

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
FOR
PLAZA AT TURTLE CREEK RESIDENCES ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTIES OF DALLAS §

The undersigned, being an Officer of Plaza at Turtle Creek Residences 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: Plaza at Turtle Creek Residences.
2. Name of Association: Plaza at Turtle Creek Residences Association, Inc.
3. Location of the Condominium:
 - a. Plaza at Turtle Creek, 3102 Oak Lawn Avenue, Suite 202, Dallas, Texas 75219.
4. Recording Data for the Condominium Declaration:
 - a. Declaration of Covenants Conditions and Restrictions for Plaza at Turtle Creek Residences, a Condominium is recorded on April 19, 2001, in Volume 2001078, Page 00040 in the Condominium Records of Dallas County, Texas as amended or supplemented from time to time as:
 - i. First Amendment to Declaration of Covenants Conditions and Restrictions for Plaza at Turtle Creek Residences, a Condominium is recorded on May 1, 2001, in Volume 200 I 086, Page 00060 in the Condominium Records of Dallas County, Texas.
 - ii. Second Amendment to Declaration of Covenants Conditions and Restrictions for Plaza at Turtle Creek Residences, a Condominium is recorded on October 1, 2001, in Volume 2001191, Page 3835 in the Condominium Records of Dallas County, Texas.
 - iii. Third Amendment to Declaration of Covenants Conditions and Restrictions for Plaza at Turtle Creek Residences, a Condominium is recorded on October 24, 2003, in Volume 2003213, Page 3634 in the Condominium Records of Dallas County, Texas.
 - iv. Fourth Amendment to Declaration of Covenants Conditions and Restrictions for Plaza at Turtle Creek Residences, a Condominium is recorded on August 11, 2004, in Volume 2004154, Page 11009 in the Condominium Records of Dallas County, Texas.
 - v. Fifth Amendment to Declaration of Covenants Conditions and Restrictions for Plaza at Turtle Creek Residences, a Condominium is recorded on July 19, 2006, as instrument No. 200600262689 in the Condominium Records of Dallas County, Texas.

- vi. Six Amendment to Declaration of Covenants Conditions and Restrictions for Plaza at Turtle Creek Residences, a Condominium is recorded on July 17, 2007, as instrument No 20070257094 in the Official Public Records of Dallas County, Texas.
5. Name and Mailing Address of the Association is: Plaza at Turtle Creek Residences 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: Plaza at Turtle Creek Residences 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://PlazaatTurtleCreek.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 28th day of October 2024.

Plaza at Turtle Creek Residences Association, Inc., a
Texas non-profit corporation

By: Andrew M Choogian
President, Officer

THE STATE OF TEXAS

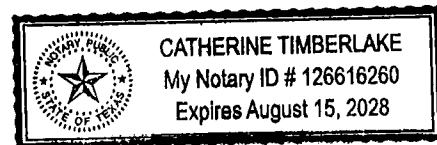
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ACKNOWLEDGMENT

COUNTY OF DALLAS

BEFORE ME, the undersigned notary public, on this the 28th day of October 2024 personally appeared ANDREW M CHOOGIAN, Officer of Plaza at Turtle Creek Residences 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.

Cathy Timberlake
Notary Public in and for the State of Texas



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

Instrument Number: 202400222178

eRecording - Real Property

Recorded On: November 01, 2024 11:27 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: 202400222178
Receipt Number: 20241101000121
Recorded Date/Time: November 01, 2024 11:27 AM
User: Tineka S
Station: Cc102

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