



MANAGEMENT CERTIFICATE
for
RANCHES AT OVERHILLS PROPERTY OWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF GILLESPIE §

Pursuant to Section 209.004 of the Texas Property Code, the undersigned managing agent of Ranches at Overhills Property Owners 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 Ranches at Overhills.
2. Name of Association: The name of the Association is Ranches at Overhills Property Owners Association, Inc.
3. Recording Data for the Subdivision: Instrument Number 20203596 recorded in the Plat Records of Gillespie County, Texas, on July 2, 2020.
4. Recording Data for the Declaration: The Subdivision is subject to the Declaration of Restrictions, Conditions, Easements, Covenants, Agreements, Liens, and Charges of Ranches at Overhills recorded under Clerk's File No. 20205682, recorded in the Real Property Records of Gillespie County, Texas, along with any amendments and supplements thereto.

Various policies and procedures of the Association are also of record in the Real Property Records of Gillespie County, Texas, and can be requested by prospective purchasers or property owners in the Subdivision via a Resale Certificate.

5. Name and Mailing Address for the Association: The mailing address for the Association:

Ranches at Overhills Property Owners Association, Inc.
c/o Empire South Realty, LLC
4924 1st Coast Highway, Suite 6
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 Realty, LLC
4924 1st Coast Highway, Suite 6
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 \$300.00 Certified Statement of Account (Transfer Fee). Additional fees may include: \$300.00 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 24th day of OCTOBER 2022.

Ranches at Overhills Property Owners Association, Inc.

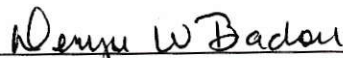


Brad Church, Designated Representative

THE STATE OF FLORIDA §
§
COUNTY OF NASSAU §

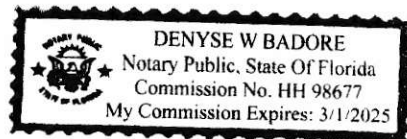
BEFORE ME, the undersigned notary public, on this day personally appeared Brad Church Designated Representative of Ranches at Overhills Property Owners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.

SUBSCRIBED AND SWORN TO ME on this 24th day of October, 2022.



Notary Public in and for the State of Florida

Return to:
Lang & Associates, PLLC
1903 Vermont Street
Houston, Texas 77019



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lindsey Brown



Lindsey Brown, County Clerk

Gillespie County Texas

October 31, 2022 10:26:00 AM

FEE: \$30.00

CSTAATS

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