

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 **Mistletoe Hill 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: **Mistletoe Hill**

2. Name of the association: **Mistletoe Hill Homeowners' Association**

3. Recording data for the subdivision:

D203363358- September 26, 2003; Plat, Phase I
D203363357- September 26, 2003; Plat, Phase I
D205031825- February 2, 2005; Plat, Phase III
D205031826- February 2, 2005; Plat, Phase VIII
D207030352- January 26, 2007; Plat, Phase IV
D208073522- March 3, 2008; Plat Correction
D211122365-May 24, 2011; Plat, Phase V
D213019126- January 23, 2013; Plat, Phase VI
D213019127- January 23, 2013; Plat, Phase VII along with any supplements or replats

4. Recording data for the declaration and any amendments:

D204042676- February 9, 2004; Declaration of Covenants, Conditions and Restrictions
D205079865- March 22, 2005; First Supplemental to the Declaration
D207054572-February 14, 2004; Second Supplemental to the Declaration
D211132527-June 6, 2011; Amendment to the Initial Use Restrictions
D211147182-June 21, 2011; Third Supplemental to the Declaration
D211216520- September 7, 2011; Fourth Supplemental to the Declaration
D213029140- February 4, 2013; Fourth Supplemental to the Declaration
D217255897- November 2, 2017; First Amendment to the Design Guidelines

5. Name and mailing address of the association:

Mistletoe Hill Homeowners' Association
c/o Allied HOA Management
1900 Country Club Drive, Suite 120
Mansfield, TX 76063

6. Name, mailing address, telephone number and email address of the association's designated representative:

Allied HOA Management
1900 Country Club Drive, Suite 120
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: \$300 - \$500
Rush Fee: \$75 - \$250
Transfer Fee: \$250 - \$375
CondoCerts Fee: \$34.00
Lender/Insurance Questionnaire: \$75- \$295
Working Capital Fee: \$500.00

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
Mistletoe Hill Homeowners' Association

STATE OF TEXAS

COUNTY OF TARRANT

This instrument was acknowledged before me on

May 2, 2024

by Nicole Zaitoon in the above stated capacity.

Notary signature

[Signature]

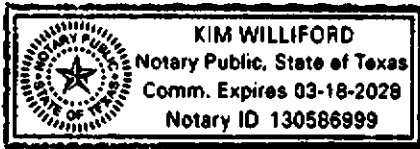
Notary Public for the State of Texas

Printed name of notary:

Kim Williford

My commission expires:

3-18-2028



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

Mistletoe Hill Homeowners' Association
c/o Allied HOA Management
1900 Country Club Drive, Suite 120
Mansfield, TX 76063

Johnson County
April Long
Johnson County
Clerk

Instrument Number: 2024 - 14107

eRecording - Real Property

Certificate/Certification

Recorded On: May 22, 2024 12:27 PM

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: 2024 - 14107

Receipt Number: 20240522000087

Recorded Date/Time: May 22, 2024 12:27 PM

User: Kylee R

Station: ccl30

Record and Return To:

Corporation Service Company



STATE OF TEXAS
COUNTY OF JOHNSON

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 Johnson County, Texas.

April Long
Johnson County Clerk
Johnson County, TX

April Long