

  
MARY LOUISE NICHOLSON  
COUNTY CLERK

### MANAGEMENT CERTIFICATE

- ☐ Commencement, ☐ Change ☐ Termination for; **X** Revision to the Management Certificate Statute  
☐ Condominium Project, ☐ Townhome Project or **X** Residential Subdivision

The undersigned, being an officer of **The Monterra 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
- X** 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 Monterra**
2. Name of the association: **The Monterra Homeowners Association**
3. Recording data for the subdivision:  
**D199247720 October 01, 1999- Plat**  
**D200060289 March 23, 2000- Amended Plat**  
**D201232930 September 24, 2001- Plat**  
**D206063933 March 06, 2006- Amended Plat**  
**D207016702 January 16, 2007- Amended Plat**  
**D207199023 June 08, 2007- Replat along with any supplements or replats**
4. Recording data for the declaration and any amendments:  
**D2000026248 February 07, 2000- Declaration of Covenants, Conditions and Restrictions**  
**D201142116 June 21, 2001- Corrections Declaration of Covenants, Conditions and Restrictions**  
**D217147989 June 29, 2017- Amended to Declaration of Covenants, Conditions and Restrictions**
5. Name and mailing address of the association:  
**The Monterra 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: \$300**

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.

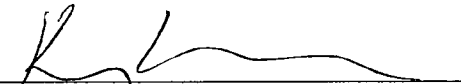
Allied HOA, LLC dba Allied HOA Management

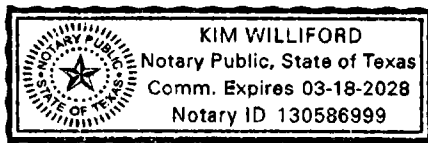
By   
(Signature)

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