



**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
for  
TURTLE CREEK VILLAGE OWNERS ASSOCIATION, INC.**

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THE STATE OF TEXAS       §  
  §  
COUNTY OF WILLIAMSON §

The undersigned, being the Managing Agent for Turtle Creek Village Owners Association, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Turtle Creek Village.
2. Name of Association: The name of the Association is Turtle Creek Village Owners Association, Inc.
3. Recording Data for the Subdivision:
  - a. Property described by metes and bounds on Exhibit "A" attached to the "Declaration of Covenants, Conditions, and Restrictions Turtle Creek Village PUD" recorded in the Official Public Records of Real Property of Williamson County, Texas under Clerk's File No. 2003094262 (which said Exhibit "A" is incorporated herein by reference).
  - b. Turtle Creek Village, Phase One, Section A, a subdivision in Williamson County, Texas according to the map or plat thereof recorded in Cabinet X, Slides 104-108 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
  - c. Turtle Creek Village, Phase One, Section B, a subdivision in Williamson County, Texas according to the map or plat thereof recorded in Cabinet X, Slide 87, *et seq.* of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
  - d. Turtle Creek Village, Phase Two, a subdivision in Williamson County, Texas according to the map or plat thereof recorded in Cabinet X, Slide 155, *et seq.* of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.

- e. Turtle Creek Village, Phase Two, Section A, a subdivision in Williamson County, Texas according to the map or plat thereof recorded in Cabinet DD, Slides 235-239 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- f. Turtle Creek Village, Phase Two, Section B, a subdivision in Williamson County, Texas according to the map or plat thereof recorded in Cabinet EE, Slides 18-19 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- g- Turtle Creek Village, Phase Three, a subdivision in Williamson County, Texas according to the map or plat thereof recorded in Cabinet X, Slides 366-370 and in Cabinet GG, Slides 132-135 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- h. Turtle Creek Village, Phase Four, a subdivision in Williamson County, Texas according to the map or plat thereof recorded in Cabinet Y, Slides 210-214 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- i. Lot 6, Block Q in Turtle Creek Village Phase Four, Section B, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Document No. 2012003590 of the Official Public Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- f Turtle Creek Village Phase Five, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Document No. 2013006913 of the Official Public Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- k. Turtle Creek Village, Phase Six, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Document No. 2014010525 of the Official Public Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- l. Turtle Creek Village, Phase Seven, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Document No. 2015006516 of the Official Public Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- m. Turtle Creek Village, Eight, a subdivision in Williamson County, Texas according to the map or plat thereof recorded in Cabinet Z,

Slides 313-317 as amended in Cabinet AA, Slides 74-75 SAVE AND EXCEPT Lot 1, Block Q, of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration:

a. Documents:

- (1) Declaration of Covenants, Conditions, and Restrictions Turtle Creek Village PUD.
- (2) First Amendment to Declaration of Covenants, Conditions, and Restrictions Turtle Creek Village PUD.
- (3) Second Amendment to Declaration of Covenants, Conditions, and Restrictions Turtle Creek Village PUD.
- (4) Amendment to Declaration of Covenants, Conditions and Restrictions Turtle Creek Village PUD.
- (5) Fourth Amendment to Declaration of Covenants, Conditions and Restrictions Turtle Creek Village PUD.
- (6) Fifth Amendment to Declaration of Covenants, Conditions, and Restrictions Turtle Creek Village PUD.
- (7) Sixth Amendment to Declaration of Covenants, Conditions and Restrictions Turtle Creek Village PUD.
- (8) Seventh Amendment to Declaration of Covenants, Conditions and Restrictions Turtle Creek Village PUD.
- (9) Eighth Amendment to Declaration of Covenants, Conditions and Restrictions Turtle Creek Village PUD.
- (10) Ninth Amendment to Declaration of Covenants, Conditions and Restrictions Turtle Creek Village PUD.
- (11) Notice of Annexation/ Addition to Declaration of Covenants, Conditions, and Restrictions for Turtle Creek Village PUD [Phase Two, Section A].
- (12) Subordinate Declaration of Covenants, Conditions and Restrictions Turtle Creek Village PUD [Phase Two, Section A].
- (13) Notice of Annexation/ Addition to Declaration of Covenants, Conditions, and Restrictions for Turtle Creek Village PUD [Phase Three].
- (14) Notice of Addition of Land to Turtle Creek Village PUD Declaration of Covenants, Conditions and Restrictions [Lot 6, Block Q, Phase Four, Section B].
- (15) Notice of Addition of Land to Declaration of Covenants, Conditions and Restrictions Turtle Creek Village PUD [Phase Six].
- (16) Turtle Creek Village PUD Subordinate Declaration [Phase 7].
- (17) Exemption and Withdrawal of Property from Turtle Creek Master Declaration of Covenants, Conditions and Restrictions and Restrictive Covenant.

- (18) Turtle Creek Village Notice of Service Area - Service Area Number 1.
- (19) Notice of Service Area Designation - Service Area Number 2.
- (20) Turtle Creek Village PUD Notice of Addition to Service Area - Service Area Number 2.
- (21) Amended and Restated Subordinate Declaration and Declaration of Condominium Regime for Turtle Creek Village Condominiums.
- (22) First Amendment to Amended and Restated Subordinate Declaration and Declaration of Condominium Regime for Turtle Creek Village Condominiums.
- (23) Second Amendment to Amended and Restated Subordinate Declaration and Declaration of Condominium Regime for Turtle Creek Village Condominiums.
- (24) Third Amendment to Amended and Restated Subordinate Declaration and Declaration of Condominium Regime for Turtle Creek Village Condominiums.
- (25) Fourth Amendment to Amended and Restated Subordinate Declaration and Declaration of Condominium Regime for Turtle Creek Village Condominiums.
- (26) Fifth Amendment to Amended and Restated Subordinate Declaration and Declaration of Condominium Regime for Turtle Creek Village Condominiums.
- (27) Sixth Amendment to Amended and Restated Subordinate Declaration and Declaration of Condominium Regime for Turtle Creek Village Condominiums.
- (28) Seventh Amendment to Amended and Restated Subordinate Declaration and Declaration of Condominium Regime for Turtle Creek Village Condominiums.
- (29) Eighth Amendment to Amended and Restated Subordinate Declaration and Declaration of Condominium Regime for Turtle Creek Village Condominiums.

b. Recording Information:

- (1) Williamson County Clerk's File No. 2003094262.
- (2) Williamson County Clerk's File No. 2004091013.
- (3) Williamson County Clerk's File No. 2005007224.
- (4) Williamson County Clerk's File No. 2005081984.
- (5) Williamson County Clerk's File No. 2012043670.
- (6) Williamson County Clerk's File No. 2012092984.
- (7) Williamson County Clerk's File No. 2013025676.
- (8) Williamson County Clerk's File No. 2015073706.
- (9) Williamson County Clerk's File No. 2016022350.
- (10) Williamson County Clerk's File No. 2017065706.
- (11) Williamson County Clerk's File No. 2007080994.
- (12) Williamson County Clerk's File No. 2013026150.

- (13) Williamson County Clerk's File No. 2010025790.
- (14) Williamson County Clerk's File No. 2015075627.
- (15) Williamson County Clerk's File No. 2014017059.
- (16) Williamson County Clerk's File No. 2017066224.
- (17) Williamson County Clerk's File No. 2005029305.
- (18) Williamson County Clerk's File No. 2005081985.
- (19) Williamson County Clerk's File No. 2013025872.
- (20) Williamson County Clerk's File No. 2017066817.
- (21) Williamson County Clerk's File No. 2015080969.
- (22) Williamson County Clerk's File No. 2015101758.
- (23) Williamson County Clerk's File No. 2015104293.
- (24) Williamson County Clerk's File No. 2016003984.
- (25) Williamson County Clerk's File No. 2018024673.
- (26) Williamson County Clerk's File No. 2018048764.
- (27) Williamson County Clerk's File No. 2018070441.
- (28) Williamson County Clerk's File No. 2018082579.
- (29) Williamson County Clerk's File No. 2018100710.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Turtle Creek Village Owners Association, Inc. c/o Ascension PM, P.O. Box 310, Rogers, Texas 76569.

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is:

Ascension PM LLC  
P.O. Box 310  
Rogers, TX 76569  
512-255-1671  
[admin@ascensionpm.com](mailto:admin@ascensionpm.com)

7. The Association's Dedicatory Instruments are available to Members online at:  
[www.turtlecreekrrtx.com](http://www.turtlecreekrrtx.com).

8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate	\$ 375.00
Resale Certificate Update	\$ 75.00
Working Capital Assessment [Declaration Article X, Section 10.07]	Each Owner of a Lot (other than Declarant) will pay a one-time Working Capital Assessment in the

	<p>amount of \$100.00. A Condominium Unit will not be considered a Lot subject to the Working Capital Assessment. The Working Capital Assessment will be due and payable by the transferee to the Association immediately upon each transfer of title to the Lot. Some exemptions apply. The Working Capital Assessment amount must be confirmed by the Association..</p>
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Executed on this 25 day of August, 2025

TURTLE CREEK VILLAGE OWNERS  
ASSOCIATION, INC.

By: Ascension PM LLC,  
Managing Agent

Bv: 

Printed: Kristen Woolstrum

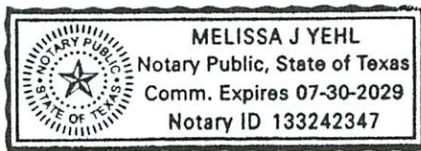
Title Manager

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. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

STATE OF TEXAS

COUNTY OF Williamson

BEFORE ME, the undersigned notary public, on this 25<sup>th</sup> day of August, 2025 personally appeared Kristen Woolstrum, Property Manager for Ascension PM, LLC, Managing Agent for Turtle Creek Village Owners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she/he executed the same for the purpose and in the capacity therein expressed.



Notary signature

Melissa J Yehl

Notary Public for the State of

Texas

Printed name of notary

Melissa Jo Yehl

My commission expires

07-30-2029

After recording, please return to:

Ascension PM, LLC  
P.O. Box 310  
Rogers, TX 76569

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS 2025070637

Fee: \$49.00

09/08/2025 09:15 AM

VDONNELLY



Nancy E. Rister

Nancy E. Rister, County Clerk  
Williamson County, Texas