

MANAGEMENT CERTIFICATE
for
ISLAND VIEW RANCH ESTATES PROPERTY OWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF POLK §

Pursuant to Section 209.004 of the Texas Property Code, the undersigned managing agent of Island View Ranch 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 Island View Ranch Estates.
2. Name of Association: The name of the Association is Island View Ranch Estates Property Owners Association, Inc.

3. Recording Data for the Subdivision: Island View Ranch Estates Subdivision in Polk County, Texas, according to the map or plat thereof recorded in the office of the County Clerk of Polk County, Texas, on July 11, 2024, recorded in Volume 13, Page 108, and thereafter filed in the Plat Cabinet in Sleeve 302, Page D, Sleeve 303, Pages A, B & C of the Plat Records of Polk County, Texas.

4. Recording Data for the Declaration: The Subdivision is subject to the Declaration of Restrictive Covenants of the Island View Ranch Estates Subdivision recorded under Clerk's Document No. 05785, recorded in the Real Property Records of Polk County, Texas, along with any amendments and supplements thereto.

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

Island View Ranch 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:

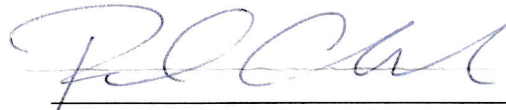
Empire South Association Management
10 S 2nd Street
Fernandina Beach, Florida 32034
(855) 209-5166
propertymanagement@empiresouthrealty.com

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.

**Island View Ranch Estates Property Owners
Association, Inc.**

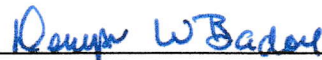


Brad Church, Designated Representative

THE STATE OF FLORIDA §
§
COUNTY OF NASSAU §

BEFORE ME, the undersigned notary public, on this day personally appeared Brad Church, Designated Representative of Island View Ranch 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

2025-2587-172

FILED FOR RECORD

Mar 04 2025 12:42:35

Schelana Hock

SCHELANA HOCK
POLK COUNTY CLERK



STATE OF TEXAS • COUNTY OF POLK
I, SCHELANA HOCK hereby certify that the instrument was FILED
in the file number sequence on the date and at the same time stamped
heron by me and was duly RECORDED in the Official Public Records
in Volume and Page of the named RECORDS OF Polk County, Texas
as stamped heron by me.

Schelana Hock

COUNTY CLERK
POLK COUNTY, TEXAS

LM Mar 04, 2025

Executed on this 4th day of February, 2025.

Island View Ranch Estates Property Owners
Association, Inc.

Island 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 Island View Ranch 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.

Brad Church

Notary Public in and for the Florida

Return to:

HUGHES STEWART LAW, PLLC
P.O. Box 30
Eastland, Texas 75648