



MANAGEMENT CERTIFICATE
for
CWP PROPERTY OWNERS' 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 CWP 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 Clearwater Point.
2. Name of Association: The name of the Association is CWP Property Owners' Association, Inc.
3. Recording Data for the Subdivision: Clearwater Point, a Subdivision of 355.239 acres in Palo Pinto County, Texas, filed for record on July 8, 2024, in Book 13, Page 10, Slide 1409 of the Plat Records of Palo Pinto County, Texas, and any plat or plats of subsequent phases of Clearwater Point filed by Declarant in the Plat Records of Palo Pinto County, Texas, or in the official public records of the county or counties in which such subsequent phases are located, along with any amendments thereto.
4. Recording Data for the Declaration: The Subdivision is subject to the Declaration of Covenants, Conditions and Restrictions for Clearwater Point recorded under Clerk's Document No. 2024-00004029, recorded in the Real Property Records of Palo Pinto County, Texas, along with any amendments and supplements thereto.
5. Name and Mailing Address for the Association: The mailing address for the Association:

CWP Property Owners' 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 24th day of FEBRUARY, 2025.

CWP Property Owners' Association, Inc.

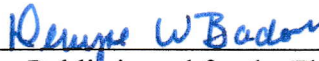


Brad Church, Designated Representative

THE STATE OF FLORIDA §
§
COUNTY OF NASSAU §

BEFORE ME, the undersigned notary public, on this day personally appeared Brad Church, Designated Representative of CWP 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.

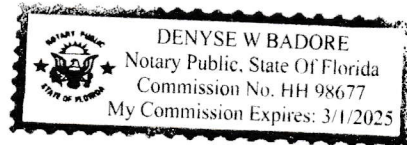
SUBSCRIBED AND SWORN TO ME on this 24th day of February, 2025.



Notary Public in and for the Florida

Return to:

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



Website Address: www.empireoutrealty.com

8. Transfer Fees The Association may be contacted through its Designated Representative by email at propertymanagement@empireoutrealty.com or by phone at (855) 209-2166. 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 purchases/transfers 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.

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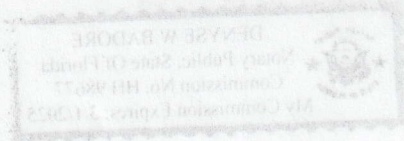
Brad Church, Designated Representative

THE STATE OF FLORIDA
COUNTY OF NASSAU

BEFORE ME, the undersigned notary public, on this day personally appeared Brad Church, Designated Representative of CWP 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 February, 2025.

Notary Public in and for the Florida



**CERTIFIED FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**



Janette K. Green

Janette K. Green Palo Pinto County Clerk
Palo Pinto County, TX
04/04/2025 10:18 AM
Fee: \$29.00

2025-00001814 POAMC

B: OR V: 2587 P: 546