

**Denton County  
Juli Luke  
County Clerk**

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**Instrument Number:** 82564

ERecordings-RP

HOA MANAGEMENT CERTIFICATE

Recorded On: July 28, 2025 08:12 AM

Number of Pages: 3

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**" Examined and Charged as Follows: "**

Total Recording: \$33.00

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**\*\*\*\*\* 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: 82564  
Receipt Number: 20250725000647  
Recorded Date/Time: July 28, 2025 08:12 AM  
User: Lisa H  
Station: Station 41

**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*):

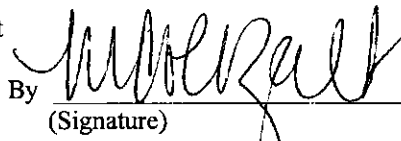
- ☐ the management company named below has commenced management of the Association named below; or
- ☒ the management company named below is continuing to manage the Association but is refiling this management certificate because information in an earlier certificate need updating; or
- ☐ the Association 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.**
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, 2013- 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, 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: \$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)

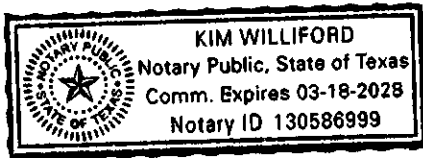
Nicole Zaitoon, CEO  
Allied HOA Management as Managing Agent for  
Flower Mound Oaks Residential Community, Inc.,

STATE OF TEXAS  
COUNTY OF TARRANT

This instrument was acknowledged before me on July 10, 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:**

Flower Mound Oaks Residential Community, Inc.,  
c/o Allied HOA Management  
651 E. Debbie Lane Bldg. 100  
Mansfield, TX 76063