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 Lake Ridge Wildwood 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

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: **Lake Ridge Village II**

2. Name of the association: **Lake Ridge Wildwood Homeowners' Association**

3. Recording data for the subdivision:
198600567099 March 21, 1986, Plat along with any supplements or replats

4. Recording data for the declaration and any amendments:
198700155902 January 23, 1987, Declaration of Covenants, Conditions and Restrictions
200402582232 April 21, 2004, Notice of Filing of Dedicatory Instruments

5. Name and mailing address of the association:
Lake Ridge Wildwood 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:
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: $250.00
CondoCerts Fee: Up to $50
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
Lake Ridge Wildwood Homeowners' Association, Inc.

STATE OF TEXAS

COUNTY OF TARRANT

This instrument was acknowledged before me on February 29, 2024

by **Nicole Zaitoon** in the above stated capacity.

Notary signature _____

KIM WILLIFORD
Notary Public, State of Texas
Comm. Expires 03-17-2024
Notary ID 130586999

Notary Public for the State of Texas

Printed name of notary Kim Williford

My commission expires: 3-17-2024

After recording, please return to managing agent or association named below:
Lake Ridge Wildwood Homeowners' Association, Inc.
c/o Allied HOA Management
1900 Country Club Drive, Suite 120
Mansfield, TX 76063

Dallas County
John F. Warren
Dallas County Clerk

Instrument Number: 202400042314

eRecording - Real Property

Recorded On: March 01, 2024 03:51 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:	202400042314
Receipt Number:	20240301000781
Recorded Date/Time:	March 01, 2024 03:51 PM
User:	Lynn G
Station:	Cc147

Record and Return To:

CSC Global

STATE OF TEXAS
COUNTY OF DALLAS

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 Dallas County, Texas.**

John F. Warren
Dallas County Clerk
Dallas County, TX