

MANAGEMENT CERTIFICATE

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

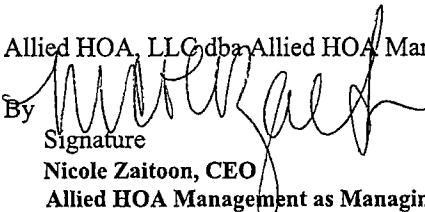
The undersigned, being an officer of **Wintergreen Wellington Park North Homeowners Association, Inc.**, and in accordance with Section 209.004 of the Texas Property code, gives notice that (*check one*):

- X 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 needs updating; or
- ☐ the Association is no longer self-managed; or
- ☐ the Association is self-managed.

1. Name of the subdivision: **Wintergreen Wellington**
2. Name of the association: **Wintergreen Wellington Park North Homeowners Association, Inc.**
3. Recording data for the subdivision:
01/07/2000- 200000859863 Plat
02/18/2000- 200000900113 Replat
4. Recording data for the declaration and any amendments:
03/22/2000- 200000934029 Declaration of Covenants, Conditions and Restrictions
09/07/2000- 200001122777 Amended and Restated Declaration of Covenants, Conditions and Restrictions for Wellington Park North
06/25/2002- 200201882985 First Amendment to Amended and restated Declaration of Covenants, Conditions and Restrictions
12/26/2002-200202125248 Second Amendment to Amended and restated Declaration of Covenants, Conditions and Restrictions
5. Name and mailing address of the association:
Wintergreen Wellington Park North 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
Rush Fee: \$75-\$250
Transfer Fee: \$250
CondoCerts Fee: \$29
Lender/Insurance Questionnaire: \$75-\$295
Working Capital Fee: N/A

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.

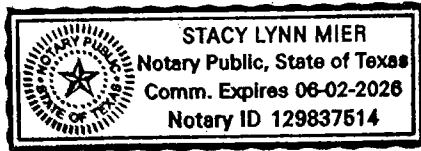
This certificate is filed of record in the county where the above-described project is located. It shall be valid until a management certificate is filed of record or until a termination of this management certificate is filed of record, whichever is sooner.


Allied HOA, LLC dba Allied HOA Management
By 
Signature
Nicole Zaitoon, CEO
Allied HOA Management as Managing Agent for
Wintergreen Wellington Park North Homeowners Association, Inc.

STATE OF TEXAS

COUNTY OF TARRANT

This instrument was acknowledged before me on November 22, 2022
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 managing agent or association named below:
Wintergreen Wellington Park North Homeowners Association, Inc.
c/o Allied HOA Management
1900 Country Club Drive, Suite 120
Mansfield, TX 76063

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

Instrument Number: 202300078081

eRecording - Real Property

Recorded On: April 24, 2023 08:18 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

******* 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: 202300078081
Receipt Number: 20230421000902
Recorded Date/Time: April 24, 2023 08:18 AM
User: Kevin T
Station: CC18

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