

### 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 **Garden Valley Meadows 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: **Garden Valley Meadows**
2. Name of the association: **Garden Valley Meadows HOA**
3. Recording data for the subdivision:  
**198600567099 March 21, 1986, Plat**
4. Recording data for the declaration and any amendments:  
**1820556- July 19, 2018, Final Plat, Included in filing of Declaration**
5. Name and mailing address of the association:  
**Garden Valley Meadows 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 -\$500  
Rush Fee: \$75 -\$250  
Transfer Fee: \$250.00  
CondoCerts Fee: \$29.00  
Lender/Insurance Questionnaire: \$75- \$295  
Working Capital Fee: \$500**

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.

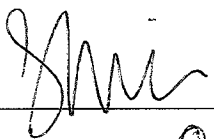
FILED FOR RECORD - ELLIS COUNTY, TEXAS  
INST NO. 2311245 FILING DATE/TIME: April 24, 2023 at 9:28 AM

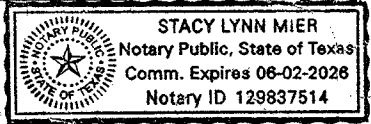
Allied HOA, LLC dba Allied HOA Management

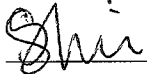
By   
Signature  
Nicole Zaitoon, CEO  
Allied HOA Management as Managing Agent for  
Garden Valley Meadows HOA

STATE OF TEXAS

COUNTY OF TARRANT

This instrument was acknowledged before me on  April 18, 2023  
by Nicole Zaitoon in the above stated capacity.



Notary signature 

Notary Public for the State of Texas

Printed name of notary: Stacy Mier

My commission expires: June 2, 2026

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

Garden Valley Meadows HOA  
c/o Allied HOA Management  
1900 Country Club Drive, Suite 120  
Mansfield, TX 76063

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STATE OF TEXAS      COUNTY OF ELLIS  
I hereby certify this instrument was filed on the date  
and time stamped hereon and was duly recorded in  
the records of Ellis County, Texas as stamped hereon.  
COUNTY CLERK, ELLIS COUNTY, TEXAS



