



**Quail Green West Homeowners Association, Inc.
PROPERTY OWNERS ASSOCIATION
FOURTH AMENDED MANAGEMENT CERTIFICATE**

This Property Owners Association Management Certificate is recorded pursuant to Chapter 209.004 of the Texas Property Code, and is as follows:

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

QUAIL GREEN WEST HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation, files this Property Owners Association Third Amended Management Certificate, pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificate, as follows:

1. The name of the Subdivision is: Quail Green West;
2. The name of the Association is: QUAIL GREEN WEST HOMEOWNERS ASSOCIATION, INC.
3. QUAIL GREEN WEST HOMEOWNERS ASSOCIATION, INC. is a nonprofit corporation.
 - a. Articles of Incorporation of QUAIL GREEN WEST HOMEOWNERS ASSOCIATION, INC. was filed on May 24, 1979, in the Office of the Secretary of State of Texas under Document #4411521.
4. The recording data (i.e., map or plat reference) for each Section of the Subdivision is as follows:
 - a. Quail Green West, Section One, under Instrument No. 1174702;
 - b. Partial Replat of Blocks 13, 14, 15, and 16, Quail Green West, Section One, under Instrument No. 1174707;
 - c. Quail Green West, Section Two, under Instrument No. 1174708;
 - d. Quail Green West, Section Three, under Instrument No. 1174713;
 - e. Replat of Quail Green West, Section Three, under Instrument No. 1174716;
5. The recording data for the Declaration of Covenants, Conditions and Restrictions (i.e., deed restrictions) for each Section of the Subdivision:
 - a. Declaration of Covenants, Conditions and Restrictions Quail Green West, Section One, under Instrument No. 79098579;
 - b. Amendment of Declaration of Covenants, Conditions and Restrictions Quail Green West, Section One, under Instrument No. 80026656;
 - c. Second Amendment of Declaration of Covenants, Conditions and Restrictions Quail Green West, Section One, under Instrument No. 81054034;
 - d. Declaration of Covenants, Conditions and Restrictions Quail Green West, Section Two, under Instrument No. 83026611;
 - e. Amendment of Declaration of Covenants, Conditions and Restrictions Quail Green West, Section Two, under Instrument No. 83046365;
 - f. Amendment of Declaration of Covenants, Conditions and Restrictions Quail Green West, Section Two, under Instrument No. 84005935;

- g. Amendment of Declaration of Covenants, Conditions and Restrictions Quail Green West, Section Two, under Instrument No. 84003857;
- h. Declaration of Covenants, Conditions and Restrictions Quail Green West, Section Three, under Instrument No. 83026612;
- i. Amendment of Declaration of Covenants, Conditions and Restrictions Quail Green West, Section Three, under Instrument No. 84012160;

6. The recording dates for the following documents are provided below:

Quail Green West Homeowners Association, Inc. – Collections Policy filed on March 20, 2017, under Document #2017028935 of the Official Public Record of Fort Bend County, Texas.

7. The name and mailing address of the Association is:

- a. Quail Green West Homeowners Association.,
c/o UPMC – Unified Property Management Company;
12620 FM 1960 Rd., Ste. A4, PMB 214, Houston, TX 77065.

8. Managing Agent: UPMC – Unified Property Management Company

Contact Information: Sherita Hunter; shunter@upmc-management.com; Phone: 281-477-7865;
Address: 12620 FM 1960 Rd., Ste. A4, PMB 214, Houston, TX 77065.

Website: <https://www.upmc-management.com/>

Email: shunter@upmc-management.com

9. Fees:


- a. Resale Certificate: \$375.00
- b. Resale Certificate update Fee: \$75.00
- c. Refinance Fee: \$250.00
- d. Transfer / Conveyance Fee: \$300.00
- e. Statement of Account: \$175.00

10. The Association's website address is: <https://www.quailgreenwesthoa.com>.

11. This certificate is filed of record in the county where the above-described project is located. It should be valid until an amended Management Certificate is filed for the Association or until a termination of this Management Certificate is filed of record, whichever is sooner.

12. Other Information the Association Considers Appropriate: Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as to perform a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not support to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

SIGNED on this the 6 day of March, 2024.

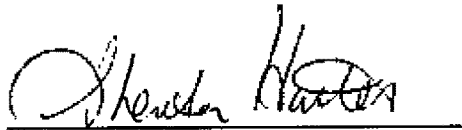

MANUEL CORTEZ (PRESIDENT)
QUAIL GREEN WEST
HOMEOWNERS ASSOCIATION, INC.

VERIFICATION

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

Manuel Cortez BEFORE ME, the undersigned authority, on this day personally appeared MANUEL CORTEZ (PRESIDENT) of QUAIL GREEN WEST HOMEOWNERS ASSOCIATION, INC., who, after being duly sworn, stated under oath that she has read the above and foregoing Affidavit and that every factual statement contained therein is within her personal knowledge and is true and correct and she acknowledged to me that she executed the same for the purposes and consideration and in the capacity therein stated.

SUBSCRIBED AND SWORN TO BEFORE ME, a Notary Public, on this the 6 day of March, 2024.


Notary Public in and for
The State of Texas

