

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

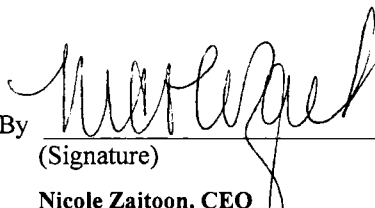
- ☐ the management company named below has commenced management of the Association named below; or
☒ the management company named below is continuing to manage the Association but is refiling this management certificate because information in an earlier certificate need updating; or
☐ the Association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

1. Name of the subdivision: **Wintergreen Wellington**
2. Name of the association: **Wintergreen Wellington Park North Homeowners Association, Inc.**
3. Recording data for the subdivision:
200000859863- January 7, 2000- Plat
200000900113- February 18, 2000- Replat along with any supplements or replats
4. Recording data for the declaration and any amendments:
200000934029- March 22, 2000- Declaration of Covenants, Conditions and Restrictions
200001122777- September 07, 2000- Amended and Restated Declaration of Covenants, Conditions and Restrictions for Wellington Park North
200201882985- June 25, 2002- First Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions
200202125248-December 26, 2002- 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
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.

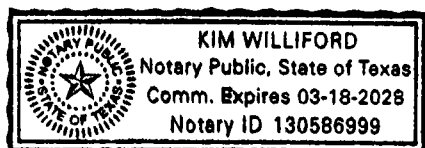
Allied HOA, LLC dba Allied HOA Management

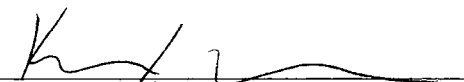
By 
(Signature)

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

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:
Wintergreen Wellington Park North 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: 202500156225

eRecording - Real Property

Recorded On: July 28, 2025 11:26 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: 202500156225
Receipt Number: 20250725001006
Recorded Date/Time: July 28, 2025 11:26 AM
User: Kevin T
Station: CC123.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

A handwritten signature in black ink, likely of John F. Warren, the Dallas County Clerk.