

  
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 **The Landing at Eden Lake H.A.**, 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: **The Landing at Eden Lake H.A.**
2. Name of the association: **The Landing at Eden Lake H.A., Inc (File #800243903)**
3. Recording data for the subdivision:  
**Plat Record Recorded at Tarrant County, Cabinet B, Slide 2787**  
**D204162527 -2/14/2004-Plat along with any supplements or replats**
4. Recording data for the declaration and any amendments:  
**D204191677 June 18, 2004- Declaration of Covenants, Conditions and Restrictions**  
**D213261070 October 04, 2013- Various Policies**

**With Respect to the lake tract:**

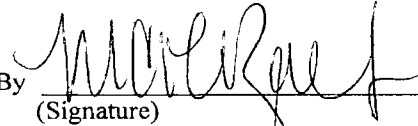
**D194103339- April 28, 1994 -Deed Restrictions, Covenants and Easements**  
**D203092172 March 14, 2003- Restrictions**  
**D205389006 December 30, 2005- Amendment to Restrictive Covenants**  
**D196224472 November 12, 1996- Amendment to Restrictive Covenants**  
**D203392423 October 20, 200- 2nd Amendment to the Restrictive Covenants**  
**D203251116 July 11, 2003- Dedication**  
**D202338057- November 22, 2002-Dedication**

5. Name and mailing address of the association:  
**The Landing at Eden Lake H.A.**  
**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  
The Landing at Eden Lake H.A.

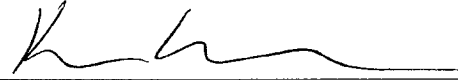
STATE OF TEXAS  
COUNTY OF TARRANT

This instrument was acknowledged before me on

July 15, 2025

by Nicole Zaitoon in the above stated capacity.

Notary signature



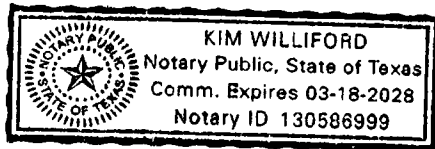
Notary Public for the State of Texas

Printed name of notary:

Kim Williford

My commission expires:

03-18-2028



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

The Landing at Eden Lake H.A.  
c/o Allied HOA Management  
651 E. Debbie Lane Bldg. 100  
Mansfield, TX 76063