

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE**  
**QUAIL RUN COMMUNITY IMPROVEMENT ASSOCIATION, INC.**

THE STATE OF TEXAS

X

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF FORT BEND

X

WHEREAS, Section 209.004 (a-1) of the Texas Property Code requires that a property owners' association file a Property Owners' Association Management Certificate in the Real Property Records of the county and index the document as "Property Owners' Association Management Certificate" in which the property is located; and,

WHEREAS, Quail Run Community Improvement Association, Inc., is a property owners' association as defined in Section 209.003 of the Texas Property Code and has property in its jurisdiction located in Fort Bend County, Texas.

NOW THEREFORE, the following information is provided to comply with the requirements of Section 209.004 (a-1) of the Texas Property Code and supersedes all previous management certificates filed of record in the Real Property Records of Fort Bend County, Texas, if any.

Name of Association: Quail Run Community Improvement Association, Inc.

Name of Subdivision: Quail Run

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

Recording Data for the Declaration of Covenants, Conditions and Restrictions (i.e., Deed Restrictions) for each Section of the Subdivision is as follows:

Quail Run, Section 1	File #38556
Quail Run, Section 2	File #65751
Quail Run, Section 3	File #102245
Quail Run, Section 4	File #49209

Name and Address of the Association's managing agent and designated representative is as follows:

UPMC-Unified Property Management Company  
12620 F.M. 1960 Road West Suite A4 PMB 214 Houston, Texas 77065  
Telephone: (281) 477-7865 Facsimile: (281) 712-5241  
Email: [clientservices@upmc-management.com](mailto:clientservices@upmc-management.com).  
Designated Representative: Sherita Hunter

Website address of the Association on which the Association's dedicatory instruments are available is: [www.quailruncai.com](http://www.quailruncai.com)

Amount of the Transfer Fee, Refinance and Resale Fees levied upon the transfer of a property is as follows:

Statement of Account - \$175.00

Refinance/Transfer Fee - \$175.00

Conveyance Fee - \$250.00

Resale Certificate - \$300.00

Other pertinent data regarding the Association:

The recording data for the Articles of Incorporation for each Section of the Subdivision is as follows:

File #1999111118

The recording data for the Bylaws for each Section of the Subdivision is as follows:

Bylaws	File #1999111118
Amended By-Laws for each Section	File #1999111118
Certificate of Amendment to the Bylaws	File #2013152676
Certificate of Amendment to the Bylaws	File #2017034178

The recording data for the Architectural Guidelines for each Section of the Subdivision is as follows:

File # 1999111118

The recording data for the Resolutions for each Section of the Subdivision is as follows:

Collection Rules & Installment Plan Guidelines -	2012021929;
Deed Restriction Enforcement -	2012021930
Deed Restriction Enforcement Policy	
Document Production and Copying Policy -	2012021932
Document Retention Policy -	2012021931
Supplemental Amendment to Sections A, E, & F Of Certain Policies and Guidelines Regarding Deed Restriction Matters, Flag Display; Religious Display; Political Signs Display; Solar Energy & Roofing Materials, Composting, Harvesting & Irrigation, Adjacent Lots	20131352675
Resolution Assessment Collection Schedule	20100211720
Resolution Deed Restriction Enforcement	20100211721
Deed Restriction Enforcement Fining Policy	2020049651

This document shall remain in full force and effect unless a subsequent amended, revised, supplemented, and/or rescinded document is filed by the Association in the Official Public Records of Real Property of Fort Bend County, Texas. In the event of any conflict, the document with the latest date shall prevail.

EXECUTED this 25 day of August, 2021.

QUAIL RUN COMMUNITY  
IMPROVEMENT ASSOCIATION, INC.

By: Willie J. Rainwater  
WILLIE J. RAINWATER, PRESIDENT

THE STATE OF TEXAS       X  
  X  
COUNTY OF FORT BEND    X

This instrument was acknowledged before me on the 25 day of August, 2021 by Willie J. Rainwater, President of Quail Run Community Improvement Association, Inc., a Texas Non-Profit Corporation, in the capacity stated on behalf of said corporation.

Sherita Hunter  
Notary Public in and for the State of Texas

RETURN TO:

O'Neal Law Firm  
12337 Jones Road, Suite 300  
Houston, Texas 77070

