

  
MARY LOUISE NICHOLSON  
COUNTY CLERK

### 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 **Walnut Creek North HOA** and in accordance with Section 209.004 of the Texas Property code, gives notice that (*check one*):

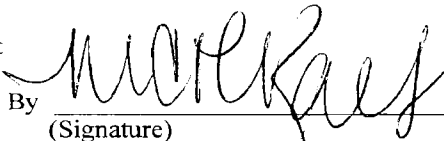
- ☒ the management company named below has commenced management of the Association named below; or
- ☐ the management company named below is continuing to manage the Association but is refiling this management certificate because information in an earlier certificate need updating; or
- ☐ the Association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

1. Name of the subdivision: **Walnut Creek North HOA**
2. Name of the association: **Walnut Creek North HOA**
3. Recording data for the subdivision:  
**D198220622- September 23, 1998- Plat, along with any supplements or replats**  
**D201294139- January 15, 1999- Plat, along with any supplements or replats**  
**D203172050- July 1, 1999- Plat, along with any supplements or replats**  
**D201294139- November 30, 2001- Plat, along with any supplements or replats**  
**D202272721- September 27, 2002- Plat, along with any supplements or replats**  
**D203172050- May 14, 2003-Plat, along with any supplements or replats**
4. Recording data for the declaration and any amendments:  
**D199036513- February 11, 1999-Declaration of Covenants and Conditions, Walnut Creek North Addition**  
**D199192097- July 30, 1999- Declaration of Covenants and Restrictions, Walnut Creek North Section Three**  
**D199206971- August 16, 1999- Memorandum of Restrictive Covenants**  
**D216021161- February 1, 2016- First Amendment to the Declaration**
5. Name and mailing address of the association:  
**Walnut Creek North HOA**  
**c/o Allied HOA Management**  
**651 E. Debbie Lane Bldg. 100**  
**Mansfield, TX 76063**
6. Name, mailing address, telephone number and email address of the association's designated representative:  
**Allied HOA Management**  
**651 E. Debbie Lane Bldg. 100**  
**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: \$375**  
**Rush Fee: \$75 -\$350**  
**Resale Certificate Update: \$75**  
**Transfer Fee: \$340**  
**Lender/Insurance Questionnaire: \$75- \$295**  
**Working Capital Fee: \$200**

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

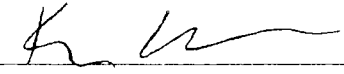
By   
(Signature)  
Nicole Zaitoon, CEO  
Allied HOA Management as Managing Agent for  
Walnut Creek North HOA

STATE OF TEXAS  
COUNTY OF TARRANT

This instrument was acknowledged before me on

July 22, 2025

by Nicole Zaitoon in the above stated capacity.

Notary signature 

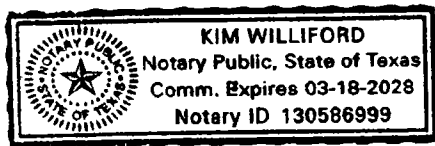
Notary Public for the State of Texas

Printed name of notary:

Kim Williford

My commission expires:

03-18-2028



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

Walnut Creek North HOA  
c/o Allied HOA Management  
651 E. Debbie Lane Bldg. 100  
Mansfield, TX 76063