

**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 ELLIS       §

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
FOR  
QUAIL RUN SUBDIVISION  
HOMEOWNERS ASSOCIATION, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE ("*Certificate*") is made on behalf of QUAIL RUN SUBDIVISION HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation ("*Association*").

**WHEREAS**, Bethany/Quail Run, Ltd., as the Declarant, executed and previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Quail Run Estates on August 8, 2001, under Instrument No. 0118713 and in Volume 01796, Page 1185, *et seq.* of the Official Public Records of Ellis County, Texas ("*Declaration*") as supplemented or amended, 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 subdivision which is the subject of the Declaration is Quail Run Estates – Phase One, Phase Two, and Phase Three.
2.     **Name and Mailing Address of the Association.** The name of the Association is Quail Run Subdivision Homeowners Association, Inc. and its mailing address is c/o FirstService Residential, Inc. ("*FirstService Residential*"), 14951 N. Dallas Pkwy, Ste. 600, Dallas, Texas 75254.
3.     **Recording Data for the Subdivision.** The recording data for Quail Run, an addition to the City of Red Oak, Ellis County, Texas, is recorded as Instrument No. 0118712 (Phase One), Instrument No. 0311959 (Phase Two), and Instrument No. 0636370 (Phase Three) in the Official Public Records of Ellis County, Texas, including all amendments, supplements, and replats thereto.

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INST NO. 2400155 FILING DATE/TIME: January 2, 2024 at 4:09 PM

4. **Recording Data for the Declaration.** The recording data for the Declaration was recorded under Instrument No. 00118713 and in Volume 01796, Page 1185, *et seq.*, along with any and all amendments and supplements recorded in the Official Public Records of Ellis County, Texas.

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 First Service Residential, 14951 N. Dallas Pkwy, Ste. 600, Dallas, Texas 75254, telephone number is (214) 871-9700, and e-mail address is [consuelo.lopez@fsresidential.com](mailto:consuelo.lopez@fsresidential.com).

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

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are:

- a. *Resale Certificate: \$375.00 or more not to exceed the maximum allowable rate.*
- b. *Rush Fee for Resale Certificate:*
  - i. *1-2 days: \$125.00.*
  - ii. *3-5 days: \$75.00.*
- c. *Updated Certificate: after 30 days of issuance of the original \$75.00.*
- d. *Transfer Fee: \$340.00.*
- e. *Welcome Packet Fee: \$26.50.*
- f. *Refinance Fee: \$150.00.*
- g. *Rush Fee for Refinance:*
  - i. *1-2 days: \$125.00.*
  - ii. *3-5 days: \$75.00.*
- h. *Lender Questionnaire (optional): \$350.00.*
- i. *Copy of Governing Documents (optional): \$345.00.*

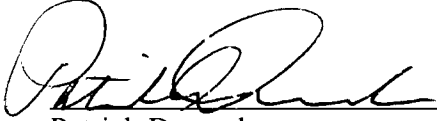
8. **Resale Certificates and Other Information.** Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o FirstService Residential via <https://www.fsresidential.com/texas/resale-and-lender-documents>. The telephone number for FirstService Residential is (214) 871-9700. Alternatively, you may contact the office for FirstService Residential at 14951 N. Dallas Pkwy, Ste. 600, Dallas, Texas 75254 or by e-mail at [Mgmt-CertificateTX@fsresidential.com](mailto:Mgmt-CertificateTX@fsresidential.com).

**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. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

**ASSOCIATION:**

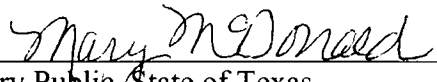
**QUAIL RUN SUBDIVISION  
HOMEOWNERS ASSOCIATION, INC.  
a Texas non-profit corporation**

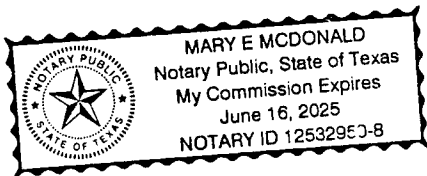
By: FirstService Residential, Inc.  
Its: Managing Agent

By:   
Patrick Droesch  
Its: President, Dallas/Fort Worth

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

This instrument was acknowledged before me on the 12 day of December 2023,  
by Patrick Droesch, President - Dallas/Fort Worth, with FirstService Residential, Inc., the Managing  
Agent of Quail Run Subdivision Homeowners Association, Inc., a Texas non-profit corporation.

  
Notary Public, State of Texas



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INST NO. 2400155 on January 2, 2024 at 4:09 PM

STATE OF TEXAS       COUNTY OF ELLIS  
I hereby certify this instrument was filed on the date  
and time stamped hereon and was duly recorded in  
the records of Ellis County, Texas as stamped hereon.  
COUNTY CLERK, ELLIS COUNTY, TEXAS



