degrees 55 minutes 18 seconds West for a distance of 81.19 feet; and North 19 degrees 02 minutes 40 seconds West for a distance of 46.37 feet; and North 39 degrees 34 minutes 16 seconds West for a distance of 36.03 feet; and North 68 degrees 19 minutes 21 seconds West for a distance of 54.17 feet; and South 72 degrees 31 minutes 29 seconds West for a distance of 62.67 feet;

THENCE North 27 degrees 10 minutes 09 seconds West for a distance of 304.58 feet to a 1/2 inch iron rod set;

THENCE North 43 degrees 12 minutes 32 seconds West for a distance of 60.00 feet to a 1/2 inch iron rod set on the north right of way line of a public road herein dedicated;

THENCE along the north line of said public road North 48 degrees 47 minutes 28 seconds East for a distance of 199.42 feet; and along a curve to the right having a radius of 145.31 feet and an arc length of 115.07 feet, being subtended by a chord of North 69 degrees 28 minutes 40 seconds East for a distance of 112.09 feet; and South 65 degrees 56 minutes 48 seconds East for a distance of 280.45 feet; and along a curve to the right having a radius of 370.00 feet and an arc length of 287.64 feet, being subtended by a chord of South 65 degrees 56 minutes 48 seconds East for a distance of 280.45 feet; and South 43 degrees 40 minutes 32 seconds East for a distance of 328.24 feet; and along a curve to the left having a radius of 115.00 feet and an arc length of 166.06 feet, being subtended by a chord of North 85 degrees 03 minutes 00 seconds East for a distance of 152.02 feet; and North 53 degrees 34 minutes 32 seconds East for a distance of 188.51 feet; and along a curve to the right having a radius of 878.62 feet and an arc length of 463.61 feet, being subtended by a chord of North 61 degrees 54 minutes 57 seconds East for a distance of 254.80 feet;

THENCE North 12 degrees 08 minutes 52 seconds West for a distance of 381.07 feet;

THENCE South 89 degrees 52 minutes 00 seconds East for a distance of 293.86 feet to the POINT OF BEGINNING.

Together with and subject to covenants, easements and restrictions of record. Said property contains 21.45 acres of land, more or less.

I hereby certify that the herein described tract or parcel of land discloses the results of a survey made on the ground under my supervision and that the corners were found or set as indicated on this date.

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EXHIBIT B

FIELD NOTES FOR PARK AND LAKE AREA

3775

HIDDEN LAKE PHASE II

Situated about 9 miles North 23 degrees East from the City of Paris, Lamar County, Texas; being a part of the J. C. Lamb Survey, Abstract No. 523; and being a part of a 270.56 acre tract of land described in a Deed from Loua Ashford, et al to MFW Development, recorded in Volume 704, Page 65, Lamar County Deed Records.

BEGINNING at an iron pin set for corner, said point being North 00 degrees 40 minutes 56 seconds East, 2255.17 feet and South 89 degrees 32 minutes 07 seconds East, 228.44 feet from the Southwest corner of said 270.56 acre tract;

THENCE South 00 degrees 28 minutes 00 seconds West, 48.38 feet;
 THENCE South 89 degrees 32 minutes 00 seconds East, 62.58 feet;
 THENCE South 50 degrees 58 minutes 48 seconds East, 107.70 feet;
 THENCE South 60 degrees 59 minutes 50 seconds East, 89.31 feet;
 THENCE North 27 degrees 23 minutes 34 seconds East, 61.37 feet;
 THENCE North 60 degrees 59 minutes 50 seconds West, 86.61 feet;
 THENCE North 50 degrees 58 minutes 48 seconds West, 77.20 feet;
 THENCE North 08 degrees 16 minutes 58 seconds East, 137.37 feet;
 THENCE North 46 degrees 02 minutes 25 seconds East, 196.70 feet;
 THENCE South 06 degrees 48 minutes 27 seconds West, 58.89 feet;
 THENCE North 80 degrees 47 minutes 10 seconds East, 51.96 feet;
 THENCE North 67 degrees 43 minutes 08 seconds East, 54.12 feet;
 THENCE North 34 degrees 19 minutes 56 seconds East, 47.48 feet;
 THENCE North 38 degrees 38 minutes 17 seconds East, 44.54 feet;
 THENCE South 59 degrees 51 minutes 49 seconds East, 109.41 feet;
 THENCE North 87 degrees 29 minutes 12 seconds East, 52.90 feet;
 THENCE South 67 degrees 55 minutes 50 seconds East, 51.58 feet;
 THENCE South 53 degrees 42 minutes 42 seconds East, 46.13 feet;
 THENCE South 48 degrees 45 minutes 52 seconds East, 107.15 feet;
 THENCE South 20 degrees 16 minutes 48 seconds East, 99.80 feet;
 THENCE North 11 degrees 38 minutes 47 seconds East, 187.05 feet;
 THENCE North 45 degrees 07 minutes 13 seconds East, 77.49 feet;
 THENCE North 67 degrees 08 minutes 54 seconds East, 57.04 feet;
 THENCE South 12 degrees 40 minutes 16 seconds West, 78.78 feet;
 THENCE South 76 degrees 28 minutes 55 seconds East, 91.76 feet;
 THENCE South 84 degrees 20 minutes 24 seconds East, 81.23 feet;
 THENCE South 87 degrees 02 minutes 54 seconds East, 124.28 feet;
 THENCE South 47 degrees 03 minutes 50 seconds East, 23.96 feet;
 THENCE North 61 degrees 40 minutes 26 seconds East, 68.24 feet;
 THENCE North 33 degrees 39 minutes 05 seconds East, 65.80 feet;
 THENCE North 83 degrees 52 minutes 30 seconds East, 95.40 feet;
 THENCE North 28 degrees 18 minutes 56 seconds East, 83.59 feet;
 THENCE South 48 degrees 29 minutes 12 seconds East, 57.44 feet;
 THENCE South 44 degrees 22 minutes 29 seconds East, 31.10 feet;
 THENCE North 79 degrees 16 minutes 53 seconds East, 47.69 feet;
 THENCE South 37 degrees 35 minutes 42 seconds East, 10.42 feet;
 THENCE North 52 degrees 24 minutes 17 seconds East, 109.64 feet;
 THENCE South 37 degrees 35 minutes 43 seconds East, 54.00 feet;
 THENCE South 37 degrees 19 minutes 00 seconds West, 113.56 feet;
 THENCE South 47 degrees 17 minutes 57 seconds East, 119.32 feet;
 THENCE South 54 degrees 22 minutes 50 seconds East, 48.85 feet;
 THENCE North 67 degrees 40 minutes 15 seconds East, 50.62 feet;
 THENCE South 22 degrees 05 minutes 45 seconds East, 112.43 feet;

EXHIBIT "B"

Page 1.

RP 293 PAGE 202

3775

THENCE South 05 degrees 04 minutes 03 seconds West, 70.76 feet;
 THENCE South 36 degrees 08 minutes 05 seconds West, 100.99 feet;
 THENCE South 17 degrees 42 minutes 37 seconds West, 109.50 feet;
 THENCE North 43 degrees 27 minutes 18 seconds East, 125.90 feet;
 THENCE North 56 degrees 45 minutes 33 seconds East, 120.29 feet;
 THENCE North 81 degrees 50 minutes 28 seconds East, 70.18 feet;
 THENCE South 31 degrees 39 minutes 06 seconds East, 141.13 feet;
 THENCE North 61 degrees 06 minutes 10 seconds East, 320.15 feet;
 THENCE North 41 degrees 10 minutes 53 seconds East, 305.04 feet;
 THENCE North 18 degrees 08 minutes 27 seconds East, 108.40 feet;
 THENCE North 04 degrees 48 minutes 45 seconds East, 224.92 feet;
 THENCE North 57 degrees 21 minutes 17 seconds West, 125.95 feet;
 THENCE North 82 degrees 04 minutes 34 seconds West, 143.12 feet;
 THENCE North 04 degrees 09 minutes 06 seconds East, 133.98 feet;
 THENCE North 05 degrees 14 minutes 30 seconds West, 75.42 feet;
 THENCE North 38 degrees 55 minutes 29 seconds East, 109.44 feet;
 THENCE North 41 degrees 25 minutes 28 seconds West, 65.88 feet;
 THENCE North 23 degrees 44 minutes 33 seconds East, 82.01 feet;
 THENCE South 83 degrees 55 minutes 57 seconds East, 52.99 feet;
 THENCE North 40 degrees 27 minutes 19 seconds East, 60.41 feet;
 THENCE North 11 degrees 17 minutes 20 seconds West, 65.44 feet;
 THENCE North 81 degrees 30 minutes 01 seconds West, 57.98 feet;
 THENCE South 49 degrees 57 minutes 53 seconds West, 59.73 feet;
 THENCE South 80 degrees 08 minutes 04 seconds West, 78.91 feet;
 THENCE South 21 degrees 12 minutes 28 seconds West, 55.04 feet;
 THENCE South 26 degrees 31 minutes 49 seconds West, 36.56 feet;
 THENCE South 35 degrees 31 minutes 01 seconds West, 93.78 feet;
 THENCE South 23 degrees 24 minutes 32 seconds West, 99.35 feet;
 THENCE South 20 degrees 20 minutes 34 seconds West, 104.68 feet;
 THENCE South 42 degrees 53 minutes 42 seconds West, 45.43 feet;
 THENCE South 67 degrees 53 minutes 55 seconds West, 48.27 feet;
 THENCE North 80 degrees 11 minutes 32 seconds West, 112.13 feet;
 THENCE North 23 degrees 24 minutes 44 seconds West, 51.79 feet;
 THENCE North 64 degrees 26 minutes 23 seconds West, 79.31 feet;
 THENCE North 60 degrees 37 minutes 24 seconds West, 81.87 feet;
 THENCE North 56 degrees 11 minutes 49 seconds West, 78.95 feet;
 THENCE North 55 degrees 33 minutes 07 seconds West, 82.40 feet;
 THENCE North 24 degrees 08 minutes 41 seconds West, 69.99 feet;
 THENCE North 35 degrees 16 minutes 00 seconds West, 51.61 feet;
 THENCE North 27 degrees 06 minutes 44 seconds East, 64.62 feet;
 THENCE North 11 degrees 30 minutes 20 seconds East, 59.06 feet;
 THENCE North 22 degrees 20 minutes 41 seconds West, 46.66 feet;
 THENCE North 35 degrees 00 minutes 41 seconds West, 53.16 feet;
 THENCE North 68 degrees 55 minutes 18 seconds West, 81.19 feet;
 THENCE North 19 degrees 02 minutes 40 seconds West, 46.37 feet;
 THENCE North 39 degrees 34 minutes 16 seconds West, 36.03 feet;
 THENCE North 68 degrees 19 minutes 21 seconds West, 54.17 feet;
 THENCE South 72 degrees 31 minutes 29 seconds West, 62.67 feet;
 THENCE South 02 degrees 19 minutes 17 seconds East, 162.44 feet;
 THENCE South 01 degrees 34 minutes 45 seconds West, 52.98 feet;
 THENCE South 28 degrees 42 minutes 24 seconds West, 110.32 feet;
 THENCE South 36 degrees 17 minutes 46 seconds West, 96.81 feet;
 THENCE South 41 degrees 10 minutes 50 seconds West, 98.83 feet;
 THENCE South 45 degrees 39 minutes 39 seconds West, 102.37 feet;
 THENCE South 39 degrees 12 minutes 08 seconds West, 58.10 feet;

 THENCE South 48 degrees 03 minutes 58 seconds West, 104.57 feet;
 THENCE South 44 degrees 18 minutes 15 seconds West, 145.62 feet;
 THENCE South 53 degrees 45 minutes 01 seconds West, 172.58 feet;
 THENCE North 85 degrees 02 minutes 48 seconds West, 54.20 feet;
 THENCE North 69 degrees 14 minutes 41 seconds West, 173.85 feet;
 THENCE North 75 degrees 40 minutes 46 seconds West, 67.92 feet;
 THENCE North 70 degrees 51 minutes 37 seconds West, 161.47 feet;
 THENCE North 05 degrees 36 minutes 13 seconds East, 215.07 feet;
 THENCE North 79 degrees 42 minutes 37 seconds West, 239.55 feet;
 THENCE South 01 degrees 53 minutes 57 seconds East, 221.77 feet;
 THENCE South 02 degrees 13 minutes 06 seconds West, 171.03 feet;
 THENCE South 29 degrees 04 minutes 10 seconds West, 273.47 feet;
 THENCE South 12 degrees 03 minutes 17 seconds East, 191.20 feet;
 THENCE South 35 degrees 03 minutes 44 seconds West, 53.63 feet to the place of begin-
 ning containing 38.68 acres of land.

EXHIBIT C

Hidden Lake Homeowner's Association
Special Meeting
March, 23, 2013

Acting President Vicki Biard called the meeting to order. Terry Temple offered an opening prayer.

Homeowners in attendance were: Vicki Biard, Kathy and Jerry Brown, Mark Ramaley, Dave Selby, Eric W. Bomgren, Barbara Davis, Gregory Thompson, Terry Temple, Martha Slawson, Brad O'Brien, Meredith Felts, Kent and Tammy Klinkerman and Greg Smith. Notary Lori Lee was also in attendance.

Kathy Brown gave the bank balance as \$6776.43 in the Association fund. To date, \$1550.00 has been spent on attorney's fees.

Vicki announced that the Combination Declaration of Restrictive Covenants and Bylaws of the Hidden Lake P.U.D. Homeowners Association, Inc. was approved by a vote of the property owners (74%). This applies to Phases I, II and III of Hidden Lake Estates. The attorney will file the document with Lamar County and provide to all title companies.

The new Board of Directors is: President, Vicki Biard; Vice President, Greg Smith; Secretary/Treasurer, Kathy Brown; Directors: Terry Temple, Greg Thompson, Mark Ramaley, and Eric Bomgren. Per the details of the new document, the terms of this Board shall be for one year as the Board is to be elected in even-numbered years. The officers of the Board will appoint committee members at their first meeting. Meetings of the Board will be held at least quarterly.

Membership dues (\$75.00 per tract) are due by March 31, 2013 for this year only and will be considered delinquent after that date.

As per Article IX, Section 9.06,C, property owners may submit "a list of existing variances to the Board" (mail to P.O. Box 605, or deliver to a Board member) "within 90 days of the adoption of this Governing Document." Please see the document for further clarification.

Other information provided: insurance issues for the Association have been brought up to date; the problem with the beavers will be taken care of as outlined at the previous meeting and Greg Thompson will oversee the harvest; mowing of common areas will be handled by Ben McAllister.

Finally, there will be a greater attempt to have some social interaction of the homeowners so that we can get to know each other and be good neighbors.

Respectfully submitted,

Kathy Brown

Secretary

A handwritten signature in black ink that reads "Kathy Brown". The signature is written in a cursive style and is positioned to the right of the typed name "Kathy Brown".

Signed this 23 day of March, 2012, in adoption of Combination Declaration of Restrictive Covenants and Bylaws of the Hidden Lake P.U.D. Homeowners Association, Inc.

Kathleen Brown
Signature
Printed Name: Kathleen Brown

Meredith Felts
Signature
Printed Name Meredith Felts

Vicki W. Biard
Signature
Printed Name: VICKI W. BIARD

Thomas N. Neulent
Signature
Printed Name THOMAS N. NEULENT

Eric W. Bongren
Signature
Printed Name: ERIC W. BONGREN

David H. Selby
Signature
Printed Name DAVID H. SELBY

Bonnie A. Davis
Signature
Printed Name: BONNIE A. DAVIS

Kent Klinkerman
Signature
Printed Name Kent Klinkerman

Gregory Thompson
Signature
Printed Name: Gregory Thompson

Tammy Klinkerman
Signature
Printed Name Tammy Klinkerman

Mark A. Romatey
Signature
Printed Name: MARK A. ROMATEY

Donald G. Wilson
Signature
Printed Name DONALD G. WILSON

Terry Temple
Signature
Printed Name: TERRY TEMPLE

Signature
Printed Name _____

Martha J. Slawson
Signature
Printed Name: Martha J. Slawson

Signature
Printed Name _____

NOTICE:

By casting your vote via absentee ballot you will forgo the opportunity to consider and vote on any action from the floor on these proposals, if a meeting is held. This means that if there are amendments to these proposals your votes will not be counted on the final vote on these measures. If you desire to retain this ability, please attend any meeting in person. You may submit an absentee ballot and later choose to attend any meeting in person, in which case any in-person vote will prevail.

Signed this 8 day of March, 201~~2~~³, in confirmation and agreement to the Combination Declaration of Restrictive Covenants And Bylaws of the Hidden Lake P.U.D. Homeowners Association, Inc.

[Handwritten signature]

Mike Segleski

Signature
Tena Segleski

Mike Segleski

Printed Name

STATE OF TEXAS §

§

COUNTY OF LAMAR §

Signed and acknowledged before me by Mike Segleski & Tena Segleski
on March 8, 201~~2~~³



[Handwritten signature]
Notary Public, State of Texas

NOTICE:

By casting your vote via absentee ballot you will forgo the opportunity to consider and vote on any action from the floor on these proposals, if a meeting is held. This means that if there are amendments to these proposals your votes will not be counted on the final vote on these measures. If you desire to retain this ability, please attend any meeting in person. You may submit an absentee ballot and later choose to attend any meeting in person, in which case any in-person vote will prevail.

Signed this 15 day of March, 2013, in confirmation and agreement to the Combination Declaration of Restrictive Covenants And Bylaws of the Hidden Lake P.U.D. Homeowners Association, Inc.

[Handwritten Signature]
Signature

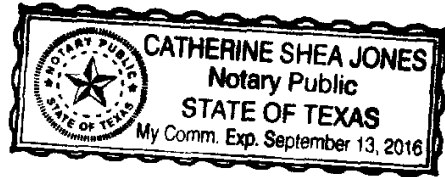
DONALD A. STILL
Printed Name

STATE OF TEXAS §

COUNTY OF LAMAR §

Signed and acknowledged before me by Ronald A. Still, on March 15, 2013.


[Handwritten Signature]
Notary Public, State of Texas



NOTICE:

By casting your vote via absentee ballot you will forgo the opportunity to consider and vote on any action from the floor on these proposals, if a meeting is held. This means that if there are amendments to these proposals your votes will not be counted on the final vote on these measures. If you desire to retain this ability, please attend any meeting in person. You may submit an absentee ballot and later choose to attend any meeting in person, in which case any in-person vote will prevail.

Signed this 15 day of March, 2013, in confirmation and agreement to the Combination Declaration of Restrictive Covenants And Bylaws of the Hidden Lake P.U.D. Homeowners Association, Inc.



Signature

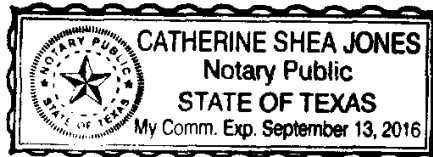
DONALD A. STILL
Printed Name

STATE OF TEXAS §

COUNTY OF LAMAR §

Signed and acknowledged before me by Donald A. Still, on March 15, 2013.


Notary Public, State of Texas



NOTICE:

By casting your vote via absentee ballot you will forgo the opportunity to consider and vote on any action from the floor on these proposals, if a meeting is held. This means that if there are amendments to these proposals your votes will not be counted on the final vote on these measures. If you desire to retain this ability, please attend any meeting in person. You may submit an absentee ballot and later choose to attend any meeting in person, in which case any in-person vote will prevail.

Signed this 20th day of March, 2013 in confirmation and agreement to the Combination Declaration of Restrictive Covenants And Bylaws of the Hidden Lake P.U.D. Homeowners Association, Inc.

David M Floyd
Signature

David M. Floyd
Printed Name

STATE OF TEXAS §
§
COUNTY OF LAMAR §

Signed and acknowledged before me by David M Floyd
on March 20th, 2013



Lorie L Lee
Notary Public, State of Texas

Note: This signature sheet is part of the (15 page) **COMBINATION DECLARATION OF RESTRICTIVE COVENANTS AND BYLAWS OF THE HIDDEN LAKE P.U.D. HOMEOWNERS ASSOCIATION, INC.**, A Texas Non-Profit Corporation.

By my acceptance of the preceding Covenants And Bylaws, passed during the March 23, 2013 meeting of the homeowners of Hidden Lake, I am casting 1 vote(s).

NOTICE:

By casting your vote via absentee ballot you will forgo the opportunity to consider and vote on any action from the floor on these proposals, if a meeting is held. This means that if there are amendments to these proposals your votes will not be counted on the final vote on these measures. If you desire to retain this ability, please attend any meeting in person. You may submit an absentee ballot and later choose to attend any meeting in person, in which case any in-person vote will prevail.

Signed this 23 day of MARCH, 201~~2~~³⁷, in confirmation and agreement to the Combination Declaration of Restrictive Covenants And Bylaws of the Hidden Lake P.U.D. Homeowners Association, Inc.

Terry Temple
Signature

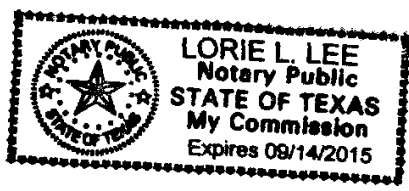
TERRY TEMPLE PARADE II
Printed Name LOTS 15/16

STATE OF TEXAS §

§

COUNTY OF LAMAR §

Signed and acknowledged before me by Terry Temple
on MARCH 23rd, 2012.



Lorie L Lee
Notary Public, State of Texas

NOTICE:

By casting your vote via absentee ballot you will forgo the opportunity to consider and vote on any action from the floor on these proposals, if a meeting is held. This means that if there are amendments to these proposals your votes will not be counted on the final vote on these measures. If you desire to retain this ability, please attend any meeting in person. You may submit an absentee ballot and later choose to attend any meeting in person, in which case any in-person vote will prevail.

Signed this 21 day of MARCH, 201~~2~~³, in confirmation and agreement to the Combination Declaration of Restrictive Covenants And Bylaws of the Hidden Lake P.U.D. Homeowners Association, Inc.

Leland Cox
Signature

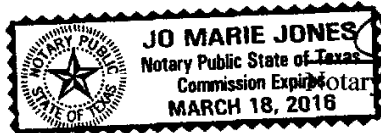
Leland Cox
Printed Name

STATE OF TEXAS §

§

COUNTY OF LAMAR §

Signed and acknowledged before me by LELAND COX
on MARCH 21, 201~~2~~³.



Jo Marie Jones
Notary Public, State of Texas

NOTICE:

By casting your vote via absentee ballot you will forgo the opportunity to consider and vote on any action from the floor on these proposals, if a meeting is held. This means that if there are amendments to these proposals your votes will not be counted on the final vote on these measures. If you desire to retain this ability, please attend any meeting in person. You may submit an absentee ballot and later choose to attend any meeting in person, in which case any in-person vote will prevail.

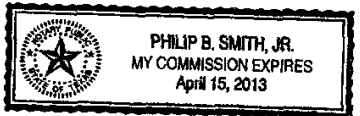
Signed this 18 day of March, 2013, in confirmation and agreement to the Combination Declaration of Restrictive Covenants And Bylaws of the Hidden Lake P.U.D. Homeowners Association, Inc.

~~Signature~~ *Andy Fasken*
Signature

Andy Fasken
Printed Name

STATE OF TEXAS §
§
COUNTY OF LAMAR §

Signed and acknowledged before me by *Andy Fasken*
on *March 18*, 2012.



Philip B. Smith Jr.
Notary Public, State of Texas

NOTICE:

By casting your vote via absentee ballot you will forgo the opportunity to consider and vote on any action from the floor on these proposals, if a meeting is held. This means that if there are amendments to these proposals your votes will not be counted on the final vote on these measures. If you desire to retain this ability, please attend any meeting in person. You may submit an absentee ballot and later choose to attend any meeting in person, in which case any in-person vote will prevail.

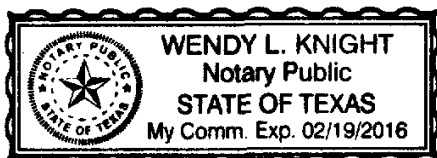
Signed this _____ day of _____, 2012, in confirmation and agreement to the Combination Declaration of Restrictive Covenants And Bylaws of the Hidden Lake P.U.D. Homeowners Association, Inc.

Kathy L. Ballard
Signature

Kathy L. Ballard
Printed Name

STATE OF TEXAS §
§
COUNTY OF LAMAR §

Signed and acknowledged before me by Kathy L. Ballard,
on 03-11-2013, 2012.



Wendy L. Knight
Notary Public, State of Texas

NOTICE:

By casting your vote via absentee ballot you will forgo the opportunity to consider and vote on any action from the floor on these proposals, if a meeting is held. This means that if there are amendments to these proposals your votes will not be counted on the final vote on these measures. If you desire to retain this ability, please attend any meeting in person. You may submit an absentee ballot and later choose to attend any meeting in person, in which case any in-person vote will prevail.

Signed this 6th day of March, 2013 in confirmation and agreement to the Combination Declaration of Restrictive Covenants And Bylaws of the Hidden Lake P.U.D. Homeowners Association, Inc.

Nancy Ashmore
Signature

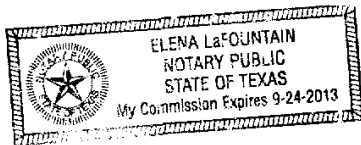
Nancy Ashmore
Printed Name

STATE OF TEXAS §

§

COUNTY OF LAMAR §

Signed and acknowledged before me by Nancy Ashmore
on March 6, 2013

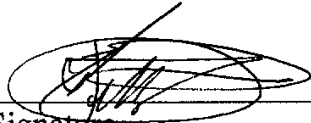


Elena LaFountain
Notary Public, State of Texas

NOTICE:

By casting your vote via absentee ballot you will forgo the opportunity to consider and vote on any action from the floor on these proposals, if a meeting is held. This means that if there are amendments to these proposals your votes will not be counted on the final vote on these measures. If you desire to retain this ability, please attend any meeting in person. You may submit an absentee ballot and later choose to attend any meeting in person, in which case any in-person vote will prevail.

Signed this 19 day of March, 201~~7~~³, in confirmation and agreement to the Combination Declaration of Restrictive Covenants And Bylaws of the Hidden Lake P.U.D. Homeowners Association, Inc.



Signature

Billy R Porter

Printed Name

STATE OF TEXAS §

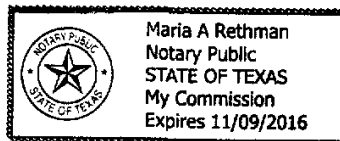
§

COUNTY OF LAMAR §

Signed and acknowledged before me by Billy R. Porter
on March 19, 201~~7~~³



Notary Public, State of Texas



NOTICE:

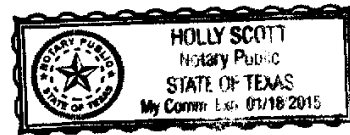
By casting your vote via absentee ballot you will forgo the opportunity to consider and vote on any action from the floor on these proposals, if a meeting is held. This means that if there are amendments to these proposals your votes will not be counted on the final vote on these measures. If you desire to retain this ability, please attend any meeting in person. You may submit an absentee ballot and later choose to attend any meeting in person, in which case any in-person vote will prevail.

Signed this 6th day of March, ~~2012~~ ²⁰¹³ in confirmation and agreement to the Combination Declaration of Restrictive Covenants And Bylaws of the Hidden Lake P.U.D. Homeowners Association, Inc.

M. T. Brooks
Signature

MARY THERESA BROOKS
Printed Name

STATE OF TEXAS §
§
COUNTY OF LAMAR §



Signed and acknowledged before me by Mary Brooks
on March 6 ~~2012~~ ²⁰¹³

Holly Scott
Notary Public, State of Texas

NOTICE:

By casting your vote via absentee ballot you will forgo the opportunity to consider and vote on any action from the floor on these proposals, if a meeting is held. This means that if there are amendments to these proposals your votes will not be counted on the final vote on these measures. If you desire to retain this ability, please attend any meeting in person. You may submit an absentee ballot and later choose to attend any meeting in person, in which case any in-person vote will prevail.

Signed this 8th day of March, ²⁰¹³ ~~2012~~, in confirmation and agreement to the Combination Declaration of Restrictive Covenants And Bylaws of the Hidden Lake P.U.D. Homeowners Association, Inc.

William G. Smith
Signature

WILLIAM G. SMITH
Printed Name

STATE OF TEXAS §
§
COUNTY OF LAMAR §

Signed and acknowledged before me by William G. Smith
on March 8, ~~2012~~ ₂₀₁₃

Dena L. Cox
Notary Public, State of Texas



NOTICE:

By casting your vote via absentee ballot you will forgo the opportunity to consider and vote on any action from the floor on these proposals, if a meeting is held. This means that if there are amendments to these proposals your votes will not be counted on the final vote on these measures. If you desire to retain this ability, please attend any meeting in person. You may submit an absentee ballot and later choose to attend any meeting in person, in which case any in-person vote will prevail.

Signed this 11th day of March, 2013, in confirmation and agreement to the Combination Declaration of Restrictive Covenants And Bylaws of the Hidden Lake P.U.D. Homeowners Association, Inc.

Robert Thornburrow
Signature

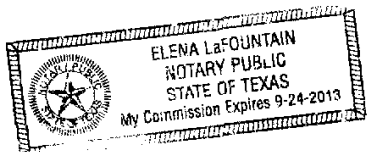
Robert Thornburrow
Printed Name

STATE OF TEXAS §

§

COUNTY OF LAMAR §

Signed and acknowledged before me by Robert Thornburrow,
on March 11, 2013.



Elena LaFountain
Notary Public, State of Texas

NOTICE:

By casting your vote via absentee ballot you will forgo the opportunity to consider and vote on any action from the floor on these proposals, if a meeting is held. This means that if there are amendments to these proposals your votes will not be counted on the final vote on these measures. If you desire to retain this ability, please attend any meeting in person. You may submit an absentee ballot and later choose to attend any meeting in person, in which case any in-person vote will prevail.

Signed this 11 day of March, 2012, in confirmation and agreement to the Combination Declaration of Restrictive Covenants And Bylaws of the Hidden Lake P.U.D. Homeowners Association, Inc.

Arthur Tijerina
Signature

Arthur Tijerina
Printed Name

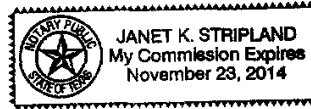
STATE OF TEXAS

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§

COUNTY OF LAMAR



Signed and acknowledged before me by Janet K. Stripland,
on March 11, 2012.

Janet K. Stripland
Notary Public, State of Texas

NOTICE:

By casting your vote via absentee ballot you will forgo the opportunity to consider and vote on any action from the floor on these proposals, if a meeting is held. This means that if there are amendments to these proposals your votes will not be counted on the final vote on these measures. If you desire to retain this ability, please attend any meeting in person. You may submit an absentee ballot and later choose to attend any meeting in person, in which case any in-person vote will prevail.

Signed this 23 day of March, 2012, in confirmation and agreement to the Combination Declaration of Restrictive Covenants And Bylaws of the Hidden Lake P.U.D. Homeowners Association, Inc.

Harold B. O'Brien

Signature

Harold B. O'Brien

Printed Name

STATE OF TEXAS

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§

COUNTY OF LAMAR

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Signed and acknowledged before me by Harold B. O'Brien
on March 23, 2012.



Lorie L. Lee
Notary Public, State of Texas

Note: This signature sheet is part of the (15 page) COMBINATION DECLARATION OF RESTRICTIVE COVENANTS AND BYLAWS OF THE HIDDEN LAKE P.U.D. HOMEOWNERS ASSOCIATION, INC., A Texas Non-Profit Corporation.

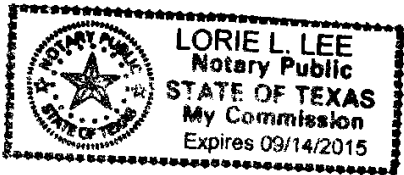
By my acceptance of the preceding Covenants And Bylaws, passed during the March 23, 2013 meeting of the homeowners of Hidden Lake, I am casting 2 vote(s). Lot 1 + Lot 2

HBO

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF LAMAR §

This instrument was acknowledged before me by Thomas N. Neugent, this
23rd day of March, 2012.

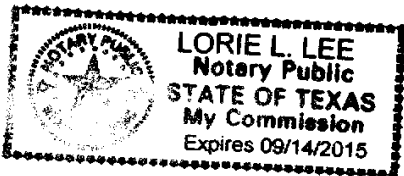


Lorie L. Lee
Notary Public, State of Texas

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF LAMAR §

This instrument was acknowledged before me by David M. Selby, this
23rd day of March, 2012.

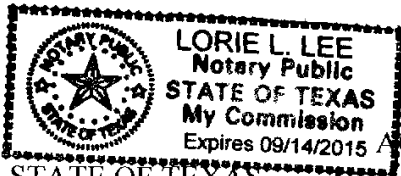


Lorie L. Lee
Notary Public, State of Texas

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF LAMAR §

This instrument was acknowledged before me by Kent Klinkerman, this
23 day of March, 2012.

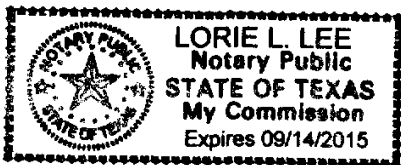


Lorie L. Lee
Notary Public, State of Texas

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF LAMAR §

This instrument was acknowledged before me by Tammy Klinkerman this
23 day of March, 2012.



Lorie L. Lee
Notary Public, State of Texas

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF LAMAR §

This instrument was acknowledged before me by Gregory Thompson this
23rd day of March, 2012.

Lorie L Lee
Notary Public, State of Texas



ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF LAMAR §

This instrument was acknowledged before me by Mark A. Remaley this
23rd day of March, 2012.

Lorie L Lee
Notary Public, State of Texas



ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF LAMAR §

This instrument was acknowledged before me by Martha J. Slawson this
23rd day of March, 2012.

Lorie L Lee
Notary Public, State of Texas

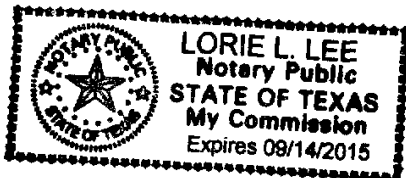


ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF LAMAR §

This instrument was acknowledged before me by Meredith Felts, this
23rd day of March, 2012.

Lorie L Lee
Notary Public, State of Texas



ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF LAMAR §

This instrument was acknowledged before me by Kathleen Brown, this
23rd day of March, 2012.

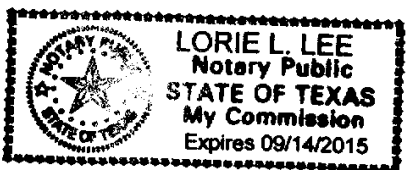


Lorie L. Lee
Notary Public, State of Texas

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF LAMAR §

This instrument was acknowledged before me by Vicki Beard, this
23rd day of March, 2012.



Lorie L. Lee
Notary Public, State of Texas

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF LAMAR §

This instrument was acknowledged before me by Eric Bomgren, this
23rd day of March, 2012.

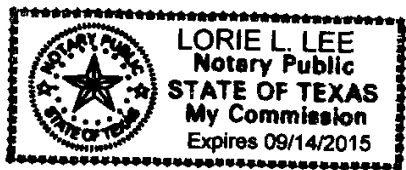


Lorie L. Lee
Notary Public, State of Texas

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF LAMAR §

This instrument was acknowledged before me by Barbara A. Davis, this
23rd day of March, 2012.



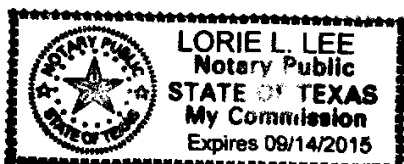
Lorie L. Lee
Notary Public, State of Texas

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF LAMAR §

This instrument was acknowledged before me by Donald G. Wilson this
23, day of March, 2012.

Lorie L. Lee
Notary Public, State of Texas



ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF LAMAR §

This instrument was acknowledged before me by _____, this
_____, day of _____, 2012.

Notary Public, State of Texas

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF LAMAR §

This instrument was acknowledged before me by _____, this
_____, day of _____, 2012.

Notary Public, State of Texas

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF LAMAR §

This instrument was acknowledged before me by _____, this
_____, day of _____, 2012.

Notary Public, State of Texas

NOTICE:

By casting your vote via absentee ballot you will forgo the opportunity to consider and vote on any action from the floor on these proposals, if a meeting is held. This means that if there are amendments to these proposals your votes will not be counted on the final vote on these measures. If you desire to retain this ability, please attend any meeting in person. You may submit an absentee ballot and later choose to attend any meeting in person, in which case any in-person vote will prevail.

Signed this 21st day of March, 2012, in confirmation and agreement to the Combination Declaration of Restrictive Covenants And Bylaws of the Hidden Lake P.U.D. Homeowners Association, Inc.

Oriel Carey
Signature

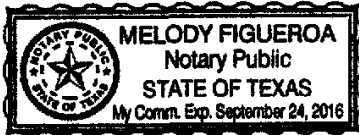
ORIEL CAREY
Printed Name

STATE OF TEXAS §

§

COUNTY OF LAMAR §

Signed and acknowledged before me by ORIEL CAREY,
on MARCH 21, 2012



Melody Figueroa
Notary Public, State of Texas