

Denton County
Juli Luke
County Clerk

Instrument Number: 45662

ERecordings-RP

MISCELLANEOUS

Recorded On: May 01, 2024 03:26 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$33.00

***** 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: 45662

Receipt Number: 20240501000558

Recorded Date/Time: May 01, 2024 03:26 PM

User: Brandon H

Station: Station 10

Record and Return To:

Corporation Service Company



STATE OF TEXAS
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

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 **Flower Mound Oaks Residential Community, 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 needs updating; or
- ☐ the Association is no longer self-managed; or
- ☐ the Association is self-managed.

1. Name of the subdivision: **Flower Mound Oaks**
2. Name of the association: **Flower Mound Oaks Residential Community, Inc. (File #801416505)**
3. Recording data for the subdivision:
2011-00008 January 13, 2011- Plat along with any supplements or replats
4. Recording data for the declaration and any amendments:
2011-4838 January 13, 2011- Declaration of Covenants, Conditions and Restrictions
2011-118094 December 12, 2011- Amended and Restated Declaration of Covenants, Conditions and Restrictions
2011-118092 December 12, 2011- Supplemental Declaration
2013-112097 September 06, 2013- Amended and Restated Community Manual
2015-128748 November 05, 2015- First Amendment to Notice of Filing of Dedicatory Instruments
2015-128749 November 05, 2015- First Supplement to Notice of Filing of Dedicatory Instruments
2016-145056 November 16, 2016- First Amendment to Amended and Restated Declaration
5. Name and mailing address of the association:
Flower Mound Oaks Residential Community
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
CondoCerts Fee \$34
Lender/Insurance Questionnaire: \$75- \$295
Working Capital Fee \$500

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
Flower Mound Oaks Residential Community

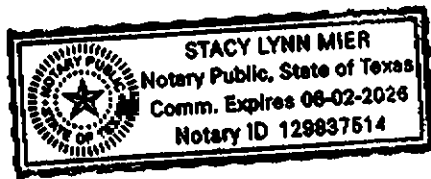
STATE OF TEXAS

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: Stacy Mier

My commission expires: June 02, 2026

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

Flower Mound Oaks Residential Community

c/o Allied HOA Management

1900 Country Club Drive, Suite 120

Mansfield, TX 76063