

  
MARY LOUISE NICHOLSON  
COUNTY CLERK

**AFTER RECORDING RETURN TO:**

Judd Austin  
Henry Oddo Austin & Fletcher  
1717 Main Street #4600  
Dallas, Texas 75201

STATE OF TEXAS           §  
                                     §  
COUNTY OF TARRANT   §

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
OF WALSH HOMEOWNERS ASSOCIATION I, INC.**

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of February 10, 2025, by the Walsh Homeowners Association I, Inc. a Texas non-profit corporation (the "Association").

**W I T N E S S E T H**

WHEREAS, Quail Valley Land Company LLC., a Texas limited partnership ("Declarant") has previously placed of record that certain Quail Valley at Walsh Ranch Development Declaration of Covenants, Conditions and Restrictions for Walsh Homeowners Association I, Inc., dated April 11, 2016 (the "Declaration") recorded as Document Number 201607532 in the Official Public Records of Parker County, Texas and dated as April 11, 2016 and recorded as Document Number D216073419 in the Official Public Records of Tarrant County, Texas which Declaration is 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 Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

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

1.Name of the Subdivision. The name of the Subdivisions which are subject to the Declaration are set forth in Exhibit A attached hereto.

2.Name of the Association. The name of the Association is Walsh Homeowners Association I, Inc.

3.Recording Data for the Subdivision. Recording data for the Subdivisions are set forth on Exhibit A attached hereto.

4. Recording Data for the Declaration. The recording data for the Declaration is Document Number 201607532 in the Official Public Records of Parker County, Texas. The recording data for amendments to the Declaration is set forth on Exhibit B attached hereto.

5. Mailing Address of the Association and Contact Information for Managing Agent. The current mailing address for the Association is Walsh Homeowners Association I, c/o Insight Association Management, 275 W. Campbell Road, Suite 620, Richardson, TX 75080. The Association's managing agent is Insight Association Management, 275 W. Campbell Road, Suite 620, Richardson, TX 75080, phone number (214) 494-6002, and email address [resales@insightam.com](mailto:resales@insightam.com).

6. Association Website. The current website for the Association where current versions of the dedicatory instruments are available is [www.walshhoa.com](http://www.walshhoa.com)

7. Description and Fees Associated to Transfer of Title. The amount and description of fees charged relating to a transfer of title for the Association are set forth in Exhibit C.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code, and serves to take the place of all Management Certificates previously filed by the Association.

ASSOCIATION:

Walsh Homeowners Association I, Inc. a  
Texas non-profit corporation.

By: 

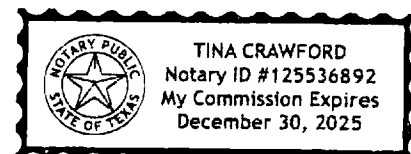
Bruce Crawford, Managing Agent

THE STATE OF TEXAS   §  
  §  
COUNTY OF TARRANT   §

This instrument was acknowledged before me on this 10th day of February 2025, by Bruce Crawford, Insight Association Management, Managing Agent for Walsh Homeowners Association I, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas

  
Notary Public Signature



**Exhibit A****[Recording Data for the Subdivision]**

Plats of Walsh Homeowners Association I, Inc. recorded in the Map or Plat Records of Parker County

- Quail Valley Phase 1B  
Filed in Parker County, Texas  
Document No. 201629258
- Quail Valley Phase 1C  
Filed in Parker County, Texas  
Document No. 201722201
- Quail Valley Phase 1C (Amend)  
Filed in Parker County, Texas  
Document No. 201728441
- Walsh Ranch Quail Valley (Phase 2C)  
Filed in Parker County, Texas  
Document No. 2018224991
- Walsh Ranch Quail Valley Planning Area 2 Phase 2A  
Filed in Parker County, Texas  
Document No. 201912001
- Walsh Ranch Quail Valley Planning Area 2 Phase 2B  
Filed in Parker County, Texas  
Document No. 202006529
- Walsh Ranch Quail Valley Planning Area 2 Phase 2B-2  
Filed in Parker County, Texas  
Document No. 202027120
- Walsh Ranch Quail Valley Planning Area 2 Phase 2C:  
Filed in Parker County, Texas  
Document No. 202012704
- Correction Plat Phase 1  
Filed in Parker County, Texas  
Document No. 201801380
- Correction Plat Phase 1  
Filed in Parker County, Texas  
Document No. 201801384

**Exhibit A Continued****[Recording Data for the Subdivision]**

Plats of Walsh Homeowners Association I, Inc. recorded in the Map or Plat Records of Parker County

- Correction Plat Phase 2  
Filed in Parker County, Texas  
Document No. 201926950
- Walsh Ranch – Quail Valley Phase 3E  
Filed in Parker County, Texas  
Document No. 202304398
- Walsh Ranch – Quail Valley Village Residential  
Filed in Parker County, Texas  
Document No. 202307294
- Walsh Ranch – Quail Valley Phase 3W-C  
Filed in Parker County, Texas  
Document No. 202331885
- Walsh Ranch – Quail Valley Phase 3W-B  
Filed in Parker County, Texas  
Document No. 202406491
- Walsh Ranch – Quail Valley Phase 3W-A  
Filed in Parker County, Texas  
Document No. 202320497

**Exhibit B****[Recording Data for the Declaration]**

Amendments to the Declaration for Walsh Homeowners Association I, Inc. recorded with Parker County

- a. Declaration recorded under Document No. 201607479, Official Public Records of Parker County, Texas.
- b. Partial Assignment of Declarant Rights recorded under Document No. 201607511, Official Public Records of Parker County, Texas.
- c. Quail Valley at Walsh Ranch Development Area Declaration recorded under Document No. 201607532, Official Public Records of Parker County, Texas.
- d. Quail Valley at Walsh Ranch Community Enhancement Covenant recorded under Document No. 201607555, Official Public Records of Parker County, Texas.
- e. Community Manual recorded under Document No. 201700753, Official Public Records of Parker County, Texas.
- f. Notice of Applicability Quail Valley Phase 1B recorded under Document No. 201700754, Official Public Records of Parker County, Texas.
- g. Notice of Applicability Quail Valley Phase 1C recorded under Document No. 201722493, Official Public Records of Parker County, Texas.
- h. First Supplement to Quail Valley Walsh Ranch Community Manual recorded under Document No. 201726152, Official Public Records of Parker County, Texas.
- i. Notice of Applicability Quail Valley Phase 1C recorded under Document No. 201801130, Official Public Records of Parker County, Texas.
- j. Notice of Applicability Quail Valley Phase 1C recorded under Document No. 201824847, Official Public Records of Parker County, Texas.
- k. Notice of Applicability Quail Valley Planning Area 2 Phase 2A recorded under Document No. 201918386, Official Public Records of Parker County, Texas.

**Exhibit B Continued****[Recording Data for the Declaration]**

Amendments to the Declaration for Walsh Homeowners Association I, Inc. recorded with Parker County

- I. Notice of Service Area recorded under Document No. 201903197, Official Public Records of Parker County, Texas.
- m. Notice of Service Area recorded under Document No. 201903198, Official Public Records of Parker County, Texas.
- n. Notice of Service Area recorded under Document No. 201903199, Official Public Records of Parker County, Texas.
- o. Notice of Service Area recorded under Document No. 201903200, Official Public Records of Parker County, Texas.
- p. Notice of Service Area recorded under Document No. 201903201, Official Public Records of Parker County, Texas.
- q. Notice of Service Area recorded under Document No. 201903202, Official Public Records of Parker County, Texas.
- r. Notice of Service Area recorded under Document No. 201903203, Official Public Records of Parker County, Texas.
- s. Notice of Service Area recorded under Document No. 201903204, Official Public Records of Parker County, Texas.
- t. Recording of Dedicatory Instruments recorded under Document No. 201919764, Official Public Records of Parker County, Texas.
- u. Amended/Restated Notice of Service Area recorded under Document No. 202023728, Official Public Records of Parker County, Texas.
- v. Amended/Restated Notice of Service Area recorded under Document No. 202023729, Official Public Records of Parker County, Texas.
- w. Notice of Service Area recorded under Document No. 202012932, Official Public Records of Parker County, Texas.

**Exhibit B Continued****[Recording Data for the Declaration]**

Amendments to the Declaration for Walsh Homeowners Association I, Inc. recorded with Parker County

- x. Notice of Service Area recorded under Document No. 202012933, Official Public Records of Parker County, Texas.
- y. 1<sup>st</sup> Supplemental Cert. and Memorandum recorded under Document No. 202011117, Official Public Records of Parker County, Texas.
- z. 2<sup>nd</sup> Supplemental Cert. and Memorandum recorded under Document No. 202019285, Official Public Records of Parker County, Texas.
- aa. 3<sup>rd</sup> Supplemental Cert. and Memorandum recorded under Document No. 202023092, Official Public Records of Parker County, Texas.
- bb. 4<sup>th</sup> Supplemental Cert. and Memorandum recorded under Document No. 202225241, Official Public Records of Parker County, Texas
- cc. 5<sup>th</sup> Supplemental Cert. and Memorandum recorded under Document No. 202303601, Official Public Records of Parker County, Texas
- dd. 6<sup>th</sup> Supplemental Cert. and Memorandum recorded under Document No. 202400579, Official Public Records of Parker County, Texas
- ee. Notice of Applicability Quail Valley Planning Area 2 Phase 2B recorded under Document No. 202008759, Official Public Records of Parker County, Texas.
- ff. Notice of Applicability Quail Valley Planning Area 2 Phase 2C recorded under Document No. 202014858, Official Public Records of Parker County, Texas.
- gg. Notice of Applicability Quail Valley Planning Area 2 Phase 2B-2 recorded under Document No. 202031545, Official Public Records of Parker County, Texas.
- hh. First Amend to Development Area Declaration recorded under Document No. 202023447, Official Public Records of Parker County, Texas.
- ii. Notice of Service Area recorded under Document No. 202107542, Official Public Records of Parker County, Texas.

**Exhibit B Continued****[Recording Data for the Declaration]**

Amendments to the Declaration for Walsh Homeowners Association I, Inc. recorded with Parker County

- jj. Notice of Service Area recorded under Document No. 202107543, Official Public Records of Parker County, Texas.
- kk. Notice of Service Area recorded under Document No. 202107544, Official Public Records of Parker County, Texas.
- ll. Notice of Service Area recorded under Document No. 202107545, Official Public Records of Parker County, Texas.
- mm. Notice of Service Area recorded under Document No. 202107546, Official Public Records of Parker County, Texas.
- nn. Notice of Service Area recorded under Document No. 202107547, Official Public Records of Parker County, Texas.
- oo. Notice of Service Area recorded under Document No. 202107548, Official Public Records of Parker County, Texas.
- pp. Notice of Service Area recorded under Document No. 202107549, Official Public Records of Parker County, Texas.
- qq. Notice of Service Area recorded under Document No. 202107550, Official Public Records of Parker County, Texas.
- rr. Notice of Service Area recorded under Document No. 202107551, Official Public Records of Parker County, Texas.
- ss. Notice of Service Area recorded under Document No. 202107552, Official Public Records of Parker County, Texas.
- tt. Notice of Service Area recorded under Document No. 202107553, Official Public Records of Parker County, Texas.
- uu. Notice of Service Area recorded under Document No. 202107554, Official Public Records of Parker County, Texas.



**Exhibit B Continued****[Recording Data for the Declaration]**

Amendments to the Declaration for Walsh Homeowners Association I, Inc. recorded with Parker County

- vv. Notice of Service Area recorded under Document No. 202107555, Official Public Records of Parker County, Texas.
- ww. Notice of Service Area recorded under Document No. 202107556, Official Public Records of Parker County, Texas.
- xx. Supplemental Policies and Rules Adopted Pursuant to the 2021 Legislative Session  
Filed in Parker County, Texas on September 19, 2022, Recorded under Document No. 2022234462
- yy. Deed Without Warranty, Filed in Parker County, Texas on September 29, 2022, Recorded under Document No. 20223572
- zz. Correction Deed without Warranty, Filed in Parker County, Texas on September 12, 2022, Recorded under Document No. 202233676
- aaa. Approval of Special Warranty Deed, Filed in Parker County, Texas on September 29, 2022, Recorded under Document No. 202235731
- bbb. First Amendment to Master Covenant, Filed in Tarrant and Parker County, Texas on November 17<sup>th</sup>, 2022. Recorded under Document No. 202240802.
- ccc. Second Amended and Restated Notice of Service Area – Filed in Parker County and Tarrant County, Texas on October 28<sup>th</sup>, 2024. Recorded under Document No. 202428096.
- ddd. Notice of Applicability – Service Area 1A – Filed in Parker and Tarrant County, Texas on November 15<sup>th</sup>, 2024. Recorded under Document No. 20240043.
- eee. Notice of Applicability – Service Area 1B – Filed in Parker and Tarrant County, Texas on November 15<sup>th</sup>, 2024. Recorded under Document No. 20240042.

**Exhibit B Continued****[Recording Data for the Declaration]**

Amendments to the Declaration for Walsh Homeowners Association I, Inc. recorded with Parker County

- fff. Notice of Applicability – Service Area 1C – Filed in Parker and Tarrant County, Texas on November 15<sup>th</sup>, 2024. Recorded under Document No. 20240044.
- ggg. Second Amendment to the Development Area Declaration - Filed in Parker and Tarrant County, Texas on November 15<sup>th</sup>, 2024. Recorded under Document No. 20240045.
- hhh. 7<sup>th</sup> Supplemental Cert. & Memorandum - Walsh Design Guidelines – Filed in Parker and Tarrant County, Texas on May 9<sup>th</sup>, 2024. Recorded under Document No. 202411842.
- iii. 8<sup>th</sup> Supplemental Cert. & Memorandum - Walsh Custom Lot Design Guidelines – Filed in Parker and Tarrant County, Texas on June 14<sup>th</sup>, 2024. Recorded under Document No. 202415289.
- jjj. 9<sup>th</sup> Supplemental Cert. & Memorandum - recorded under Document No. 202416113, Official Public Records of Parker County, Texas.
- kkk. 10<sup>th</sup> Supplemental Cert. & Memorandum - recorded under Document No. 202418837, Official Public Records of Parker County, Texas.
- III. Notice of Working Capital Assessment - recorded on April 30<sup>th</sup>, 2024 under Document No. 202410882, Official Public Records of Parker County, Texas.

## Exhibit C

### [Description and Fees Associated to Transfer of Title]

#### Management Fees

1. Premier Resale Disclosure Bundle (TREC Form, Statement of Account, and Association Documents).....\$450.00
2. Resale Disclosure (TREC Form) and Association Documents.....\$375.00
3. Resale Disclosure Update..... \$75.00
4. Transfer Fee ..... \$250.00
5. 5 Day Rush Fee.....\$75.00
6. 3 Day Rush Fee .....\$100.00
7. 1 Day Expedited Rush Fee .....\$200.00
8. Custom Questionnaires .....\$165.00
9. Association Questionnaires .....\$125.00

#### Association Fees

1. Acquisition Fee.....\$100.00
2. Community Enhancement Assessment .....0.25% of gross sale price  
of the home
3. Working Capital Contribution.....0.25% of gross sale price  
of the home