


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 Windemere Homeowners Association Inc., 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: **Windemere Garden Townhomes**
2. Name of the association: **Windemere Homeowners Association Inc.**
3. Recording data for the subdivision:
D176069405 – November 1, 1976, Deed of Trust Incorporating Lot
4. Recording data for the declaration and any amendments:
D178044853 – July 14, 1978, Master Declaration of Covenants and Restrictions
D210182247- July 28, 2010, Amendment One to Declaration
5. Name and mailing address of the association:
Windemere Homeowners Association Inc.
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: **comwebportal.com/login**
8. Fees charged by the association relating to a property transfer:
Resale Fee: \$300- \$500
Rush Fee: \$75 -\$250
Transfer Fee: \$250
CondoCerts Fee: \$29.00
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 

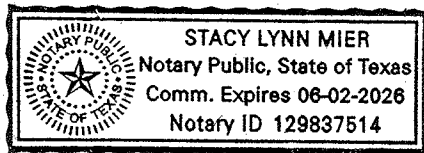

Signature

Nicole Zaitoon, CEO

Allied HOA Management as Managing Agent for
Windemere Homeowners Association Inc.

STATE OF TEXAS

COUNTY OF TARRANT

This instrument was acknowledged before me on February 6, 2023
by Nicole Zaitoon in the above stated capacity.Notary signature 

Notary Public for the State of Texas

Printed name of notary Stacy MierMy commission expires June 02, 2026**After recording, please return to managing agent or association named below:**

Windemere Homeowners Association Inc.

c/o Allied HOA Management

1900 Country Club Drive, Suite 120

Mansfield, TX 76063