

  
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 Bower Ranch, 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: **Bower Ranch**
2. Name of the association: **Bower Ranch Homeowners Association**
3. Recording data for the subdivision:  
D214044964 3/7/2014 Phase I Plat  
D216134339 6/21/2016 Phase 2 Plat  
D219016307 1/28/2019 Phase 3 Plat
4. Recording data for the declaration and any amendments:  
**D214152305 7/17/2014 Declaration of Covenants, Conditions and Restrictions for Bower Ranch**  
**D217281517 12/6/2017 First Supplemental Declaration of Covenants, Conditions and Restrictions for Bower Ranch Phase I**  
**D217281546 12/6/2017 Second Supplemental Declaration of Covenants, Conditions and Restrictions for Bower Ranch Phase II**  
**D219115257 5/30/2019 Third Supplemental Declaration of Covenants, Conditions and Restrictions for Bower Ranch Phase III**
5. Name and mailing address of the association:  
**Bower Ranch HOA**  
**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:  
**Allied HOA Management**  
**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: **comwebportal.com/login**
8. Fees charged by the association relating to a property transfer:  
**Resale Fee: \$300**  
**Rush Fee: \$75**  
**Transfer Fee: \$250**  
**CondoCerts Fee: \$29**  
**Lender/Insurance Questionnaire: \$75-295**  
**Working Capital Fee \$350**

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  
Bower Ranch Homeowners Association

STATE OF TEXAS

COUNTY OF TARRANT

This instrument was acknowledged before me on

July 26th 2022

by Nicole Zaitoon in the above stated capacity.



Notary signature

Shawn Tarkington

Notary Public for the State of Texas

Printed name of notary

Shawn Tarkington

My commission expires

8-12-2023

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

Bower Ranch  
c/o Allied HOA Management  
1900 Country Club Drive, Suite 120  
Mansfield, TX 76063