

**CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE
FOR
THE RENAISSANCE ON TURTLE CREEK CONDOMINIUM ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTIES OF DALLAS §

The undersigned, being an Officer of The Renaissance on Turtle Creek Condominium Association, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 82.116 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:


1. Name of Condominium: The Renaissance Condominiums.
2. Name of Association: The Renaissance on Turtle Creek Condominium Association, Inc.
3. Location of the Condominium: The Renaissance Condominiums, 3225 Turtle Creek Blvd., Dallas, TX 75219.
4. Recording Data for the Condominium Declaration:
 - a. Declarations for The Renaissance, recorded on November 25, 2002, as Deed Book 230 at Page 06012, Real Property Records, Dallas County, Texas, as amended or supplemented from time to time.
 - b. Amendment to Declaration for The Renaissance, recorded under Deed Book 2003169 at Page 0049, Real Property Records, Dallas County, Texas.
 - c. Second Amendment for The Renaissance, recorded under Document No. 200600206331, Real Property Records, Dallas County, Texas.
 - d. Amendment to the Declaration for The Renaissance, recorded under Document 201300302212, Real Property Records, Dallas County, Texas.
 - e. Amendment to the Declaration for The Renaissance, recorded under Document 201500075281, Real Property Records, Dallas County, Texas.
5. Name and Mailing Address of the Association is: The Renaissance on Turtle Creek Condominium Association, Inc. c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.
6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: The Renaissance on Turtle Creek Condominium Association, Inc. c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.
7. Telephone Number to Contact the Association is: 214-871-9700.

8. Email Address to Contact the Association: Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o FirstService Residential via <https://www.fsresidential.com/texas/resale-and-lender-documents>. Alternatively, you may contact the office for FirstService Residential by e-mail at Mgmt-CertificateTX@fsresidential.com.
9. The Association's website is: <https://TheRenaissance.connectresident.com>
10. Fees charged by the Association upon the sale or transfer of a Unit:

Transfer Fee	\$340.00
Resale Disclosure Package (6-10 days; 3-5 days; 1-2 days)	\$375; \$450; \$500
Resale Disclosure Update (within 60 days of original request)	\$75.00
Refinance Certificate Fee (6-10 days; 3-5 days; 1-2 days)	\$150; \$225; \$275
HOA Questionnaire (optional) – (Single Family)	\$250.00
Loan Estimate Questionnaire (optional) – (Single Family)	\$100.00
Custom Lender Form Mortgage Questionnaire – (Condominiums)	\$350.00
Uniform Condo Questionnaire (6-10 days; 3-5 days; 1-2 days)	\$220; \$275; \$325
Working Capital Fee/Reserves Contribution	Equal to 2 months' dues

Executed on this the 9th day of January 2024.

The Renaissance on Turtle Creek Condominium Association, Inc., a Texas non-profit corporation

By: 
President, Officer

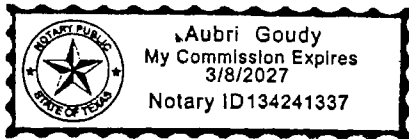
THE STATE OF TEXAS

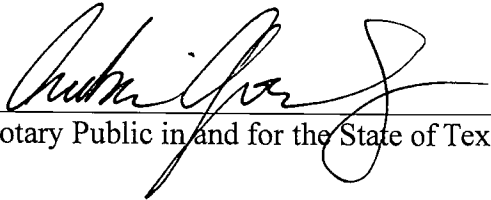
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ACKNOWLEDGMENT

COUNTY OF DALLAS

BEFORE ME, the undersigned notary public, on this the 9 day of January 2024 personally appeared David Hall, Officer of The Renaissance on Turtle Creek Condominium Association, Inc. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed and on behalf of the Association.




Notary Public in and for the State of Texas

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202400009269

eRecording - Real Property

Recorded On: January 16, 2024 11:42 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

******* 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: 202400009269
Receipt Number: 20240116000449
Recorded Date/Time: January 16, 2024 11:42 AM
User: Kevin T
Station: CC123.dal.ccdc

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