

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 **Eastridge South 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.

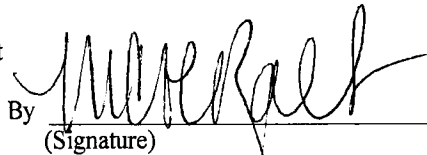
1. Name of the subdivision: **Eastridge South**
2. Name of the association: **Eastridge South Homeowners Association, Inc.**
3. Recording data for the subdivision:
0408685- March 19, 2004- Plat, Phase I
1017913-August 13, 2010-Plat, Phase II
1310390-May 2, 2013-Amending Plat, Phase II along with any supplements or replats
4. Recording data for the declaration and any amendments:
0411871-April 14, 2004-Declaration of Covenants, Conditions and Restrictions
1027657-December 22, 2010-Supplement to Declaration of Covenants, Conditions and Restrictions
1107020-April 11, 2011-Correction Supplement to Declaration of Covenants, Conditions and Restrictions
5. Name and mailing address of the association:
Eastridge South Homeowners Association, Inc.
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: \$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.

FILED FOR RECORD - ELLIS COUNTY, TEXAS
INST NO. 2533396 FILING DATE/TIME: October 6, 2025 at 8:28 AM

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)

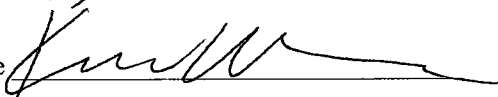
Nicole Zaitoon, CEO
Allied HOA Management as Managing Agent for
Eastridge South Homeowners Association, Inc.

STATE OF TEXAS
COUNTY OF TARRANT

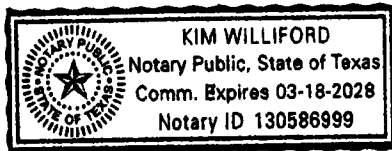
This instrument was acknowledged before me on

September 9, 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:

Eastridge South Homeowners Association, Inc.
c/o Allied HOA Management
651 E. Debbie Lane Bldg. 100
Mansfield, TX 76063

FILED FOR RECORD - ELLIS COUNTY, TEXAS
INST NO. 2533396 on October 6, 2025 at 8:28 AM

STATE OF TEXAS COUNTY OF ELLIS

I hereby certify this instrument was filed on the date
and time stamped hereon and was duly recorded in
the records of Ellis County, Texas as stamped hereon.

COUNTY CLERK, ELLIS COUNTY, TEXAS



