



PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE

QUAIL RUN COMMUNITY IMPROVEMENT ASSOCIATION

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

The undersigned, being the President of the Board of Trustees of Quail Run Community Improvement Association (hereinafter the "Association"), a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code, which amends and supersedes any prior Management Certificate filed by the Association.

1. Name of Association:

The name of the Association is **Quail Run Community Improvement Association**

2. Name of Subdivision(s):

The name of the Subdivisions is:

Quail Run

3. Recording Data for the Subdivision(s):

The recording data for the subdivision(s) is as follows:

<u>Section Name and Number</u>	<u>Clerk's Instrument No.</u>
Quail Run Section 1 Plat	Instrument #1174722
Quail Run Section 1 Plat	Instrument #1174723
Quail Run Section 1 Corrected Plat	Instrument #1174724
Quail Run Section 1	Instrument #78034537
Quail Run Section 1	Instrument #78057134
Quail Run Section 1	Instrument #81051822
Quail Run Section 2	Instrument #1174725
Quail Run Section 2	Instrument #1174726
Quail Run Section 2	Instrument #78065528
Quail Run Section 3	Instrument #1174727
Quail Run Section 3	Instrument #1174728
Quail Run Section 3	Instrument #79090457
Quail Run Section 4	Instrument #1174729
Quail Run Section 4	Instrument #1174730
Quail Run Section 4	Instrument #80028080

4. Recording Data for the Declaration(s):

Declaration for Quail Run, Section 1	File #78038556	03/03/78
Supplemental Declaration Quail Run, Section 2	File #78065751	10/17/79
Supplemental Declaration Quail Run, Section 3	File #79102245	08/17/79
Supplemental Declaration Quail Run, Section 3	File #80020964	07/11/80
Supplemental Declaration Quail Run, Section 4	File #81049209	03/09/81
Annexation Agreement, Section 4	File #82004827	02/11/82

5. Association Information:

The contact information for the association is as follows:

Quail Run Community Improvement Association

UPMC - Unified Property Management Company

Mailing Address: 12620 FM 1960 Rd., Ste A4 PMB 214

Houston, Texas 77065

Direct: 281-994-7834

Office: 281-477-7865

Fax: 281-715-5241

E-mail: shunter@upmc-management.com

or clientservices@upmc-management.com

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

Designated Representative: Sherita Hunter

6. Designated Representative Information:

The contact information for the person or entity managing the association is as follows:

Quail Run Community Improvement Association

c/o Sherita Hunter

UPMC - Unified Property Management Company

Mailing Address: 12620 FM 1960 Rd., Ste A4 PMB 214

Houston, Texas 77065

Direct: 281-994-7834

Office: 281-477-7865

Fax: 281-715-5241

E-mail: shunter@upmc-management.com

or clientservices@upmc-management.com

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

7. Fees Related to Property Transfer::

Resale Certificate - \$300.00

Refinance/Transfer Fee - \$175.00

Conveyance Fee - \$250.00

Statement of Account - \$175.00

8. Association Website on which the Association's Dedicatory Instruments are Available:

www.QuailRunCAI.com

Executed this the 14 day of Dec, 2023.

**QUAIL RUN COMMUNITY
IMPROVEMENT ASSOCIATION**

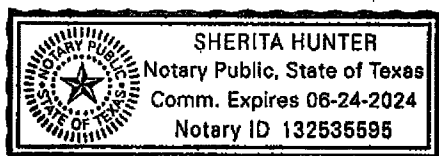
By: Willie Rainwater
Board President
Quail Run Community Improvement Association

Willie Rainwater
Printed Name

THE STATE OF TEXAS

COUNTY OF Fort Bend §
§
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BEFORE ME, the undersigned notary public, on this the 14 day of December, 2023, personally appeared Willie Rainwater Board President of **QUAIL RUN COMMUNITY IMPROVEMENT ASSOCIATION**, known to me to be the person whose name is subscribed to the foregoing instrument, and **acknowledged** to me that he/she executed the same for the purpose and in the capacity therein expressed.



Sherita Hunter
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Disclaimer: Please note, this certificate only contains information as required under Tex. Prop. Code §209.004 and may not contain all of the recorded dedicatory instruments for the Association. Prospective purchasers are encouraged to independently examine the Declaration, By-Laws, and all other governing documents of Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.