



SUPPLEMENTAL NOTICE OF DEDICATORY INSTRUMENTS
for
QUAIL VALLEY FUND, INC.

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

The undersigned, being the authorized representative of Quail Valley Fund, Inc., a property owner's association ("the Association") as defined in Section 202.001 of the Texas Property Code, hereby supplements the "Notice of Dedicatory Instrument for Quail Valley Fund, Inc.", "Supplemental Notice of Dedicatory Instrument for Quail Valley Fund, Inc.", "Supplemental Notice of Dedicatory Instruments for Quail Valley Fund, Inc.", "Supplemental Notice of Dedicatory Instruments for Quail Valley Fund, Inc.", "Supplemental Notice of Dedicatory Instruments for Quail Valley Fund, Inc.", "Supplemental Notice of Dedicatory Instruments for Quail Valley Fund, Inc.", "Supplemental Notice of Dedicatory Instruments for Quail Valley Fund, Inc.", and "Supplemental Notice of Dedicatory Instruments for Quail Valley Fund, Inc." recorded in the Official Public Records of Real Property of Fort Bend County, Texas under County Clerk's File Nos. 2010018391, 2011026519, 2011125262, 2014013437, 2014089436, 2019014452, 2021027012 and 2021156014 ("Notice"), which Notice was filed of record for the purpose of complying with Section 202.006 of the Texas Property Code.

Additional Dedicatory Instrument. In addition to the Dedicatory Instruments identified in the Notice, the following documents are Dedicatory Instruments governing the Association:


- **Security Measures Policy for Quail Valley Fund, Inc.**
- **Architectural Guidelines for Quail Valley Fund, Inc.**

True and correct copies of such Dedicatory Instruments are attached to this Supplemental Notice.

This Supplemental Notice is being recorded in the Official Public Records of Real Property of Fort Bend County, Texas for the purpose of complying with Section 202.006 of the Texas Property Code. I hereby certify that the information set forth in this Supplemental Notice is true and correct and that the copies of the Dedicatory Instruments attached to this Notice are true and correct copies of the originals.

Executed on this 12th day of June, 2024.

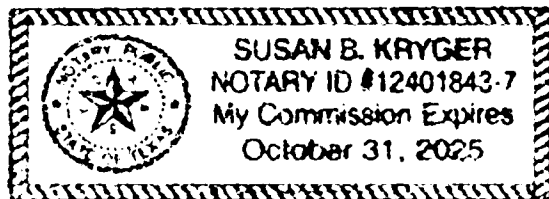
QUAIL VALLEY FUND, INC.

By: 
Cliff Davis, authorized representative

THE STATE OF TEXAS §
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COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 12th day of June, 2024 personally appeared Cliff Davis, authorized representative of Quail Valley Fund, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.


Notary Public in and for the State of Texas



SECURITY MEASURES POLICY
for
QUAIL VALLEY FUND, INC.

STATE OF TEXAS §
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COUNTY OF FORT BEND §

I, Allen Owen, Secretary of Quail Valley Fund, Inc., do hereby certify that in the open session of a properly noticed meeting of the Board of Trustees of the Association, duly called and held on the 10th day of June, 2024, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following Security Measures Policy was duly approved by at least a majority vote of the members of the Board present at the meeting.

RECITALS

1. The Board of Trustees ("Board") of the Quail Valley Fund, Inc. ("Association") has determined that, in order to provide guidance regarding security measures authorized by Texas Property Code Section 202.023, it is appropriate for the Association to adopt a Security Measures Policy ("Policy") for the residential properties under the jurisdiction of the Association.
2. The property encumbered by this Security Measures Policy is that property restricted by the restrictive covenant documents referred to in the Fund's current Management Certificate recorded in the Official Public Records of Real Property of Fort Bend County, Texas, as same has been or may be amended from time to time (such restrictive covenant documents collectively hereinafter referred to as the "Declaration"), and to any other property which has been or may be subsequently annexed thereto and made subject to the authority of the Fund.
3. Any reference made herein to approval by the Architectural Control Committee ("Committee") means prior written approval by the Association's Committee.
4. All capitalized terms in this Policy shall have the same meanings as that ascribed to them in the Declaration.
5. This Policy replaces and supersedes any previously recorded or implemented policy that addresses the subjects contained herein adopted by the Association including, but not limited to, the Security Measures Policy filed at Clerk's File No. 2021156014 in the Official Public Records of Real Property of Fort Bend County, Texas.

Security Measures Policy for Quail Valley Fund, Inc. Page 1 of 8

SECURITY MEASURES POLICY

1. Committee Application Required. Before any security measure contemplated by Section 202.023 of the Texas Property Code ("Code") is constructed or otherwise erected or installed on a Lot, an application must be submitted to the Association and approved in writing by the Committee. The following information must be included with the application:

- a. Type of security measure;
- b. Location of proposed security measure;
- c. General purpose of proposed security measure; and
- d. Proposed construction plans and/or site plan.

Owners are encouraged to be aware of the following issues when seeking approval for and installing a security measure:

- a. The location of property lines for the Lot. Each Owner should consider obtaining a survey before installing a security measure;
- b. Easements in the area in which the security measure is to be installed;
- c. Underground utilities in the area in which the security measure is to be installed.

The Association and/or the Committee is not obligated to and will not review an Owner's security measure application for the above-referenced issues. Owners should be aware that a security measure may have to be removed if a person or entity with superior rights to the location of a security measure objects to the placement of the security measure.

2. Type of Security Measure Fencing. The Code authorizes the Association to regulate the type of security measure fencing that an Owner may install on a Lot.

- a. Security measure fencing must be located on the perimeter of a Lot (i.e., the perimeter property lines of the Lot), however, it is prohibited for security measure fencing to: (i) be installed across sidewalks; and/or; (ii) to enclose sidewalks. If a sidewalk is located within the perimeter of a Lot, the security measure fencing must be located on the residence side of the sidewalk. Fencing that is not located on the perimeter of a Lot is not security measure fencing and must comply with the terms and provisions of the Declaration and all other applicable Association governing documents.
- b. The following types of security measure fencing are approvable:
 - (i) All security measure fencing (including gates) forward of the front exterior wall of the residential structure or garage on a Lot shall be metal fencing (either steel, wrought iron, or aluminum) measuring no more than six feet six inches (6' 6") in height. The Committee shall have the discretion to approve any other type of metal security measure fencing, however, the follow types of metal fencing are prohibited and will not be approved: (1) stamped metal fencing

(including gates); (2) metal panel fencing (including gates); (3) solid metal fencing (including gates); and (4) metal fencing (including gates) with wood or any other opaque material or any size attached to it in any manner. It is the intent of this Policy that all security measure fencing and gates located forward of the front exterior wall of the residential structure or garage on a Lot have the appearance of what is commonly called "wrought iron fencing."

- (ii) With the exception of Lake Lots and Golf Course Lots as defined by the applicable Declaration, all security measure fencing on a Lot in a location other than forward of the front exterior wall of the residential structure or garage on a Lot shall be wood fencing or such other material(s) authorized by the Declaration and approved at the discretion of the Committee (subject to an appeal to the Board of Trustees in the event of a Committee denial).
- (iii) All security measure fencing on Lake Lots and Golf Course Lots along the rear property line and along either side Lot line from the rear property line a distance of not less than twenty feet (20') feet shall be constructed of black wrought iron or other materials similar in appearance approved by the Committee and shall not be greater than six feet six inches (6' 6") in height.
- (iv) The fence and the gate, if any, of all metal security measure fencing located forward of the front exterior wall of the residential structure or garage on a Lot and on all Lake Lots and Golf Course Lots must be made of the same materials.
- (v) Security measure fencing located forward of the front exterior wall of the residential structure or garage on a Lot and on all Lake Lots and Golf Course Lots shall consist of straight horizontal metal rails and straight vertical metal pickets and/or posts. All security measure fencing framing shall be on the inside (i.e., the residence side) of the security measure fencing.
- (vi) Decorative elements and embellishments (whether part of the fence construction or are add-on decorative elements/embellishments) of any type are prohibited on security measure fencing (including gates). This prohibition includes, but is not limited to, prohibiting finials (of any shape or design), fleur de lis, points, spears (of any shape or design), and gate toppers of any type. Stamped metal security measure fencing (including gates) is prohibited. Metal panel fencing is prohibited.

- (vii) The color of all security measure fencing (including gates) located forward of the front exterior wall of the residential structure or garage on a Lot and on all Lake Lots and Golf Course Lots shall be black.
- (viii) Metal Security measure fencing pickets shall be 3/4", 4" on center with 1-1/4" top and bottom rails unless otherwise approved by the Committee (subject to an appeal to the Board of Trustees in the event of a Committee denial).
- (ix) Any driveway or pedestrian gates on security measure fencing located forward of the front exterior wall of the residential structure or garage on a Lot and on all Lake Lots and Golf Course Lots must slide open or open inward and related fence motors/equipment must be kept screened from view with evergreen shrubs or in such other manner approved in writing by the Committee.
- (x) When metal security measure fencing meets a wood fence, the security measure fencing may not be attached to the wood fence. The security measure fencing shall be terminated with a three-inch (3") metal post (either steel, wrought iron, or aluminum) adjacent to the wood post/wood fencing or in such other manner approved at the discretion of the Committee (subject to an appeal to the Board of Trustees in the event of a Committee denial).
- (xi) Chain link, brick, concrete, barbed wire, razor wire, vinyl, brick, electric fences, lattice work fencing, poured fences, electrified fencing of any type, and stone security measure fencing in any location on a Lot is expressly prohibited and will not be approved by the Committee. Notwithstanding any language to the contrary in this Policy, masonry perimeter fencing may, unless otherwise provided by the Declaration, be approved if located on a Lot in a location other than forward of the front exterior wall of the residential structure or garage on a Lot and on all Lake Lots and Golf Course Lots at the discretion of the Committee (subject to an appeal to the Board of Trustees in the event of a Committee denial). Security measure fencing made of dirt mounds and/or berms is prohibited.
- (xii) No vines or vegetation shall be allowed to grow on security measure fencing forward of the front exterior wall of the residential structure or garage on a Lot and on all Lake Lots and Golf Course Lots.
- (xiii) All security measure fencing must be installed per the manufacturer's specifications and all electric gates must be installed by a licensed electrician in accordance with all applicable codes and applicable governmental regulations.

- (xiv) Placement of security measure fencing and/or security measures of any type must comply with city, county, and/or state ordinances and regulations, if any.
 - (xv) All security measure fencing must be maintained in a neat and attractive appearance as required by this Policy and/or the Declaration. This includes, but is not limited to: (1) repair or replacement of fence pickets and posts when necessary (including bent or damaged metal fencing); (2) painting all metal security measure fencing when necessary; and (3), repair, replacement, or removal of security measure fencing that has been damaged by wind, flood, fire, accident, or any other cause.
- c. If the proposed security measure fencing is located on one or more shared Lot lines with adjacent Lot(s) (collectively the "Affected Lots"), all Owners of record of the Affected Lots must sign the application evidencing their consent to the security measure fencing before the requesting Owner ("Requesting Owner") submits the application to the Committee. In the event that the Affected Lot Owner(s) refuse to sign the application as required by this section, the Association shall have no obligation to participate in the resolution of any resulting dispute in accordance with this Policy.

3. **Burglar Bars, Security Screens, and Front Door Entryway Enclosures.** The color of all burglar bars, security screens, and front door entryway enclosure shall be black. Notwithstanding the foregoing, the Committee shall have the discretion to approve another color for burglar bars, security screens and front door entry enclosure if, in the discretion of the Committee (subject to an appeal to the Board of Trustees in the event of a Committee denial), the proposed color of the burglar bars, security screens, and front door entryway enclosures complements the exterior color of the dwelling. All burglar bars and front door entry enclosures must be comprised of straight horizontal cross-rails and straight vertical pickets. Decorative elements and embellishments (whether part of the original construction of the burglar bar or security screen or are add-on decorative elements/embellishments) of any type are prohibited on burglar bars, security screens, and front door entryway enclosures.

4. **Location.** A security measure may be installed only on an Owner's Lot, and may not be located on, nor encroach on, another Lot, street right-of-way, Association Common Area, or any other property owned or maintained by the Association. No security measure fencing shall be installed in any manner that would prevent someone from accessing property that they have a right to use/access.

5. If any term or provision of this Policy is found to violate any law, then this Policy will be interpreted to be as restrictive as possible to preserve as much of the intent of this Policy as allowed by law.

6. **Disputes; Disclaimer; Indemnity.** Security measures, including but not limited to, security cameras and security lights, shall not be permitted to be installed in a manner that the

security measure is aimed/directed at an adjacent property which would result in an invasion of privacy or cause a nuisance to a neighboring Owner or resident. In the event of a dispute between Owners and/or residents regarding security measure fencing, or a dispute between Owners and/or residents regarding the aim or direction of a security camera or security light: (a) the Association shall have no obligation to participate in the resolution of the dispute; and, (b) the dispute shall be resolved solely by and between the affected Owners and/or residents.

Each Owner and occupant of a Lot under the jurisdiction of the Association acknowledges and understands that the Association, including its directors, officers, managers, agents, employees and the Committee, are not insurers and that each Owner and occupant of any dwelling and/or Lot that has a security measure contemplated by Texas Property Code Section 202.023 that has been or will be installed pursuant to this Policy assumes all risks for loss or damage to persons, to dwellings and improvements and to the contents of dwellings and improvements, and further acknowledges that the Association, including its directors, officers, managers, agents, employees and the Committee have made no representations or warranties nor has any owner or occupant relied upon any representations or warranties, expressed or implied, including any warranty of merchantability or fitness for any particular purpose, relative to any security measure that may be approved by the Association and/or Committee pursuant to this Policy.

OWNERS OF LOTS UNDER THE JURISDICTION OF THE ASSOCIATION HEREBY AGREE TO INDEMNIFY, PROTECT, HOLD HARMLESS, AND DEFEND (ON DEMAND) THE ASSOCIATION, INCLUDING ITS DIRECTORS, OFFICERS, MANAGERS, AGENTS, EMPLOYEES AND COMMITTEE MEMBERS COMPRISING THE COMMITTEE (COLLECTIVELY REFERRED TO AS THE "INDEMNIFIED PARTIES") FROM AND AGAINST ALL CLAIMS (INCLUDING WITHOUT LIMITATION CLAIMS BROUGHT BY AN OWNER OR OCCUPANT) IF SUCH CLAIMS ARISE OUT OF OR RELATE TO A SECURITY MEASURE GOVERNED BY THIS POLICY. THIS COVENANT TO INDEMNIFY, HOLD HARMLESS, AND DEFEND INCLUDES (WITHOUT LIMITATION) CLAIMS CAUSED, OR ALLEGED TO BE CAUSED, IN WHOLE OR IN PART BY THE INDEMNIFIED PARTIES' OWN NEGLIGENCE, REGARDLESS OF WHETHER SUCH NEGLIGENCE IS THE SOLE, JOINT, COMPARATIVE OR CONTRIBUTORY CAUSE OF ANY CLAIM.

Any installation not in compliance with this Policy will be considered a violation of the dedicatory instruments governing the Property.

I hereby certify that I am the duly elected, qualified and acting Secretary of the Association and that the foregoing Security Measures Policy was approved by not less than a majority vote of the Board as set forth above and now appears in the books and records of the Association, to be effective upon recording in the Official Public Records of Real Property of Fort Bend County, Texas.

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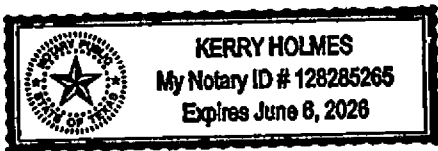
QUAIL VALLEY FUND, INC.

By: Allen Owen

Printed: Allen Owen
Its: Secretary

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

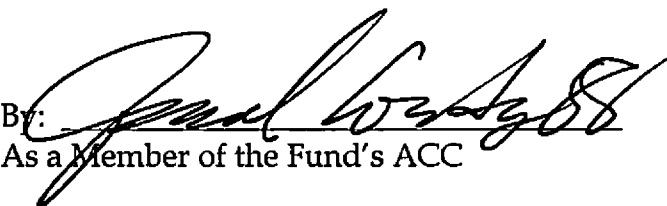
BEFORE ME, the undersigned notary public, on this 10th day of June
2024, personally appeared Allen Owen, as Secretary
of Quail Valley Fund, Inc., known to me to be the person whose name is subscribed to the
foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and
in the capacity therein expressed.




Kerry Holmes
Notary Public in and for the State of Texas

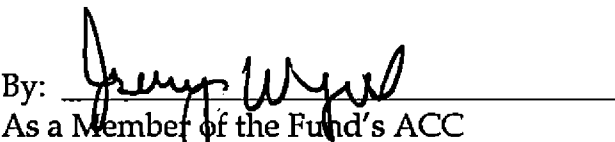
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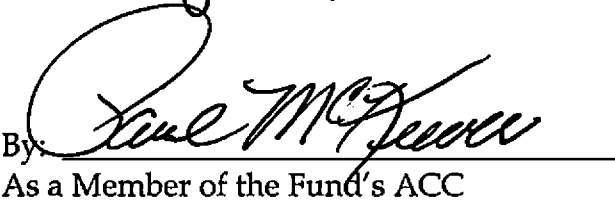
To the extent necessary, we, the undersigned, being at least a majority of the Architectural Control Committee ("ACC") of Quail Valley Fund, Inc., a Texas non-profit corporation, do hereby adopt and approve this Security Measures Policy for Quail Valley Fund, Inc.

Date: June 10, 2024
By: 
As a Member of the Fund's ACC

Date: June 10, 2024
By: 
As a Member of the Fund's ACC

Date: June 10, 2024
By: 
As a Member of the Fund's ACC

Date: June 10, 2024
By: 
As a Member of the Fund's ACC

Date: June 10, 2024
By: 
As a Member of the Fund's ACC

ARCHITECTURAL GUIDELINES
for
QUAIL VALLEY FUND, INC.

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

I, Allen Owen, Secretary of Quail Valley Fund, Inc., a Texas non-profit corporation (the "Fund"), do hereby certify that at in the open session of a properly noticed meeting of the Fund's Board of Trustees ("Board") duly called and held, on the 10th day of June, 2024, with at least a quorum of the Board and being present and remaining throughout, and being duly authorized to transact business, the following Architectural Guidelines ("Guidelines") were duly approved by a majority of the members of the Board. The Fund's Architectural Control Committee's ("ACC") approval of these Guidelines is signified by the signatures of at least a majority of the ACC.

RECITALS

1. The property encumbered by these Architectural Guidelines are the residential lots subject to the Declarations of Amended and Restated Covenants, Conditions and Restrictions or similarly named document(s) (collectively referred to as the "Declaration") encumbering the subdivisions and lots (as depicted on the applicable plat maps and amendments to same) under the jurisdiction of the Quail Valley Fund, Inc. ("Fund"). The subdivisions under the jurisdiction of the Fund are listed on the Fund's current Management Certificate (or similarly named document) filed in the Official Public Records of Real Property of Fort Bend County, Texas.

2. The section of the Declaration entitled "Architectural Guidelines" authorizes the Architectural Control Committee (the "ACC") to "promulgate, supplement or amend the Architectural Guidelines, which provide an outline of minimum acceptable standards for proposed improvements." The Declaration also provides that, if the Architectural Guidelines are more stringent than the provisions of the Declaration, the provisions of the Architectural Guidelines shall control.

3. Pursuant to their power to do so, the ACC, with the approval of the Board of Directors ("Board") of the Quail Valley Fund, Inc. as evidenced by the signature of the president of the Board to this document, desires to adopt the following Architectural Guidelines.

4. These Architectural Guidelines are in addition to the provisions regarding fencing in the Declaration and the provisions regarding security measure fencing in the Fund's Security Measures Policy (or similarly named document).

5. As provided in the Declaration, the ACC hereby adopts these Architectural Guidelines with the approval of the Board.

ARCHITECTURAL GUIDELINES

1. The Recitals are fully incorporated herein by reference.
2. All new fencing and/or replacement fencing [not including the occasional replacement of individual damaged/rotten fence pickets and/or rot boards in a manner that complies with the Declaration and or these Architectural Guidelines ("Guidelines")] must be approved in writing by the Fund's Architectural Control Committee ("ACC") prior to installation or repair.

The requirement to obtain prior written approval of the ACC includes new fencing and/or replacement fencing that is the same or substantially similar to the fencing that is being replaced or repaired. Owners are encouraged to apply for ACC approval if there is any question on what constitutes an allowed occasional repair or a repair/replacement that requires ACC approval.

3. Unless otherwise authorized or required by the Declaration or the Fund's Security Measures Policy, all fencing must be of six foot (6') cedar pickets. Cedar rot boards are allowed that are not more than six inches (6") in height. A blanket variance has been granted to allow for fences that include a rot board to reach a maximum height of six feet, six inches (6' 6").
4. Fences and/or gates across driveways are prohibited unless expressly allowed in the Fund's Security Measures Policy. Any gate that crosses a driveway must be security measure fencing (i.e., located on a perimeter lot line or such other location approved by the ACC) and must comply with the Fund's Security Measures Policy.
5. Unless otherwise authorized by the Declaration or the Fund's Security Measures Policy, all cedar wood fences situated parallel to the front lot line or parallel to a side street adjacent to a corner lot shall be constructed with the pickets on the outside so that no posts, rails, or other support structure are visible from the street in front of the lot or from the side street.
6. Unless otherwise authorized by the Declaration or Section 18 of these Guidelines, fences shall not exceed six feet six inches (6' 6") in height, including the rot board.
7. All rotten, damaged and/or missing fence pickets must be replaced when necessary [including when necessary as deemed by the Fund's Board of Trustees ("Board")].

8. All fence gates must be functioning properly at all times. All gates shall be hung straight. All damaged and/or leaning gates shall be replaced and/or repaired when necessary (including when necessary as deemed by the Board). All gate hardware (including, gate handles, hinges, etc.) visible from public view shall be properly attached to the gate and appurtenant fence, shall be maintained in a neat and attractive manner, and shall be repaired and/or replaced when necessary (including when necessary as deemed by the Board).
9. All leaning fences must be repaired or replaced when necessary (including when necessary as deemed by the Board).
10. All fence gates must be hung straight and replaced/repaired when necessary (including when necessary as deemed by the Board).
11. All missing/damaged fence hardware in public view must be repaired/replaced when necessary [including when necessary as deemed by the Board].
12. Painting, colored staining, or colored varnishing of fences is prohibited.
13. Staining of fences shall be with clear stain only and all clear stain must be approved in writing by the ACC.
14. Chain link, brick, concrete, barbed wire, razor wire, vinyl, brick, electric fences, poured fences, electrified fencing of any type, and stone fencing in any location on a lot are expressly prohibited.
15. Lattice work fencing for side yard fencing, side lot line fencing, and/or rear property line fencing is prohibited and shall not be approved by the ACC. Any other use of lattice for any type of screening and/or architectural/architectural embellishment use must be approved in writing by the ACC prior to installation.
16. Netting or screening of any type on fencing is prohibited.
17. Unless otherwise allowed by law, no flag, banner, mural, or signage of any type may be hung from, affixed to, or otherwise display on or from a fence (including the gate) in public view on a lot.
18. Notwithstanding any language to the contrary in these Guidelines, any existing masonry fence installed by the developer and/or the builder: (a) is not subject to the cedar wood fence requirement; (b) is not subject to the six foot, six inches (6'6") height limitation if the masonry fence was originally constructed taller than 6'6" in height; and/or (c) shall not constitute a violation of Section 14 of these Guidelines.
19. All fencing (including gates) must comply with all City of Missouri City, Texas ordinances and/or regulations, if any.
20. Notwithstanding any language to the contrary in these Guidelines, all security measure fencing, including gates across driveways, must comply with the Fund's Security

Measures Policy filed in the Official Public Records of Real Property of Fort Bend County, Texas. With regard to security measure fencing, in the event of a conflict between these Guidelines and the Fund's Security Measure Policy, the terms and provisions of the Security Measures Policy will control.

21. Little Free Libraries/Little Free Library. Little Free Libraries shall be allowed on a lot after first written approval from the ACC under the following terms and conditions. "Little Free Libraries" as used in these Guidelines shall mean the act or practice of placing a box, structure, or device on a lot to be used for the placement of books for persons to borrow and /or donate books.
- a. The box/structure and supporting post used for a Little Free Library must be purchased from the Little Free Library program (<https://littlefreelibrary.myshopify.com/>). No other box/structure or support post shall be approved by the ACC for a Little Free Library.
 - b. The only materials used for Little Free Library box/structure that shall be approved is the composite option. A Little Free Library made of wood shall not be approved.
 - c. The only Little Free Library colors that shall be approved are red, gray, maroon, or forest. The color of a Little Free Library shall not be altered from the factory color.
 - d. No Little Free Library shall be approved that is in a one mile radius from any existing Little Free Library.
 - e. A Little Free Library shall not be used for any purpose other than the loaning/donating of books.
 - f. No Little Free Library shall exceed twenty-one inches (21") in height, 18 inches (18") in width, or 16 inches (16") in depth.
 - g. All Little Free Libraries must be maintained in a neat and attractive appearance as determined by the Board. No Little Free Library shall have missing parts and all parts must be in working order at all times with all necessary hardware attached.
 - h. Any Little Free Library that is not in compliance with Section 21 of these Guidelines shall be removed from public view on a lot (including the support post and/or support structure).

These Guidelines may be amended from time to time by the ACC with the approval of the Board.

I hereby certify that I am the duly elected, qualified and acting Secretary of the Fund and that the foregoing Architectural Guidelines for Quail Valley Fund, Inc. was approved by not less than a majority vote of the Quail Valley Fund, Inc.'s Board of Trustees and now appears in the books and records of the Fund, to be effective upon recording in the Official Public Records of Real Property of Fort Bend County, Texas.

QUAIL VALLEY FUND, INC.

By: Allen Owen
Its: Secretary

Printed: Allen Owen

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 10th day of June
2024, by Allen Owen, as the Secretary of Quail Valley
Fund, Inc., for the consideration and in the capacities stated therein.



Kerry Holmes
Notary Public in and for the State of Texas

We, the undersigned, being at least a majority of the Architectural Control Committee ("ACC")
of Quail Valley Fund, Inc., a Texas non-profit corporation, do hereby adopt and approve these
Architectural Guidelines for Quail Valley Fund, Inc.

Date: June 10, 2024

By: [Signature]
As a Member of the Fund's ACC

Date: June 10, 2024

By: [Signature]
As a Member of the Fund's ACC

Date: June 10, 2024

By: [Signature]
As a Member of the Fund's ACC

Date: June 10th, 2024

By: [Signature]
As a Member of the Fund's ACC

Date: June 10, 2024

By: [Signature]
As a Member of the Fund's ACC