

CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE
for
MEADOWS AT QUICK RANCH CONDOMINIUM COMMUNITY, INC.

THE STATE OF TEXAS

§

COUNTY OF WILLIAMSON

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The undersigned, being the PRESIDENT of Meadows at Quick Ranch Condominium Community, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 82.116 of the Texas Property Code, which supersedes any prior Management Certificate filed by the Association:

1. Name of Condominium: The name of the condominium is Meadows at Quick Ranch Condominiums.
2. Name of Association: The name of the Association is Meadows at Quick Ranch Condominium Community, Inc.
3. Location of Condominium: The location of the condominium is 3201 College Park Drive, Unit 47, Round Rock, Williamson County, Texas.
4. Recording Data for the Declaration: *
 - a. Documents:
 - (1) Declaration of Condominium Regime for Meadows at Quick Ranch Condominiums.
 - (2) First Amendment to Declaration of Condominium Regime for Meadows at Quick Ranch Condominiums.
 - (3) Second Amendment to Declaration of Condominium Regime for Meadows at Quick Ranch Condominiums.
 - (4) Third Amendment to Declaration of Condominium Regime for Meadows at Quick Ranch Condominiums.
 - (5) Fourth Amendment to Declaration of Condominium Regime for Meadows at Quick Ranch Condominiums.
 - b. Recording Information:
 - (1) Williamson County Clerk's File No. 2021012735.
 - (2) Williamson County Clerk's File No. 2021064190.
 - (3) Williamson County Clerk's File No. 2021113066.
 - (4) Williamson County Clerk's File No. 2022002912.
 - (5) Williamson County Clerk's File No. 2022061575.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Meadows at Quick Ranch Condominium Community, Inc. c/o Goodwin & Company, P.O. Box 203310, Austin, Texas 78720.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Goodwin & Company. Address: P.O. Box 203310, Austin, Texas 78720. Phone No.: 855.289.6007. Email Address: info@goodwintx.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: <https://amqr.sites.townsq.io/1>.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Unit Transfer:

Description	Fee
Resale Certificate Fee	\$ 375.00
Resale Certificate Update	\$ 75.00
Transfer Fee	\$ 340.00
Rush Fee	1 business day \$290.00; 3 business days \$190.00; 5 business days \$90.00
Working Capital Fund [Declaration Article 6, Section 6.8]	Upon the transfer of a Unit (including both transfers from Declarant to the initial Owner, and transfer from one Owner of a Unit to a subsequent Owner of the Unit), a working capital fee in an amount of two (2) months of Regular Assessments will be paid to the Association.

9. Other Information the Association Considers Important: N/A.

*This Management Certificate does not purport to identify every publicly recorded document affecting the Condominium, or to report every piece of information pertinent to the Condominium. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Condominium and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

Executed on this 27 day of OCTOBER, 2025.

**MEADOWS AT QUICK RANCH
CONDOMINIUM COMMUNITY, INC.**

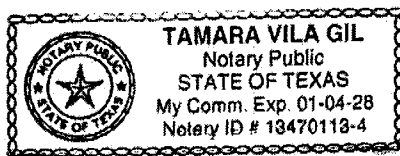
By: [Signature]

Printed: AMIT SHRESTHA

Its: PRESIDENT

THE STATE OF TEXAS §
COUNTY OF Williamson §

BEFORE ME, the undersigned notary public, on this 27th day of October 2025 personally appeared Amit Shrestha, President of Meadows at Quick Ranch Condominium Community, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



[Signature]
Notary Public in and for the State of Texas

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2025085533

Pages: 4 Fee: \$33.00

10/29/2025 10:24 AM

OSALINAS



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas