


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 **Twin Creeks Homeowners Association**, 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 refileing 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: **Twin Creeks Homeowners Association**

2. Name of the association: **Twin Creeks HOA**

3. Recording data for the subdivision:

D201015991- January 23, 2001-Plat, Phase I

D204311058- October 5, 2004-Plat, Phase II

D204300323- September 27, 2004-Plat, Phase III

D206178844- June 14, 2006-Plat, Phase III - Amended

D206240329- August 4, 2006-Plat, Phase IV

D212263720- October 25, 2012-Plat, Phase IV - Amended

D208162254- May 2, 2008-Plat, Phase V

4. Recording data for the declaration and any amendments:

D209254724 -9/23/2009-Declaration of Covenants, Conditions and Restrictions, Phase I

D209254725-9/23/2009-Declaration of Covenants, Conditions and Restrictions, Phase II

D209254726-9/23/2009-Declaration of Covenants, Conditions and Restrictions, Phase III

D209254727-9/23/2009-Declaration of Covenants, Conditions and Restrictions, Phase IV

D209254728-9/23/2009-Declaration of Covenants, Conditions and Restrictions, Phase V

5. Name and mailing address of the association:

Twin Creeks 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

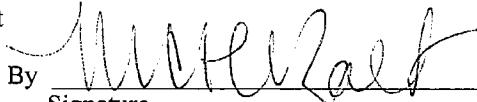
Lender/Insurance Questionnaire: \$75- \$295

Working Capital Fee: \$0.00

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.

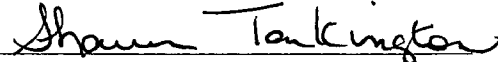
Allied HOA, LLC dba Allied HOA Management

By 
Signature
Nicole Zaitoon, CEO
Allied HOA Management as Managing Agent for
Twin Creeks HOA

STATE OF TEXAS

COUNTY OF TARRANT

This instrument was acknowledged before me on April 4th, 2023
by Nicole Zaitoon in the above stated capacity.

Notary signature 

Notary Public for the State of Texas

Printed name of notary

My commission expires 8-12-2023



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

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