

MANAGEMENT CERTIFICATE


MARY LOUISE NICHOLSON
COUNTY CLERK

- ☐ Commencement, ☐ Change ☐ Termination for; ☒ Revision to the Management Certificate Statute
☐ Condominium Project, ☐ Townhome Project or ☒ Residential Subdivision

The undersigned, being an officer of **Willowstone 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: **Willowstone**
2. Name of the association: **Willowstone Homeowners' Association, Inc**
3. Recording data for the subdivision:
D204311059 October 05, 2004- Final Plat Phase IV
D201100266 May 07, 2001- Plat
D202155915 June 07, 2002- Final Plat of Lot 24, Block 4
D202272719 September 27, 2002- Final Plat Phase II
D203286510 August 06, 2003- Final Plat Phase III along with any supplements or replats
4. Recording data for the declaration and any amendments:
D200251751 November 06, 2000- Declaration of Covenants, Conditions and Restrictions
D202009555 January 01, 2002- First Amendment of Covenants, Conditions and Restrictions
D206297186 September 22, 2006- First Supplement
D210078984 April 07, 2010- Second Supplement
D211024471 January 28, 2001- Third Supplement
D211024633 January 28, 2001- Fourth Supplement
D204052496 February 19, 2004- Memorandum of Recording
D211307673 December 21, 2011- Guidelines for Flag Displays
D211307679 December 21, 2011- Guidelines for Solar Energy Devices
D211307676 December 21, 2011- Resolution Policy
D216194978 August 24, 2016- Notice of Filing of Dedicatory Instruments
5. Name and mailing address of the association:
Willowstone Homeowners' Association, Inc
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 - \$275
CondoCerts Fee: Up to \$50
Lender/Insurance Questionnaire: \$75- \$295
Working Capital Fee: \$150

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
Willowstone Homeowners' Association

STATE OF TEXAS

COUNTY OF TARRANT

This instrument was acknowledged before me on

April 23, 2024

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:

3-18-28



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

**Willowstone Homeowners' Association
c/o Allied HOA Management
1900 Country Club Drive, Suite 120
Mansfield, TX 76063**