


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 Matador Ranch 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: **Matador Ranch**
2. Name of the association: **Matador Ranch Homeowners Association, Inc**
3. Recording data for the subdivision:
D206041116 February 10, 2006- Final Plat
D215163613 July 24, 2015- Final Plat Matador Addition
D217082184 April 13, 2017- Final Plat Matador Addition along with any supplements or replats
4. Recording data for the declaration and any amendments:
D206190484 June 26, 2006- Declaration of Covenants, Conditions and Restrictions
D206337567 October 27, 2006- First Amendment to the Declaration of Covenants, Conditions and Restrictions
D212008019 January 01, 2012- Information Guide and Community Policies
D122214416 August 31, 2012- Collection Policies
D215200640 September 03, 2015- 2015 Supplemental Declaration
D217144042 June 26, 2017- 2017 Supplemental Declaration
5. Name and mailing address of the association:
Matador Ranch 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 Certificate Fee: \$375
Rush Fee: \$75 -\$350
Resale Certificate Update: \$75
Transfer Fee: \$340
Lender/Insurance Questionnaire: \$75- \$295
Working Capital Fee \$50

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
Matador Ranch Homeowners Association

STATE OF TEXAS

COUNTY OF TARRANT

This instrument was acknowledged before me on 7-3, 2025

by Nicole Zaitoon in the above stated capacity.

Notary signature

Shawn Tarkington

Notary Public for the State of Texas

Printed name of notary:

Shawn Tarkington

My commission expires:

9-7-2027



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

Matador Ranch Homeowners Association

c/o Allied HOA Management

651 E. Debbie Lane Bldg. 100

Mansfield, TX 76063