



CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE

The Grand at Turtle Creek Condominiums.

STATE OF TEXAS
COUNTY OF DALLAS

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KNOW ALL MEN BY THESE PRESENTS:

Pursuant to the provisions of Section 82.116 of the Texas Property Code, the undersigned single family owners association hereby records this Association Management Certificate for The Grand at Turtle Creek Condominium Association. This instrument corrects, amends, restates and entirely replaces all management certificates for this subdivision that were previously recorded in the Real Property Records of Dallas, Texas.

1. The name of the Condominium is: The Grand at Turtle Creek Condominiums
2. The name of the Condominium association: for The Grand at Turtle Creek Condominium Association, Inc.

The location of the Condominium is: Being all of Lot 2C in Block 1/981 of Cityplace Southwest Two, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 2002012, Page 33, Map Records, Dallas County, Texas

1. The recording date for the subdivisions is: A condominium project to the City of Dallas, Dallas County, Texas, according to the Declaration of Condominium, recorded on July 18, 2006. Real Property Records, Instrument# 201600148117, Dallas County, Texas as it may be amended or supplemented from time to time.
2. The name and mailing address of the Association: The Grand at Turtle Creek Condominium Association; 1202 Richardson Drive, Suite 200, Richardson TX, 75080
3. The name, mailing address, telephone number, and email address of the manager of the Association:
Name: Proper HOA Management, LLC
ATTN: Prane Kerley
Mailing Address: 1202 Richardson Drive, Suite 200, Richardson TX, 75080
Phone Number: 214-378-1112
Email Address: Certificate@properhoamanage.com
4. Website for Dedicatory Instruments: www.properhoamanage.com, select "Homeowner Login" on the top right, and enter your account credentials.

5. The amount and charged by the transfer in the

description of a fee or fees
Association relating to a property
condominium:

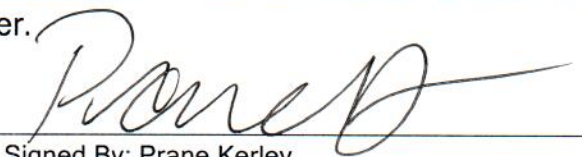
Resale Certificate: \$375
Transfer Fee: \$300
First Right of Refusal: \$100
Optional Inspection Fee: \$150

For all resale and questionnaire information, please go to ProperHOAManage.com

[ACKNOWLEDGEMENT FOLLOWS]

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Condominium Association Management Certificate for the association identified below. It shall be valid until a later Management Certificate is filed by the Association or until termination of this Management Certificate is filed of record, whichever is sooner.



Signed By: Prane Kerley

On Behalf of Proper HOA Management, Managing Agent for The Buena Vista Homeowners Association, Inc.
Signed on (8/30/2023)

After recording, please return to:

**Proper HOA Management
1202 Richardson Drive, Suite 200
Richardson, TX 75080
ATTN: Prane Kerley**



STATE OF TEXAS

COUNTY OF DALLAS

The foregoing instrument was acknowledged before me this 23 day of October, 2023,
by Phanie Kerley President of Proper HOA Management

A handwritten signature in cursive script, appearing to read "Shannon Kidwill", written over a horizontal line.

Notary Public Signature

The name "Shannon Kidwill" written in a cursive script.

Print or Stamp Commissioned Name of Notary

