

386227

MANAGEMENT CERTIFICATE
for
TWIN CAVERNS RANCH ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF CORYELL §

Pursuant to Section 209.004 of the Texas Property Code, the undersigned managing agent of Twin Caverns Ranch Association, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, states as follows:

1. Name of Subdivision: The name of the Subdivision is Twin Caverns Ranch.
2. Name of Association: The name of the Association is Twin Caverns Ranch Association, Inc.
3. Recording Data for the Subdivision:

Twin Caverns Ranch, Phase 1, being a Subdivision of 785.72 acres in Coryell County, Texas, filed for record on March 14, 2023, at Slide No. 1112-1123 in the Plat Records of Coryell County, Texas; Twin Caverns Ranch, Phase 2, at Slide No. 1130-1139 in the Plat Records of Coryell County, Texas; and any plat or plats of subsequent phases of Twin Caverns Ranch filed by the Declarant in the Plat Records of Coryell County, Texas.
4. Recording Data for the Declaration: The Subdivision is subject to:

Declaration of Covenants, Conditions and Restrictions for Twin Caverns Ranch, recorded under Document No. 362221, in the Official Records of Coryell County, Texas;

Supplemental Declaration of Covenants, Conditions and Restrictions for Twin Caverns Ranch, Phase 2, recorded under Document No. 363602, in the Official Records of Coryell County, Texas.
5. Name and Mailing Address for the Association: The mailing address for the Association:

Twin Caverns Ranch Association, Inc.
c/o Empire South Association Management
10 S 2nd Street
Fernandina Beach, Florida 32034

6. Name and Mailing Address of the Person Managing the Association or the Association's Designated Representative: The Association's Designated Representative is:

Empire South Association Management
10 S 2nd Street
Fernandina Beach, Florida 32034
(855) 209-5166
propertymanagement@empiresouthrealty.com

7. Website Address. www.empiresouthrealty.com

8. Transfer Fees. The Association may be contacted through its Designated Representative by email at propertymanagement@empiresouthrealty.com or by phone at (855) 209-5166. Purchasers are directed to contact the Association prior to purchasing or transferring property in the Subdivision to obtain a payoff statement and/or Resale Certificate. All purchasers/transferees are subject to a \$375.00 Certified Statement of Account (Transfer Fee). Additional fees may include: \$375.00 fee for a Resale Certificate, \$100.00 fee for any rush processing within 72-96 hours, and/or a \$200.00 fee for any rush processing within 48 hours or after closing.

Executed on this 20th day of August, 2025.

Twin Caverns Ranch Association

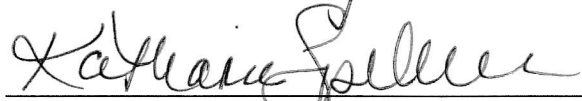


Brad Church, Designated Representative

THE STATE OF FLORIDA §
§
COUNTY OF NASSAU §

BEFORE ME, the undersigned notary public, on this day personally appeared Brad Church, Designated Representative of Twin Caverns Ranch Association, 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.

SUBSCRIBED AND SWORN TO ME on this 20 day of August, 2025.



Notary Public in and for the Florida

Return to:
HUGHES STEWART LAW, PLLC
P.O. BOX 30
EASTLAND, TEXAS 76448



STATE OF TEXAS
COUNTY OF CORYELL

I, Jennifer Newton, County Clerk in and for
Coryell County, Texas do hereby certify that
this instrument was filed for record in the
Coryell County Public Records and of the
time and date as stamped hereon by me



Jennifer Newton

FILED
AT 1235 O'CLOCK P M

SEP 08 2025

Jennifer Newton
COUNTY CLERK, CORYELL CO., TEXAS

386227

The Association may be contacted through its Designated Representative by email at propertymanagement@enginesouth.com or by phone at (552) 309-2166. Purchases are directed to contact the Association prior to purchasing or processing within 72-96 hours, and/or a \$200.00 fee for any rush processing within 48 hours or after closing.

2025

August

30

Executed on this day of August, 2025.

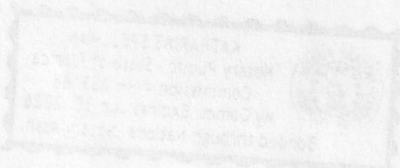
THE STATE OF FLORIDA
COUNTY OF NASSAU

BEFORE ME, the undersigned notary public, on this day personally appeared Brad Church, Designated Representative of Twin Caverns Ranch Association, 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.

SUBSCRIBED AND SWORN TO on the 30th day of August, 2025.

Katharine Zeller

Notary Public in and for the State of Florida



Return to:
HUGHES STEWART LAW, PLLC
P.O. Box 30
EASTLAND, TEXAS 75840