

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 Terraces Addition 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: **The Terraces Addition dba The Terraces at Cedar Hill**
2. Name of the association: **The Terraces Addition Homeowners Association**
3. Recording data for the subdivision:
200503470854- August 15, 2005- Plat along with any supplements or replats
4. Recording data for the declaration and any amendments:
200503470856- August 15, 2005- Declaration of Covenants, Conditions, Restrictions and Easements
201900237766- September 6, 2019-Assignment and Assumption of Declaration of Covenants, Conditions, Restrictions and Easements
5. Name and mailing address of the association:
The Terraces Addition 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: \$2341

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.

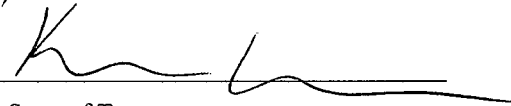
This certificate is filed of record in the county where the above-described project is located. It shall be valid until a management certificate is filed of record or until a termination of this management certificate is filed of record, whichever is sooner.

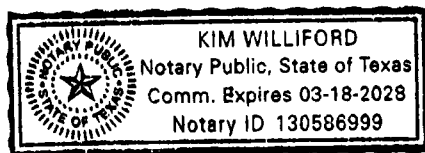
Allied HOA, LLC dba Allied HOA Management

By 
(Signature)
Nicole Zaitoon, CEO
Allied HOA Management as Managing Agent for
The Terraces Addition 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 
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 Terraces Addition Homeowners Association
c/o Allied HOA Management
651 E. Debbie Lane Bldg. 100
Mansfield, TX 76063**

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202500156202

eRecording - Real Property

Recorded On: July 28, 2025 11:14 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

******* 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: 202500156202
Receipt Number: 20250725000995
Recorded Date/Time: July 28, 2025 11:14 AM
User: Kevin T
Station: CC123.dal.ccdc

Record and Return To:

CSC Global



**STATE OF TEXAS
COUNTY OF DALLAS**

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 Dallas County, Texas.

John F. Warren
Dallas County Clerk
Dallas County, TX