

Resolution of the Hidden Oaks Homeowner's Association
Board Meeting 6/2/12

Addendum to and Clarification of Existing Condominium Declarations (Art. II-
Condominium Unit Designations & Descriptions, Section 2.9e (4) to read:

Subject to Declarant's rights under Paragraph 2.9e (14) (d) of this declaration, no sign of any kind shall be displayed to the public view on or from any Unit or Common Elements without the prior written consent of the Board or the written consent of the Managing Agent acting in accord with the Board's direction and that the board will have any such sign appearing to the public view from any Unit or Common Elements to be removed.

Art. IV-Management and Administration

The Association shall keep a comprehensive policy or policies of public liability insurance covering the Common Elements of the project with a contractual liability endorsement, and such policy or policies shall include a "Severability of Interest Endorsement" or equivalent coverage which will preclude the insurer from denying the claim of a Unit Owner because of negligent acts by the Association, its Board of Directors or a Unit owner. Such policy or policies shall be in the amounts of not less than One Hundred Thousand Dollars (\$100,000) per person, Three Hundred Thousand Dollars (\$300,000), per accident and Fifty Thousand Dollars (\$50,000) property damage, plus an umbrella policy of not less than One Million Dollars (\$1,000,000.00) for all claims for personal injury, including death, and/or property damage arising out of a single occurrence; and the policy shall include ~~water damage liability~~, liability for non-owned and hired automobiles, liability for property of others and such other coverage as is customarily deemed necessary with respect to projects similar in nature.

Art. VII-Protection of Mortgagee

Any management agreement and/or service contract entered into by the Association will be terminable by the Association without cause and without payment of a termination fee upon ninety (90) days' written notice or with cause upon thirty (30) days' written notice, and the term of such management agreement will not exceed the period of three (3) years, renewable by agreement of the parties to such agreement for successive one (1)-year periods. In the event of the termination of the management agreement, as provided herein, the Association shall enter into a new management agreement with a new management agent prior to the effective date of the termination of old management agreement. Any decision to establish self management by the Owners Association shall require the prior consent of Owners of Units to which at least sixty seven percent (67%) of the votes are allocated and the approval of the first mortgage holders holding mortgages on Units which have at least fifty one (51%) of the votes of the Association. Have the choice to entering into a new management agreement with a new management agent or to self-manage.

IN WITNESS THEREOF, we, the duly elected officers of the Hidden Oaks Homeowner's Association, have subscribed our names hereto.

Maurice Sutton 2-15-13
President Maurice Sutton Date

James Kuehlem 2-15-13
V. President James Kuehlem Date
PAID

Susan Borders 2/15/2013
Secretary Susan Borders Date

Phyllis Ridgway February 14, 2013
Board Member Phyllis Ridgway Date

Brenda Crabtree 2/20/13
Board Member Brenda Crabtree Date

THE STATE OF TEXAS:
COUNTY OF ARANSAS:

Case No. **329165**

County Clerk, Aransas County, Texas

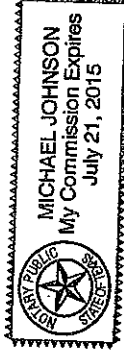
BEFORE ME, the undersigned authority on this day personally appeared Maurice Sutton, President of Hidden Oaks Association, Inc., known to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, as the act and deed of said Association and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

This the 15th day of February, 2013



Notary Public, Aransas County, Texas



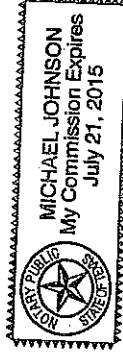
BEFORE ME, the undersigned authority on this day personally appeared Paul Kuehlem, Vice President of Hidden Oaks Association, Inc., known to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, as the act and deed of said Association and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

This the 15th day of February, 2013



Notary Public, Aransas County, Texas



329165

File No. _____
County Clerk, Aransas County, Texas

BEFORE ME, the undersigned authority on this day personally appeared Brenda Crabtree, Board Member of Hidden Oaks Association, Inc., known to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, as the act and deed of said Association and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

This the 20th day of February, 2013



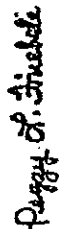
Notary Public, Aransas County, Texas



STATE OF TEXAS
COUNTY OF ARANSAS

I hereby certify that this instrument was FILED on the date and at the time affixed hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of ARANSAS COUNTY, TX, as stamped hereon by me on 5-8-13




PEGGY L. FRIEBELE, COUNTY CLERK
ARANSAS COUNTY, TEXAS

FILED FOR RECORD IN OPR
AT 1:05 P. M.

SCANNED

MAY 08 2013

INDEXED

5/30

PEGGY L. FRIEBELE, COUNTY CLERK
ARANSAS COUNTY, TEXAS

Filed by: Return to:

Phyllis Ridgeway

209 Forest Hills
Unit #114

Rockport TX 78382