

AFTER RECORDING, RETURN TO:
Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1717 Main Street, Suite 4600
Dallas, Texas 75201

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

**CONDOMINIUM ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
QUAIL RIDGE CONDOMINIUMS HOMEOWNERS ASSOCIATION, INC.**

This CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of QUAIL RIDGE CONDOMINIUMS HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation (the "*Association*").

WITNESSETH:

WHEREAS, SANDERS H. CAMPBELL, an individual, in his capacity as Declarant, executed and previously placed of record that certain Condominium Declaration of Quail Ridge Condominiums, filed of record on May 3, 1983, as Instrument No. 19830503000195420, at Volume 3, Page 585, in the Real Property Records of Collin County, Texas (the "*Declaration*"), including any amendments thereof or supplements thereto are incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Uniform Condominium Act as provided in Section 82.116 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. **Name of the Condominium.** The name of the subdivision which is the subject of the Declaration is QUAIL RIDGE CONDOMINIUMS.
2. **Name of the Association.** The name of the Association is QUAIL RIDGE CONDOMINIUMS HOMEOWNERS ASSOCIATION, INC, a Texas non-profit corporation.
3. **Location of the Condominium.** The condominium is located at 4050 Frankford Road. Dallas, Texas 75287.
4. **Recording Data for the Declaration.** The Declaration is recorded Instrument No. 19830503000195420; in the Official Public Records of Collin County, Texas, including all amendments thereof and supplements thereto.

5. **Name and Contact information for the Association or the Managing Agent of the Association.** The current mailing address for the Association is c/o MAC Group Management Co., 17130 Dallas Pkwy, Ste. 140, Dallas, Texas 75248, telephone number is (469) 939-4928, and e-mail address is info@themacgroupco.com.

6. **Website.** The Association's website may be found at <https://macgrouponline.cincwebaxis.com/>

7. **Fees Due Upon Property Transfer.**

Type of Property Transfer	Dollar Amount
Resale Fee	\$350.00
Transfer Fee	\$200.00
Rush Fee	\$50.00

8. **Resale Certificates and Other Information.** Resale Certificates and other information regarding the Association may be requested through <https://www.homewisedocs.com/>.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 82.116 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

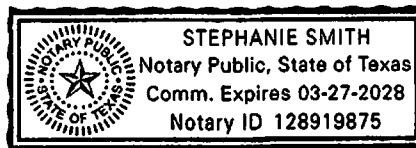
ASSOCIATION:

**QUAIL RIDGE CONDOMINIUMS
HOMEOWNERS ASSOCIATION, INC.,
a Texas non-profit corporation**

By: The MAC Group Management Co.
Its: Managing Agent

By: Lonna Blake
Lonna Blake
Its: Vice President

STATE OF TEXAS §
COUNTY OF COLLIN §



This instrument was acknowledged before me on the 18 day of September, 2025, by LONNA BLAKE, the V.P. of The MAC Group Management Co., on behalf of QUAIL RIDGE CONDOMINIUMS HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation.

Stephanie Smith
Notary Public, State of Texas

**Collin County
Honorable Stacey Kemp
Collin County Clerk**

Instrument Number: 2025000126287

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: October 01, 2025 11:05 AM

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: 2025000126287
Receipt Number: 20251001000323
Recorded Date/Time: October 01, 2025 11:05 AM
User: Sheila P
Station: Workstation cck089

Record and Return To:

CSC



**STATE OF TEXAS
COUNTY OF COLLIN**

**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 Public Records of Collin County, Texas.**

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX