



PROPERTY OWNERS ASSOCIATION 5TH AMENDED MANAGEMENT CERTIFICATE FOR
QUAIL GLEN HOMEOWNERS ASSOCIATION, INC.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.
This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Fort Bend §

1. Name of Subdivision: Quail Glen
2. Subdivision Location: Fort Bend County
3. Name of Homeowners Association: Quail Glen Homeowners Association, Inc.
4. Recording Data for Association: Plat is filed at the County under Volume 21, page 16, of the Map Records of Fort Bend County, Texas.
5. Recording Data for Declaration: Declaration is filed under Volume 767, Page 444, of the Real Property Records of Fort Bend County, Texas.
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowner's association:

The following resolutions are filed under Document No. 2018008956:

Payment Plan Policy
Membership Voting Policy
E-Mail Registration Policy
Roofing Material Guidelines
Drought-Resistant Landscaping and Natural Turf Guidelines
Violation Enforcement Resolution
Violation Enforcement Resolution
Application of Payments Policy
Conflict of Interest Policy
Guidelines for Land Use of Adjacent Lots
Billing Policy and Payment Plan Guidelines

Quail Glen Homeowners Association, Inc. Certificate of Corporate Resolution of the Board of Directors pertaining to the Guidelines regarding Imposition of Fines is filed under Document No. 2019049399

Quail Glen Homeowners Association, Inc. Pool Rules and Guidelines are filed under Document No. 2019050811.

Quail Glen Homeowners Association, Inc Pool Rules are filed under Document No. 2020042644

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management
17319 San Pedro Ave, #318
San Antonio, TX 78232
contact@spectrumam.com
210-494-0659
www.spectrumam.com/homeowners

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
 - Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - Add a Rush to an existing order = \$75.00 + Cost of a Rush
 - Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
 - Rush for Statement of Account only:
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account only:
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 29th day of October, 2021

Quail Glen Homeowners Association, Inc.

By: Shelby Welch
Shelby Welch (of Spectrum Association Management) Managing Agent

State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 29
October, 2021 by Shelby Welch, representative of Spectrum Association
Management, the Managing Agent of Quail Glen Homeowners Association, Inc., on behalf of said
Association.

[Signature]
Notary Public, State of Texas

After Recording Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232

