

MANAGEMENT CERTIFICATE

Mary Louise Nicholson
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 **Ladera at Mansfield Condominium 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: **Ladera at Mansfield Condominium Association, Inc**
2. Name of the association: **Ladera at Mansfield Condominium Association, Inc**
3. Recording data for the subdivision:
D215028813-December 29, 2015; Plat
D216131836- June 17, 2016; Amending Plat
D217063374-March 22,2017; Final Plat along with any supplements or replats
4. Recording data for the declaration and any amendments:
D216154716-July 12, 2016; Notice of Dedicatory Instruments
D216154331-July12, 2016; First Amended and Restated Condominium Declaration
D216221310-September 21, 2016; First Amendment to the First Amended and Restated Condominium Declaration
D218090880-April 3, 2018; Certificate for the Recordation of Dedicatory Instrument
D219143171-July 2, 2019; Certificate for the Recordation of Dedicatory Instrument
D219143170-July 2, 2019; Certificate for the Recordation of Dedicatory Instrument
D219143169-July 2, 2019; Certificate for the Recordation of Dedicatory Instrument
D221346954-November 29,2021; Certificate for the Recordation of Dedicatory Instrument
5. Name and mailing address of the association:
Ladera at Mansfield Condominium 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:
<https://alliedhoamgmt.com/governing-documents/>
8. Fees charged by the association relating to a property transfer:
Resale Fee: \$300 -\$500
Rush Fee: \$75 -\$250
Transfer Fee: \$250.00 -\$375
CondoCerts Fee: Up to \$50
Lender/Insurance Questionnaire: \$75- \$295
Working Capital Fee: \$980

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

Ladera at Mansfield Condominium Association, Inc

STATE OF TEXAS

COUNTY OF TARRANT

This instrument was acknowledged before me on

May 21, 2024

by Nicole Zaitoon in the above stated capacity.



Notary signature

[Signature]

Notary Public for the State of Texas

Printed name of notary:

Kim Williford

My commission expires:

3-18-24

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

Ladera at Mansfield Condominium Association, Inc

c/o Allied HOA Management

1900 Country Club Drive, Suite 120

Mansfield, TX 76063