



MANAGEMENT CERTIFICATE
for
RIVER CANYON RANCH GRAZING ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
 COUNTY OF PALO PINTO §

Pursuant to Section 209.004 of the Texas Property Code, the undersigned managing agent of River Canyon Ranch Grazing 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 River Canyon Ranch.
2. Name of Association: The name of the Association is River Canyon Ranch Grazing Association, Inc.
3. Recording Data for the Subdivision: River Canyon Ranch, a Subdivision of 880.703 acres in Palo Pinto County, Texas, filed in Book 11, Page 182, Slide 1181 in the Plat Records of Palo Pinto County, Texas, and any plat or plats of subsequent phases of River Canyon Ranch.
4. Recording Data for the Declaration: The Subdivision is subject to the Declaration of Covenants, Conditions and Restrictions for River Canyon Ranch recorded under File Number 2021-00004215 in the Real Property Records of Palo Pinto 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 Palo Pinto 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:

River Canyon Ranch Grazing Association, Inc.
 c/o Empire South Realty, LLC
 10 2nd Street, Suite 1A
 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
 10 2nd Street, Suite 1A
 Fernandina Beach, Florida 32034
 (855) 209-5166

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 3 to 9 business days, and/or a \$200.00 fee for any rush processing within 48 hours or after closing.

Executed on this 30th day of OCTOBER, 2023.

River Canyon Ranch Grazing Association, Inc.

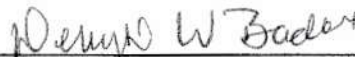


Brad Church, Designated Representative

THE STATE OF FLORIDA §
§
COUNTY OF NASSAU §

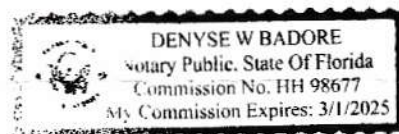
BEFORE ME, the undersigned notary public, on this day personally appeared Brad Church, Designated Representative of River Canyon Ranch Grazing Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the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

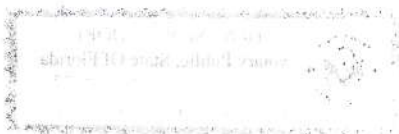
SUBSCRIBED AND SWORN TO ME on this 30th day of October, 2023.



Notary Public in and for the Florida

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





**CERTIFIED FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**



Janette K. Green

Janette K. Green Palo Pinto County Clerk
Palo Pinto County, TX

11/22/2023 09:49 AM

Fee: \$30.00

2023-00006332 POAMC

B: OR V: 2523 P: 382