

*Mary Louise Nicholson*  
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 ended management of the Association named below; on December 31, 2025
- 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 along with any supplements or replats**
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**  
**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.

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 *Nicole Zaitoon*  
(Signature)

**Nicole Zaitoon, CEO  
Allied HOA Management as Managing Agent for  
Windemere Homeowners Association Inc.**

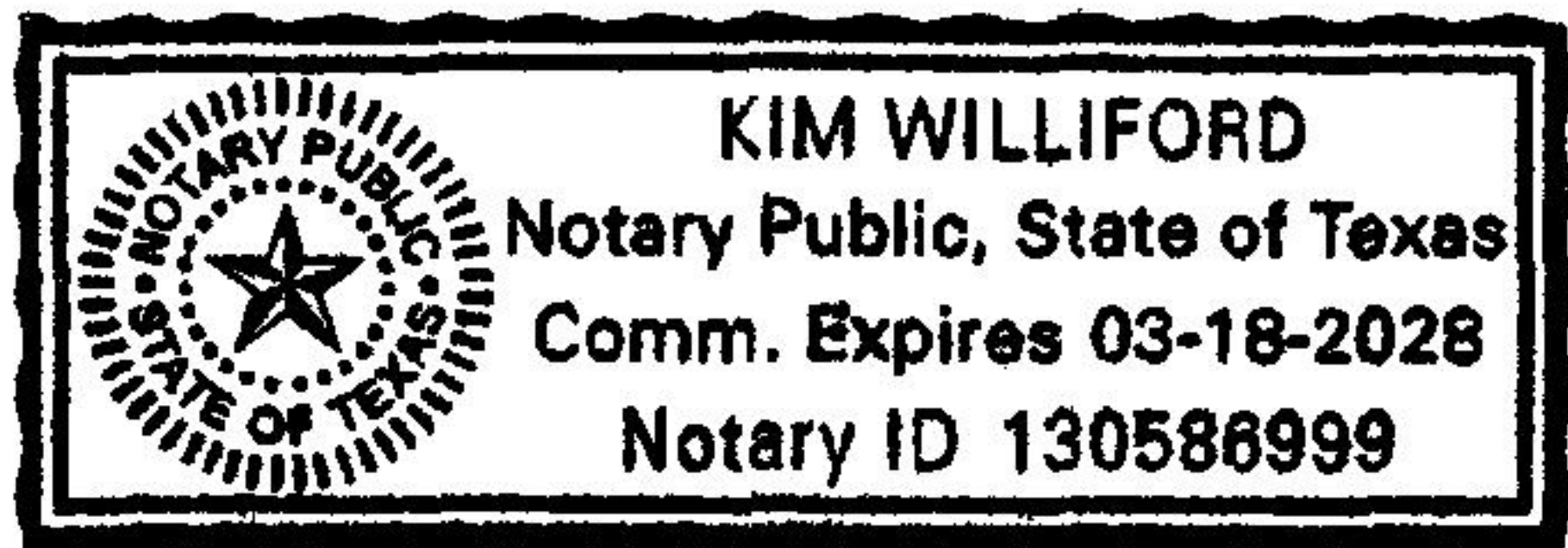
STATE OF TEXAS  
COUNTY OF TARRANT

This instrument was acknowledged before me on February 5, 2026  
by Nicole Zaitoon in the above stated capacity.

Notary signature *Kim Williford*  
Notary Public for the State of Texas

Printed name of notary Kim Williford

My commission expires \_\_\_\_\_



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

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

Unofficial