D225019486
02/05/2025 12:11 PM Page: 1 of 3 Fees: $24.00
PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
SUBMITTER: COTTEN SCHMIDT LLP

MARY LOUISE NICHOLSON
COUNTY CLERK

Management Certificate Westgate Townhouses Homeowners Association dba Turtlerock Homeowners Association Inc.

STATE OF TEXAS

COUNTY OF TARRANT

MANAGEMENT CERTIFICATE

In accordance with Texas Property Code Section 209.004, Texas Residential Property Owners Protection Act, Westgate Townhouses Homeowners Association, Inc., a Texas non-profit Corporation, certifies as to the following:

1. The names and recording data of the residential subdivisions subject to the *Texas Residential Property Owners Protection Act* are **Westgate Square, First Section and Second Section, additions to the City of Arlington, Tarrant County, Texas according to the Plats thereof recorded in Volume 388-70, pages 40 and 41 respectively of the Plat Records of Tarrant County, Texas.**

2. The name of the property owner's association managing or regulating the subdivision is ***Westgate Townhouses Homeowners Association, Inc.***, a Texas non-profit corporation doing business as ***Turtlerock Homeowners Association*** acting by and through its Board of Directors and Officers.

3. Both subdivisions are subject to the following Declaration and Amendments that authorize the Association to govern the subdivision, that impose regular and special assessments on all or a majority of the property in said subdivision, and the create liens upon real property and improvements in both subdivisions:

   a. ***Declaration of Covenants and Restrictions,*** dated August 10, 1972 recorded August 14, 1972 as in **Volume 5296, page 23 et seq, of the Deed Records of Tarrant County, Texas;**

   b. ***Amendment to Declarations of Covenants and Restrictions*** dated May 4, 1973 recorded May 31, 1973 as in **Volume 5460, page 300, et seq, Deed Records of Tarrant County, Texas;**

   c. ***Second Amendment to Declaration of Covenants and Restrictions,*** recorded under **Clerk's Instrument No. D197183776, Deed Records of Tarrant County, Texas;** and

   d. ***Third Amendment to Declaration of Covenants and Restrictions,*** dated August 28, 2008, recorded November 24, 2008 as **Instrument No. D208436825, Deed Records of Tarrant County, Texas.**

4. The name and mailing address for the Association is as follows:
   Turtlerock Homeowners Association
   2627 Westchester Drive
   Arlington, Texas 76015-1140

5. The name, mailing address, telephone number, and email address of the Management Agent for the Association is, or if no Management Agent, the name, mailing address, telephone number and email address of the Association's designated representative(s) are:

   a. Management Agent: None
   (or)

   b. Designated Representative (1):
   Name: Alice Bleeker
   Title: President
   Mailing: Address: 2627 Westchester Drive
   Arlington, Texas 76015-1140
   Telephone Number: 817-860-5840
   Email Address: turtlerockpoa@yahoo.com

   Designated Representative (2):
   Name: Jennifer Howes
   Title: Treasurer
   Mailing: Address: 2627 Westchester Drive
   Arlington, Texas 76015-1140
   Telephone Number: 817-860-5840
   Email Address: turtlerockpoa@yahoo.com

6. The website address of any Internet website on which the Association's Dedicatory Instruments are available in accordance with Section 207.006 Texas Property Code is Turtlerockpoa.org.

7. The amount and description of any fee or fees charged by the Association relating to a transfer of property in the subdivision is: $ 300.00 for subdivision information and resale certificate.

EXECUTED as of ~~January~~ February 3, 2025.

WESTGATE TOWNHOUSES HOMEOWNERS ASSOCIATION, INC
dba TURTLEROCK HOMEOWNERS ASSOCIATION, a Texas non-profit corporation

By: Alice Bleeker

Name: Alice Bleeker
Title: President

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME on this 3 day of ~~January~~ February 2025, BY: Alice Bleeker as President of the Turtlerock Homeowners Association.

WASEM ELSALEH
Notary ID #133623122
My Commission Expires
March 3, 2026

NOTARY PUBLIC-STATE OF TEXAS

Wasem . ELSaleh
PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES 03/03/2026



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
02/05/2025 12:11 PM

D225019486
PROPERTY OWNERS ASSOCIATION MANAGEMENT CE
Pages: 3
Fees: $24.00

MARY LOUISE NICHOLSON
COUNTY CLERK

Mary Louise Nicholson
Tarrant County Clerk

100 W. Weatherford
Fort Worth, TX 76196
(817) 884 - 1195
wm-countyclerk@tarrantcounty.com

OFFICIAL RECEIPT

RECEIPT NUMBER	DATE
6470588	02/05/2025 12:11:35 PM

Issued to: COTTEN SCHMIDT LLP
301 COMMERCE STREET STE 2900
FORT WORTH, TX 76102

For Payment of:

	Type	Pages	Reference #	Fees
1	PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE	2	D225019486	$24.00
			Total:	**$24.00**

Amount Paid: **$24.00**
Change: $0.00

Method of Payment:	Reference Number:	Amount:
Check	56717	$24.00

THANK YOU
Mary Louise Nicholson
County Clerk
Recording life's events since 2011

Clerk: Veronica G

Your feedback is important to us.
Scan the QR Code and let us know how our service was today.