



**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
QUAIL VALLEY FUND, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

The undersigned, being the Managing Agent for Quail Valley Fund, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivisions are as follows:

- Quail Valley Subdivision, Eldorado Section.
- Quail Valley, El Dorado Section, Replat and Addition to Part of Blocks 22, 23, 24 and Reserve "F".
- Quail Valley, Glenn Lakes Section.
- Quail Valley, Glenn Lakes, Section Two (2).
- Quail Valley, Glenn Lakes, Section III.
- Quail Valley, Glenn Lakes Section, Replat Part of Blocks 47 and 48.
- Quail Valley, La Quinta Section.
- Quail Park.
- Quail Valley, Quail Valley North.
- Quail Valley, Thunderbird Patio Homes, Section One (1) Replat.
- Quail Valley, Thunderbird Patio Homes, Section Two (2).
- Quail Valley, Thunderbird, Section One (1).
- Quail Valley, Thunderbird, Section Two (2).
- Quail Valley, Thunderbird West Courtyard Homes.

- Quail Valley, Thunderbird West, Section One (1).
- Quail Valley, Thunderbird West, Section Two (2).
- Quail Valley Cottages.

2. Name of Association: The name of the Association is Quail Valley Fund, Inc.

3. Recording Data for the Subdivision:

- a. Quail Valley Subdivision, Eldorado Section, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded in Volume 7, Page 1 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- b. Quail Valley, El Dorado Section, Replat and Addition of Part of Blocks 22, 23, 24 and Reserve "F", a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded in Volume 10, Page 5 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- c. Quail Valley, Glenn Lakes Section, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded in Volume 10, Page 1 of the Plat Records of Fort Bend County, Texas, SAVE AND EXCEPT Block Forty-Eight (48) thereof, and all amendments to or replats of said maps or plats, if any.
- d. Quail Valley, Glenn Lakes, Section Two (2), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded in Volume 22, Page 1 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- e. Quail Valley, Glenn Lakes, Section III, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Slide No. 630B of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- f. Quail Valley, Glenn Lakes Section, Replat Part of Blocks 47 and 48, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded in Volume 13, Page 2 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- g. Quail Valley, La Quinta Section, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded in Volume 8, Page 5 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

- h. Quail Park, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded in Volume 21, Page 3 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- i. Quail Valley, Quail Valley North, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded in Volume 9, Page 5 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- j. Quail Valley, Thunderbird Patio Homes, Section One Re-Plat, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded in Volume 19, Page 6 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- k. Quail Valley, Thunderbird Patio Homes, Section Two, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded in Volume 20, Page 15 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- l. Quail Valley, Thunderbird, Section One (1), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded in Volume 12, Page 2 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- m. Quail Valley, Thunderbird, Section Two (2), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded in Volume 16, Page 2 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- n. Quail Valley, Thunderbird West Courtyard Homes, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded in Volume 19, Page 16 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- o. Quail Valley, Thunderbird West, Section One (1), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded in Volume 10, Page 15 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- p. Quail Valley, Thunderbird West, Section Two (2), a subdivision in Fort Bend County, Texas according to the map or plat thereof

recorded in Volume 15, Page 6 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

- q. Quail Valley Cottages, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded in Volume 7, Page 11 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration:*

a. Documents:

- (1) Declaration of Amended and Restated Covenants, Conditions and Restrictions for Quail Valley, Thunderbird West, Section One, a Subdivision in Fort Bend County, Texas.
- (2) Declaration of Amended and Restated Covenants, Conditions and Restrictions for Quail Valley, Thunderbird West, Section Two, a Subdivision in Fort Bend County, Texas.
- (3) Declaration of Amended and Restated Covenants, Conditions and Restrictions for Quail Valley, Quail Park, a Subdivision in Fort Bend County, Texas.
- (4) Declaration of Amended and Restated Covenants, Conditions and Restrictions for Quail Valley, Thunderbird West Courtyard Homes, a Subdivision in Fort Bend County, Texas.
- (5) Declaration of Amended and Restated Covenants, Conditions and Restrictions for Quail Valley, Thunderbird, Section Two, a Subdivision in Fort Bend County, Texas.
- (6) Declaration of Amended and Restated Covenants, Conditions and Restrictions for Quail Valley, Thunderbird, Section One, a Subdivision in Fort Bend County, Texas.
- (7) Declaration of Amended and Restated Covenants, Conditions and Restrictions for Quail Valley Cottages.
- (8) Declaration of Amended and Restated Covenants, Conditions and Restrictions for Quail Valley, El Dorado Section, Replat and Addition to Part of Blocks 22, 23, 24 and Reserve "F", a Subdivision in Fort Bend County, Texas.
- (9) Declaration of Amended and Restated Covenants, Conditions and Restrictions for Quail Valley, Glenn Lakes Section, Replat Part of Block 47 and 48, a Subdivision in Fort Bend County, Texas.
- (10) Declaration of Amended and Restated Covenants, Conditions and Restrictions for Quail Valley, Thunderbird

Patio Homes, Section Two, a Subdivision in Fort Bend County, Texas.

- (11) Declaration of Amended and Restated Covenants, Conditions and Restrictions for Quail Valley, Thunderbird Patio Homes, Section One Re-Plat, a Subdivision in Fort Bend County, Texas.
- (12) Declaration of Amended and Restated Covenants, Conditions and Restrictions for Quail Valley, Glenn Lakes Section, a Subdivision in Fort Bend County, Texas.
- (13) Declaration of Amended and Restated Covenants, Conditions and Restrictions for Quail Valley, Thunderbird, Section One, a Subdivision in Fort Bend County, Texas.
- (14) Declaration of Amended and Restated Covenants, Conditions and Restrictions for Quail Valley, El Dorado, a Subdivision in Fort Bend County, Texas.
- (15) Declaration of Amended and Restated Covenants, Conditions and Restrictions for Quail Valley, La Quinta Section, a Subdivision in Fort Bend County, Texas.
- (16) Declaration of Amended and Restated Covenants, Conditions and Restrictions for Quail Valley, Glenn Lakes, Section Two, a Subdivision in Fort Bend County, Texas.
- (17) Declaration of Amended and Restated Covenants, Conditions and Restrictions for Quail Valley, Glenn Lakes, Section III, a Subdivision in Fort Bend County, Texas.

b. Recording Information:

- (1) Fort Bend County Clerk's File No. 2008129319.
- (2) Fort Bend County Clerk's File No. 2008095139.
- (3) Fort Bend County Clerk's File No. 2008129318.
- (4) Fort Bend County Clerk's File No. 2009131195.
- (5) Fort Bend County Clerk's File No. 2009087427.
- (6) Fort Bend County Clerk's File No. 2008091509.
- (7) Fort Bend County Clerk's File No. 2019004663.
- (8) Fort Bend County Clerk's File No. 2008091510.
- (9) Fort Bend County Clerk's File No. 2008091507.
- (10) Fort Bend County Clerk's File No. 2009087426.
- (11) Fort Bend County Clerk's File No. 2008091506.
- (12) Fort Bend County Clerk's File No. 2008129320.
- (13) Fort Bend County Clerk's File No. 2008091508.
- (14) Fort Bend County Clerk's File No. 2008095138.
- (15) Fort Bend County Clerk's File No. 2009087424.
- (16) Fort Bend County Clerk's File No. 2009087425.
- (17) Fort Bend County Clerk's File No. 2010114499.

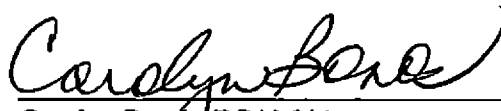
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Quail Valley Fund, Inc. c/o Crest Management Company, 17171 Park Row, Suite 310, Houston, Texas 77084.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Carolyn Bonds, PCAM, Crest Management Company. Address: 17171 Park Row, Suite 310, Houston, Texas 77084. Phone No.: 281.579.0761. Email Address: info@crest-management.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: www.crest-management.com.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$ 375.00
Resale Certificate Update	No charge within 30 days of original; \$75.00 within 30-180 days of original; new Resale Certificate must be purchased after 180 days
Certified Statement of Account (Transfer Fee)	\$ 295.00
Refinance Statement of Account	\$ 75.00
Rush Fee	\$ 100.00 for document needed in less than 3 business days

Executed on this 5th day of June, 2025.

QUAIL VALLEY FUND, INC.

By: Crest Management Company, Managing Agent

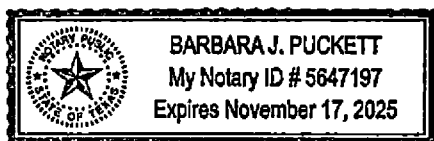

 Carolyn Bonds, PCAM/Agent

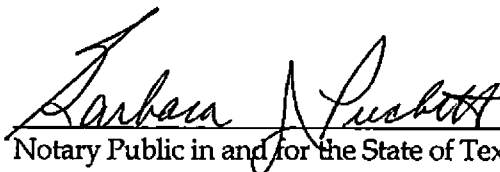
*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a

title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
 §
 COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 5th day of June, 2025 personally appeared Carolyn Bonds, PCAM/ Agent of Crest Management Company, Managing Agent for Quail Valley Fund, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.




 Notary Public in and for the State of Texas