



Laura Richard
 Laura Richard, County Clerk
 Fort Bend County Texas

Pages: 3

Fee: \$ 24.00

Management Certificate*In compliance with Tex. Prop. Code, Title 11 Section 209.004*

STATE OF TEXAS

§

§

COUNTY OF FORT BEND

§

I, Randall Q. Smith, am the Property Manager of Quail Bridge Community Improvement Association, the entity filing this Management Certificate ("the Association"), which is a duly organized and existing non-profit Texas Corporation. In said capacity, I am aware of the governing documents for the Association and am competent to make this Affidavit. As such, I certify that the following information is correct:

Name of Subdivision: Quail Bridge (Benchmark)
 Name of Association: Quail Bridge Community Improvement Association
 Website of Association: <http://www.randallmanagement.com/qb-quail-bridge-benchmark/>

The governing documents for the Association are as follows:

NAME	FILING #	DATE FILED
Articles of Incorporation		
Articles of Amendment		
Declaration of Covenants, Conditions and Restrictions (Quail Bridge, Sec. 1, 2)	33845	10/29/80
Declaration of Covenants, Conditions and Restrictions (Benchmark, Sec. 1)	85637	11/20/81
Third Amendment to Bylaws	1999111117 2013157318	12/29/99 12/23/13
Resolution Implementing Fines for Deed Restriction Violations	2009068450	08/03/09
Amended and Restated Policies for Community Meetings, Elections, Voting	2012016593	02/16/12
Record Retention Policy	2012016594	02/16/12
Policy for Inspection & Copying of Records	2012016595	02/16/12
Amended and Restated Architectural Guidelines	2012016596	02/16/12
Amended and Restated Collection Policy	2012136165	11/29/12
First Amendment to Bylaws	2013157320	12/23/13
Second Amendment to Bylaws	2013157321	12/23/13
Bylaws	2013157322	12/23/13
Policy Regarding Xeriscaping, Flag Display	2013157318	12/23/13
Approved List of Association Approved Paint Colors	20150060095	02/13/15
Approved List of Association Approved Paint Colors	2015051748	05/15/15
Amended List of Association Approved Paint Colors	2020055876	05/18/20

Fees charged by the association relating to a property transfer in the subdivision are more fully described in the attached Exhibit "A".

Additional fees which may include fees for items such as collections, refinancing, returned checks, title searches, lien searches, certified mail fees, deed compliance are set forth in one or more of the policies indicated herein.

For information regarding additional fees charged by the Association's attorney for matters including collections, transfers, refinancing, resale, returned checks, title searches, lien searches, certified mail fees, deed compliance, please contact the Association's counsel, at the address below.

The name and mailing address of the Association:

Quail Bridge Community Improvement Association
 Randall Management
 6200 Savoy, Suite 420

Houston, Tx 77036

The name, mailing address, telephone number, and email address of the Association's managing agent / designated representative:

Randall Q. Smith
 Randall Management
 6200 Savoy, Suite 420
 Houston, Tx 77036
 (713) 728-1126
 QB@randallmanagement.com

Legal Counsel for the Association is as follows:

LAMBRIGHT ★ MCKEE
 940 Corbindale Rd.
 Houston, Texas 77024
 Telephone (713) 840-1515
 Facsimile (713) 840-1521

Date: August 31, 2021
 By: Randall Q. Smith
 Randall Q. Smith, Property Manager

STATE OF TEXAS §
 §
 COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 31st day of August, 2021, by Randall Q. Smith, Property Manager, on behalf of the Association.



Brigitte A. German
 Notary Public in and for the State of Texas

EXHIBIT "A"

**FEES CHARGED BY THE ASSOCIATION RELATING
TO A PROPERTY TRANSFER IN THE SUBDIVISION**

<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>MADE PAYABLE TO:</u>
Management Transfer Fee	\$250.00	Randall Management
Association Transfer Fee	N/A	Randall Management
Refinancing Fee	\$100	Randall Management
Resale Certificate	\$250	Randall Management
Resale Update	\$75	Randall Management
Quote Fee	\$100	Randall Management
Quote Update	\$50	Randall Management
Capital Reserve Fee	N/A	Randall Management
Move-in Fee	N/A	Randall Management
Elevator Fee	N/A	Randall Management
Resale Cert. Rush Fees	<ul style="list-style-type: none"> • \$25.00 (5-6 Days) • \$50.00 (3-4 Days) • \$75.00 (1-2 Days) 	Randall Management
Quote Rush Fees	<ul style="list-style-type: none"> • \$25.00 (5-6 Days) • \$50.00 (3-4 Days) • \$75.00 (1-2 Days) 	Randall Management