

CONDOMINIUM ASSOCIATION
MANAGEMENT CERTIFICATE

for

THE BEVERLY ON TURTLE CREEK CONDOMINIUM ASSOCIATION

STATE OF TEXAS §
COUNTY OF DALLAS §

The undersigned, being the TREASURER (board position) of The Beverly on 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 the Condominium: The name of the condominium is The Beverly on Turtle Creek.
2. Name of the Association: The name of the Association is The Beverly on Turtle Creek Condominium Association.
3. Location of the Condominium: The condominium location is 3621 Turtle Creek Blvd., Dallas, TX 75219.
4. Recording Date for the Declaration*: The Association's Jurisdiction includes, but may not be limited to, the property subject to the Declaration of Condominiums recorded on or about March 9, 1981 in Volume 81049, Page 1306 in the Official Public Records of Dallas County, Texas, as amended from time to time, including (1) the First Amendment recorded on or about May 15, 1989 in Volume 89094, Page 0052 (collectively, The Declaration).
5. Name and Mailing Address of the Association: The name and mailing address of the Association is The Beverly on Turtle Creek Condominium Association c/o WRMC, 6565 N. MacArthur Blvd #420, Irving, TX 75039.
6. The Contact Information for the Association's Designated Representative: The contact information for the designated representative of the Association is:
WRMC
6565 N. MacArthur Blvd #420
Irving, TX 75039
855.435.4596
info4hoa@worthross.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: www.wrmcinc.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 Disclosure Package Fee	\$375.00

Resale Certificate Update Fee	\$75.00
Rush Fee (in addition to the Resale Disclosure Package Fee) 3 business days (Optional)	\$450.00
Expedited Fee (in addition to the Resale Disclosure Package Fee) 1 business day (Optional)	\$500.00
Transfer Fee	\$375.00
Working Capital Contribution	2 months assessments

EXECUTED on this 21st day of January, 2026.

THE BEVERLY ON TURTLE CREEK CONDOMINIUM ASSOCIATION

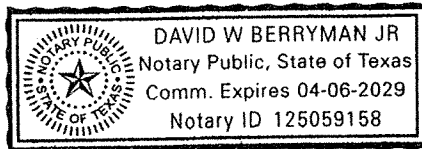
By: _____
Printed: ERIC D. ROSSANO
Its: _____

*This Management Certificate does not purport to identify every publicly recorded document affecting the Association, or to report every piece of information pertinent to the Association. Rather, the purpose of the Management Certificate is to provide information sufficient for a title company or others to correctly identify the Association 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 DALLAS §

BEFORE ME, the undersigned notary public, on this 21st day of January, 2026 personally appeared Eric Rossano (name), Treasurer (board position) of The Beverly on 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.

[Signature]
Notary Public in and for the State of Texas



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

Instrument Number: 202600016111

eRecording - Real Property

Recorded On: January 23, 2026 03:01 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

******* 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: 202600016111
Receipt Number: 20260123000598
Recorded Date/Time: January 23, 2026 03:01 PM
User: Kevin T
Station: CC123.dal.ccdc

Record and Return To:

Simplifile



**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

A handwritten signature in black ink, appearing to be "JFW", is written over the printed name of John F. Warren.