

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 **Thorntree Addition Property Owners 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 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: **Thorntree**

2. Name of the association: **Thorntree Addition Property Owners Association**

3. Recording data for the subdivision:

198300989417- 5/17/1983- Replat Phase I- along with any supplements or replats
198302226041- 11/10/1983- Final Plat Phase III- along with any supplements or replats
198400347327- 2/16/1984- Final Plat Phase V- along with any supplements or replats
198401010896- 5/21/1984- Final Plat Phase II- along with any supplements or replats
198401010899- 5/21/1984- Final Plat Phase IV- along with any supplements or replats
198401413581- 7/18/1984- Replat of Phase III- along with any supplements or replats
198401435821- 7/20/1984- Revised Plat of Phase V- along with any supplements or replats
198501549585-8/7/1985-Replat of Lot1 Block 1 Phase III- along with any supplements or replats
198600614292- 3/28/1986- Replat of Lots 5 & 6, Block 7 Phase III- along with any supplements or replats
198600707260- 4/10/1986- Replat of Lots 5 & 6, Block 7 Phase III- along with any supplements or replats
198700682606- 4/9/1987- Replat of Phase III- along with any supplements or replats
198800143301- 1/22/1988- Replat of Phase II- along with any supplements or replats
199300422498- 3/3/1993- Replat of Lots 12 & 13 Block 1 Phase III- along with any supplements or replats
199302289601-11/23/1993- A Replat of Lots 2 & 3, Block 6 Phase III- along with any supplements or replats
199400280386- 2/14/1994- Replat of Lots 1, 2 & 3 Block 5 of a Replat of Phase III- along with any supplements or replats
199500163194- 1/25/1995- Amended Plat Lot 11 & 12-A, Lot 12-AR, Block 1 Phase III- along with any supplements or replats
199602030193- 10/16/1996- Replat Lot 2A, Block 2 Phase V- along with any supplements or replats
199900532102-4/8/1999-Amended Plat Lot 12 & 13, Block 2 Phase III- along with any supplements or replats
199900621559-6/15/1999- Amended Plat Lot 2-6-, Block 1, Replat of Phase III- along with any supplements or replats
200001074947- 7/26/2000- Amended Plat Lot 1 & 2, Block 2 of a replat of Phase III- along with any supplements or replats
200001033267- 6/19/2000- Amended Plat Lot 1, Block 7 Phase III- along with any supplements or replats
200600127363- 4/7/2006- Amended Plat Lot 2A-1-, Block 6, Replat of Lot 2A-1, Block 6 Phase III- along with any supplements or replats
200600451937- 12/8/2006 – Amended Plat Lot 2A-2, Block 6, Replat of Lot 2A-2, Block 6 Phase III- along with any supplements or replats
201000135098- 5/28/2010- Amended Plat Lot 1- 8 & Common Area, Block 1 Phase II- along with any supplements or replats
201200149108- 5/24/2012- Amended Plat Lot 1A , 2A & 5A-8A, Block 1 Phase II- along with any supplements or replats
201500030515- 2/6/2015- Amended Plat Lot 10A1, Block 1 Phase II- along with any supplements or replats

4. Recording data for the declaration and any amendments:

D201700033324- February 2, 2017- Final Plat, Notice of Filing of Dedicatory Instruments

5. Name and mailing address of the association:

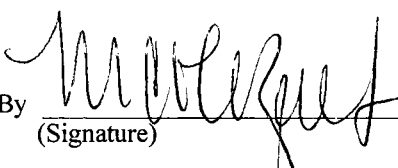
Thorntree Addition Property Owners Association
c/o Allied HOA Management
651 E. Debbie Lane Bldg. 100
Mansfield, TX 76063

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: \$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.

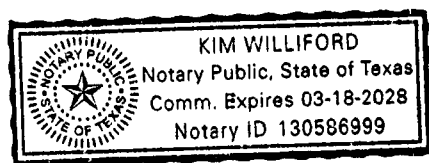
This certificate is filed of record in the county where the above-described project is located. It shall be valid until a management certificate is filed of record or until a termination of this management certificate is filed of record, whichever is sooner.

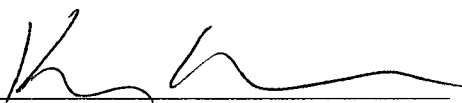
Allied HOA, LLC dba Allied HOA Management

By 
 (Signature)
Nicole Zaitoon, CEO
Allied HOA Management as Managing Agent for
Thorntree Addition Property Owners Association

STATE OF TEXAS
 COUNTY OF TARRANT

This instrument was acknowledged before me on July 15, 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:

Thorntree Addition Property Owners Association
c/o Allied HOA Management
651 E. Debbie Lane Bldg. 100
Mansfield, TX 76063

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

Instrument Number: 202500156220

eRecording - Real Property

Recorded On: July 28, 2025 11:23 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: 202500156220
Receipt Number: 20250725001003
Recorded Date/Time: July 28, 2025 11:23 AM
User: Tineka S
Station: Cc102

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

A handwritten signature in black ink, appearing to be "JFW", located to the right of the printed name and title.