


MARY LOUISE NICHOLSON
COUNTY CLERK

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 **Kings Mill Homeowners Association**, 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: **Kings Mill**
2. Name of the association: **Kings Mill Homeowners Association**
3. Recording data for the subdivision:
D199222342- August 31, 1999- Phase 1
D202038457- February 08, 2002- Phase II
D203251551- July 11, 2003- Phase II
D205053989- February 25, 2005- Amending Plat Phase II
D205160125- June 07, 2005- Amending Plat Phase II along with any supplements or replats
4. Recording data for the declaration and any amendments:
D199277902- November 4, 1999-Declarations of Covenants, Conditions and Restrictions
D201186937- August 06, 2001- First Amendment to Declarations of Covenants, Conditions, Restrictions and Easements for Kings Mill Addition
D202022716- January 23, 2002- Second Amendment to Declarations of Covenants, Conditions, Restrictions and Easements for Kings Mill Addition
D202059550- March 04, 2002- Declarations of Covenants, Conditions, Restrictions and Easements for Kings Mill Addition Phase II
D203383574- October 13, 2003- Declarations of Covenants, Restrictions and Easements for Kings Mill Addition Phase III
D209037226- February 11, 2006- Amendment to Declarations of Covenants, Restrictions and Easements for Kings Mill Addition
5. Name and mailing address of the association:
Kings Mill Homeowners Association
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.

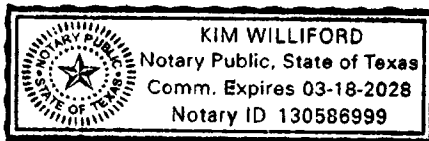
Allied HOA, LLC dba Allied HOA Management

By Nicole Zaitoon
(Signature)
Nicole Zaitoon, CEO
Allied HOA Management as Managing Agent for
Kings Mill Homeowners Association

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 Kim Williford
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:

Kings Mill Homeowners Association
c/o Allied HOA Management
651 E. Debbie Lane Bldg. 100
Mansfield, TX 76063