



VG-364-2024-202400237366

Dallas County
John F. Warren
Dallas County Clerk

Instrument Number: 202400237366

Real Property Recordings

Recorded On: November 21, 2024 04:25 PM

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: 202400237366
Receipt Number: 20241121000854
Recorded Date/Time: November 21, 2024 04:25 PM
User: Thelma B
Station: Cc133

Record and Return To:

TWENTY- ONE TURTLE CREEK CONDOMINIUMS
3833 TURTLE CREEK BLVD

DALLAS TX 75219



STATE OF TEXAS

Dallas County

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

CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE
for
TWENTY-ONE TURTLE CREEK CONDOMINIUM ASSOCIATION

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

The undersigned, being the Board President of Twenty-One Turtle Creek Condominium Association, a non-profit corporation ("Association") 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: Twenty-One Turtle Creek
2. Name of Association: Twenty-One Turtle Creek Condominium Association
3. Location of Condominium: The location of the condominium is 3833 Turtle Creek Boulevard, Dallas, Texas 75219
4. Recording Date for the Declaration: *
 - a. Documents:
 - (1) Condominium Declaration for Twenty-One Turtle Creek Condominium Association.
 - b. Recording Information:
 - (1) Volume 8007, Page 0013, *et seq.* in the Official Public Records of Real Property of Dallas County, Texas.
5. Mailing Address of the Association or the person or Entity Managing the Association: The mailing address of Twenty-One Turtle Creek Condominium Association, c/o Action Property Management, Inc., 1920 McKinney Ave., 7th Floor, Dallas, Texas 95201.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Twenty-One Turtle Creek Condominium Association c/o Action Property Management, Inc. Address: 1920 McKinney Ave., 7th Floor, Dallas, Texas 95201. Phone No.: (800) 400-2284. Email Address: txmanagementcertificates@actionlife.com.

7. The Association's Dedicatory Instruments are Available to Members Online at:
<https://resident.actionlife.com>
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Action Property Management, Inc. Transfer Fee	\$375.00 or more not to exceed the maximum allowable rate.
Working Capital Fund	Equal to 1 months dues. The Working Capital Fund fee amount must be confirmed with the Association.
Resale Update Fee	\$75.00
Lender Certificate Fee	\$225.00

Executed on this 19 day of November, 2024

Twenty-One Turtle Creek Condominium Association

By: 
David Curry, Board President

*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 shall rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned notary public, on this 19 day of November, 2024 personally appeared David Curry, Board President of Twenty-One Turtle Creek Condominium Association, 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.





Notary Public in and for the State of Texas