

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 **Shenandoah Residential Homeowners Association, Inc.** and in accordance with Section 209.004 of the Texas Property code, gives notice that (*check one*):

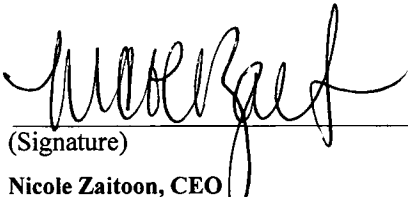
- ☒ the management company named below has commenced management of the Association named below; or
- ☐ the management company named below is continuing to manage the Association but is refiling this management certificate because information in an earlier certificate need updating; or
- ☐ the Association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

1. Name of the subdivision: **Shenandoah**
2. Name of the association **Shenandoah Residential Homeowners Association, Inc.**
3. Recording data for the subdivision:
200402714777- January 9, 2004- Final Plat
20070423524- November 28, 2007- First Amendment to Covenants, Conditions and Restrictions along with any supplements or replats
4. Recording data for the declaration and any amendments:
200402714780- January 9, 2004- Declaration of Covenants, Conditions and Restrictions
200403152282- November 30, 2004- First Amendment to the Declaration of Covenants, Conditions and Restrictions
20080355656- November 7, 2008- Supplemental Declaration
20070423524- November 22, 2013-Second Amendment to Covenants, Conditions and Restrictions
201400018070- January 24, 2014- Third Amendment to the Declaration of Covenants, Conditions and Restrictions
201600322112- November 16, 2016- Supplement and Fourth Amendment to the Declaration of Covenants, Conditions and Restrictions
201800166333- June 25, 2018- Fourth Amendment to the Declaration of Covenants, Conditions and Restrictions
202100326588- November 1, 2021- Annexation and Supplementary Declaration
202100326587- November 1, 2021- Amendment to Declaration of Covenants, Conditions and Restrictions
5. Name and mailing address of the association:
Shenandoah Residential Homeowners Association, Inc.
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: \$600.00

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.

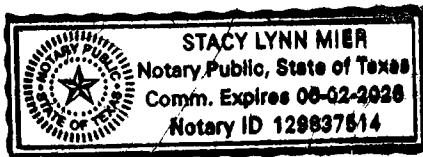
Allied HOA, LLC dba Allied HOA Management

By 
(Signature)
Nicole Zaitoon, CEO
Allied HOA Management as Managing Agent for
Shenandoah Residential Homeowners Association, Inc.

STATE OF TEXAS
COUNTY OF TARRANT

This instrument was acknowledged before me on October 22, 2025,
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 02, 2026

After recording, please return to the managing agent or association named below:
Shenandoah Residential Homeowners Association, Inc.
c/o Allied HOA Management
651 E. Debbie Lane Bldg. 100
Mansfield, TX 76063

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202500224781

eRecording - Real Property

Recorded On: October 24, 2025 08:16 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 202500224781
Receipt Number: 20251023000884
Recorded Date/Time: October 24, 2025 08:16 AM
User: Alexander R
Station: CC142.dal.ccdc

Record and Return To:

CSC Global



**STATE OF TEXAS
COUNTY OF DALLAS**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Dallas County, Texas.

John F. Warren
Dallas County Clerk
Dallas County, TX