

AMENDED MANAGEMENT CERTIFICATE
for
CROSS TIMBER GRAZING ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF BURNET §

Pursuant to Section 209.004 of the Texas Property Code, the undersigned managing agent of Cross Timber 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 Cross Timber Ranch.

- 2. Name of Association: The name of the Association is Cross Timber Grazing Association, Inc.

- 3. Recording Data for the Subdivision: Cross Timber Ranch, a Subdivision of 1471.9 acres in Burnet County, Texas, filed in Document Number 202118111 in the Plat Records of Burnet County, Texas.

- 4. Recording Data for the Declaration: The Subdivision is subject to the Declaration of Covenants, Conditions and Restrictions for Cross Timber Ranch recorded under Clerk’s File No. 202118364, recorded in the Real Property Records of Burnet 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 Burnet 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:

Cross Timber Grazing 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.

Cross Timber Grazing Association, Inc.

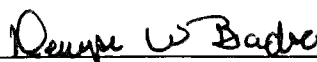


Brad Church, Designated Representative

THE STATE OF FLORIDA §
§
COUNTY OF NASSAU §

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

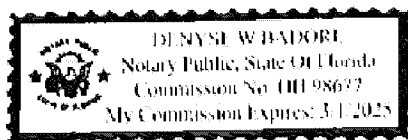
SUBSCRIBED AND SWORN TO ME on this 24th day of February, 2025.



Notary Public in and for the Florida

Return to:

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



**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.

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02/27/2025 03:08:13 PM Total Fees: \$29.00

Vicinta Stafford, County Clerk
Burnet County, Texas

