

Hood County Clerk
201 W Bridge Street
PO BOX 339
Granbury, Texas 76048
Phone: 817-579-3222

Document Number: 2025-0002631 -
Filed and Recorded - Real Records

MANAGEMENT CERTIFICATE

Grantor: COUGAR MOUNTAIN ESTATES POA

Pages: 3

Recorded On: 02/28/2025 09:05 AM

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Recorded On:	02/28/2025 09:05 AM	Notes:
Document Number:	2025-0002631	
Receipt Number:	R252786	
Amount:	\$19.00	
Recorded By:	Simplifile	

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**I hereby certify that this instrument was filed and duly
recorded in the Official Records of Hood County, Texas**



Christine C. Leftwich
County Clerk
Hood County, Texas



Return To:

HUGHES STEWART LAW, PLLC
1302 HIGHWAY 183
CISCO, TX 76437-5906



MANAGEMENT CERTIFICATE
for
COUGAR MOUNTAIN ESTATES PROPERTY OWNERS' ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF HOOD §

Pursuant to Section 209.004 of the Texas Property Code, the undersigned managing agent of Cougar Mountain Estates 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 Cougar Mountain Estates.

2. Name of Association: The name of the Association is Cougar Mountain Estates Property Owners' Association, Inc.

3. Recording Data for the Subdivision: Cougar Mountain Estates, Phase I, filed for record in the plat records of Hood County, Texas, on June 15, 2023, at Slide P-928, of which may be amended from time to time to reflect Common Areas or the addition of subsequent phases of the Project.

4. Recording Data for the Declaration: The Subdivision is subject to the Declaration of Covenants, Conditions and Restrictions for Cougar Mountain Estates recorded under Clerk's File No. 2023-0008033, recorded in the Real Property Records of Hood 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 Hood 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:

Cougar Mountain Estates 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.

**Cougar Mountain Estates Property Owners'
Association, Inc.**

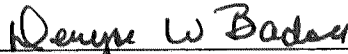


Brad Church, Designated Representative

THE STATE OF FLORIDA §
§
COUNTY OF NASSAU §

BEFORE ME, the undersigned notary public, on this day personally appeared Brad Church, Designated Representative of Cougar Mountain Estates 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**

