

AMENDED MANAGEMENT CERTIFICATE
for
ESTATES ON THE RIVER PROPERTY OWNERS ASSOCIATION

THE STATE OF TEXAS §
 §
COUNTY OF BURNET §

Pursuant to Section 209.004 of the Texas Property Code, the undersigned managing agent of The Estates on the River Property Owners Association 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 The Estates on the River.
2. Name of Association: The name of the Association is The Estates on the River Property Owners Association.

3. Recording Data for the Subdivision: Cabinet 4, Slide 116B, of the Plat Records of Burnet County, Texas, and recorded as Document No. 200807079 of the Official Public Records of Burnet County, Texas.

4. Recording Data for the Declaration: The Subdivision is subject to:

Declaration of Covenants, Conditions and Restrictions for "The Estates on the River," recorded at Document No. 200901718 in the Official Public Records of Burnet County, Texas;

First Amendment to Declaration of Covenants, Conditions and Restrictions for "The Estates on the River," recorded at Document No. 200906911 in the Official Public Records of Burnet County, Texas;

Waiver of Covenant and Restriction, recorded at Document No. 201207384 in the Official Public Records of Burnet County, Texas; and

Second Amendment to Declaration of Covenants, Conditions and Restrictions for "The Estates on the River," recorded at Document No. 201912537 in the Official Public Records of Burnet County, Texas.

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

The Estates on the River Property Owners Association
c/o Empire South Realty, LLC
10 S Street, Suite A
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:

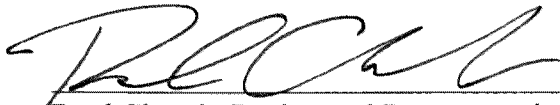
Empire South Realty, LLC
 10 S Street, Suite A
 Fernandina Beach, Florida 32034
 (855) 209-5166
 propertymanagement@empiresouthrealty.com

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 14th day of SEPTEMBER 2023.

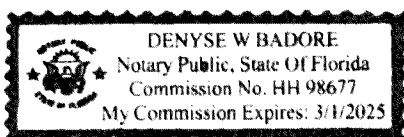
The Estates on the River Property Owners Association

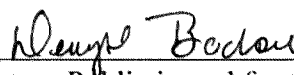

 Brad Church, Designated Representative

THE STATE OF FLORIDA §
 §
 COUNTY OF NASSAU §

BEFORE ME, the undersigned notary public, on this day personally appeared Brad Church, Designated Representative of The Estates on the River Property Owners 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 14th day of September, 2023.




 Notary Public in and for the Florida

Return to:

Lang & Associates, PLLC

1903 Vermont Street

Houston, Texas 77019

**THE STATE OF TEXAS
COUNTY OF BURNET**

I hereby certify that this instrument was FILED on the
date and the time stamped hereon by me and was duly
RECORDED in the Records of Burnet County, Texas.

202309527 AMD
09/20/2023 08:18:50 AM Total Fees: \$38.00

Vicinta Stafford, County Clerk
Burnet County, Texas

