

MANAGEMENT CERTIFICATE

☒ Commencement, ☐ Change ☐ Termination for, ☐ Revision to the Management Certificate Statute
☐ Condominium Project, ☐ Townhome Project or ☒ Residential Subdivision

The undersigned, being an officer of **Montclair Residential Community, Inc.**, and in accordance with Section 209.004 of the Texas Property code, gives notice that (*check one*):

- ☒ the management company named below has commenced management of the Association named below; or
- ☐ the management company named below is continuing to manage the Association but is refiling this management certificate because information in an earlier certificate need updating; or
- ☐ the Association is no longer self-managed; or
- ☐ the Association is self-managed.

1. Name of the subdivision: **Montclair**
2. Name of the association: **Montclair Residential Community, Inc**
3. Recording data for the subdivision:
202147765- December 8, 2021; Plat along with any supplements or replats
4. Recording data for the declaration and any amendments:
202134669- September 2, 2021; Declaration of Covenants, Conditions and Restrictions
202135248- September 8, 2021; Community Manual
202135247- September 8, 2021; Adoption of Working Capital Assessment
202323315- September 5, 2023; Restrictions - Fine & Enforcement Policy, Collections Policy
5. Name and mailing address of the association:
Montclair Residential Community, Inc
c/o Allied HOA Management
1900 Country Club Drive, Suite 120
Mansfield, TX 76063
6. Name, mailing address, telephone number and email address of the association's designated representative:
Montclair Residential Community, Inc
1900 Country Club Drive, Suite 120
Mansfield, TX 76063
(817)200-7606
Info@AlliedHOAMgmt.com
7. Website address on which the association's dedicatory instruments are available:
<https://alliedhoamgmt.com/governing-documents/>
8. Fees charged by the association relating to a property transfer:
Resale Fee: \$300 - \$500
Rush Fee: \$75 - \$250
Transfer Fee: \$250 - \$375
CondoCerts Fee: Up to \$50
Lender/Insurance Questionnaire: \$75- \$295
Working Capital Fee: \$500.00

The purpose of the Management Certificate is to provide information sufficient for a title company to correctly identify the subdivision and to contact its governing association. This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision or to report every piece of information pertinent to the subdivision. Prospective purchasers are advised to independently examine all 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.

This certificate is filed of record in the county where the above-described project is located. It shall be valid until a management certificate is filed of record or until a termination of this management certificate is filed of record, whichever is sooner.

Allied HOA, LLC dba Allied HOA Management

By

Signature

Nicole Zaitoon, CEO

Allied HOA Management as Managing Agent for

Montclair Residential Community, Inc STATE OF TEXAS

COUNTY OF TARRANT

This instrument was acknowledged before me on

May 2, 2024

by Nicole Zaitoon in the above stated capacity.

Notary signature

Kim Williford

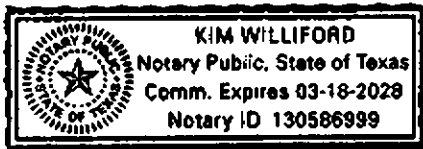
Notary Public for the State of Texas

Printed name of notary:

Kim Williford

My commission expires:

3-18-2028



After recording, please return to managing agent or association named below:

Montclair Residential Community, Inc

c/o Allied HOA Management

1900 Country Club Drive, Suite 120

Mansfield, TX 76063

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Lila Deakle

202413102

05/22/2024 11:32:41 AM

Fee: \$29.00

Lila Deakle, County Clerk

Parker County, Texas

MANAGECERT