

MANAGEMENT CERTIFICATE
for
ELK MOUNTAIN GRAZING ASSOCIATION

THE STATE OF TEXAS §
 §
COUNTY OF BANDERA §

Pursuant to Section 209.004 of the Texas Property Code, the undersigned managing agent of Elk Mountain Grazing 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 Elk Mountain Ranch.
- 2. Name of Association: The name of the Association is Elk Mountain Grazing Association.

3. Recording Data for the Subdivision: The Plat of Elk Mountain Ranch, Phase 1, a subdivision of 697.443 acres of land in Bandera County, Texas, filed of record on July 14, 2022, in Book 8, Page 105 through 112 in the Plat Records of Bandera County, Texas, and any plat or plats of subsequent phases of Elk Mountain Ranch filed in the Plat records of Bandera County, Texas.

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

Declaration of Covenants, Conditions and Restrictions for Elk Mountain Ranch, recorded at Document No. 00253719, in Volume 1281, Page 66 of the Official Public Records of Bandera County, Texas;

First Correction to Declaration of Covenants, Conditions and Restrictions for Elk Mountain Ranch, recorded at Document No. 00254411, in Volume 1284, Page 851 of the Official Records of Bandera County, Texas; and

Second Correction to Declaration of Covenants, Conditions and Restrictions for Elk Mountain Ranch, recorded at Document No. 00256155, in Volume 1295, Page 769 of the Official Records of Bandera County, Texas.

Various policies and procedures of the Association are also of record in the Real Property Records of Bandera 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:
Elk Mountain Grazing Association
c/o Empire South Realty, LLC
P.O. Box 17245
Fernandina Beach, Florida 32035

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
P.O. Box 17245
Fernandina Beach, Florida 32035
(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 3RD day of APRIL, 2024.

Elk Mountain Grazing Association



Brad Church, Designated Representative

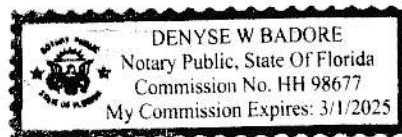
THE STATE OF FLORIDA §
§
COUNTY OF NASSAU §

BEFORE ME, the undersigned notary public, on this day personally appeared Brad Church, Designated Representative of Elk Mountain Grazing 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 3rd day of April, 2024.

Denyse W Badore
Notary Public in and for the Florida

Return to:
Lang & Associates, PLLC
1903 Vermont Street
Houston, Texas 77019



Filed for Record in:
Bandera County

On: Apr 23, 2024 at 01:19P

As a
Recording

Document Number: 00263980

Amount 29.00

Receipt Number - 176198

By:
Dorothy Koch

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.

STATE OF TEXAS
COUNTY OF BANDERA

I hereby certify that this
instrument was filed on the date and
time stamped hereon by me and was
duly recorded in the volume and
and page of the official records of:
Bandera County
as stamped hereon by me.

Apr 23, 2024

Tandie Mansfield, County Clerk
Bandera County