

**MANAGEMENT CERTIFICATE  
FOR  
TURTLE COVE RESIDENTIAL ASSOCIATION, INC.**

STATE OF TEXAS                   §  
                                          §       KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF ROCKWALL       §

The undersigned, being the Managing Agent of Turtle Cove Residential Association, Inc., and in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed.

1.     The name of the subdivision: Turtle Cove.
2.     The name of the Association: Turtle Cove Residential Association, Inc.
3.     The recording data for the subdivision: See Exhibit A.
4.     The name and mailing address of the Association:

Turtle Cove Residential Asso  
c/o Neighborhood Management Inc  
1024 S Greenville Ave, Suite 230  
Allen, TX. 75002

5.     The name and contact information for the Managing Agent of the Association:

Neighborhood Management, Inc.  
Beverly Coghlan  
1024 S. Greenville Ave, Suite 230  
Allen, TX 75002  
Phone: 972-359-1548  
Email Address: managementcertificate@nmitx.com

6.     Website for Dedicatory Instruments: <https://neighborhoodmanagement.com>
7.     The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

Resale Certificate:       \$375.00  
Transfer Fee:            \$250.00  
Optional Inspection Fee: \$150.00.

{ACKNOWLEDGEMENT PAGE FOLLOWS}

**ACKNOWLEDGEMENT**

The foregoing is a true and correct copy of the Management Certificate for the association identified below.

**TURTLE COVE RESIDENTIAL ASSOCIATION, INC.**  
a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: Beverly Coghlan

Name: Beverly Coghlan

STATE OF TEXAS

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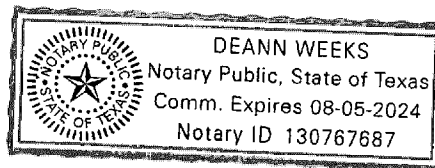
COUNTY OF COLLIN

§

This instrument was acknowledged before me on the 5 day of March, 20 24 by Beverly Coghlan, Agent for the Association of TURTLE COVE RESIDENTIAL ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks

Notary Public Signature, State of Texas



**EXHIBIT A**

<b>Document</b>	<b>Recording Information</b>
Turtle Cove Addition – June 20, 1985	Document No. B/235
Turtle Cove Addition – Replat – April 3, 1996	Document No. C/315
Turtle Cove Addition, Ph II – February 17, 1998	Document No. D/73
Turtle Cove Addition, Ph III – April 11, 2000	Document No. D/253
Turtle Cove Addition, Ph III Replat – January 10, 2001	Document No. D/353
Declaration of Covenants, Conditions and Restrictions for Turtle Cove Residential Association, Inc. – August 29, 1996	Document No. 1153/1-19960000165337
First Supplemental Declaration (Turtle Cove, Ph II) – August 3, 1998	Document No. 1437/190 - 19980000188776
Second Supplemental Declaration (Turtle Cove, Ph III) – October 19, 2000	Document No. 1987/35 - 20000000226314
First Amendment to Declaration – November 23, 2004	Document No. 3785/32/ 20040000317466
Declaration Amendment – March 23, 2015	Document No. 20150000003823
Second Amendment to Declaration – May 6, 2022	Document No. 20220000010243

Electronically Filed and Recorded  
Official Public Records  
Jennifer Fogg, County Clerk  
Rockwall County, Texas  
03/06/2024 11:43:42 AM  
Fee: \$33.00  
20240000003823



*Jennifer Fogg*