

**MANAGEMENT CERTIFICATE**  
*for*  
**SANDLIN RANCH HOMEOWNERS ASSOCIATION, INC.**

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THE STATE OF TEXAS     §  
                                      §  
COUNTY OF TITUS       §

Pursuant to Section 209.004 of the Texas Property Code, the undersigned managing agent of Sandlin Ranch Homeowners 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 Sandlin Ranch.
2.     Name of Association: The name of the Association is Sandlin Ranch Homeowners Association, Inc.
3.     Recording Data for the Subdivision:
  - (a) Sandlin Ranch, filed of record under Instrument Number 201100004194 in the Official Plat Records of Titus County, Texas; and
  - (b) Sandlin Ranch No. 2, filed of record under Instrument Number 20171480 in the Official Plat Records of Titus County, Texas
4.     Recording Data for the Declaration: The Subdivision is subject to the following:
  - (a) Declaration of Covenants, Conditions and Restrictions for Sandlin Ranch recorded under Clerk's File No. 20171481, recorded in the Real Property Records of Titus County, Texas; and
  - (b) First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Sandlin Ranch recorded under Clerk's File No. 20213155, recorded in the Real Property Records of Titus County, Texas
  - (c)     Name and Mailing Address for the Association: The mailing address for the Association:

Sandlin Ranch Homeowners Association, Inc.  
c/o Empire South Realty, LLC  
4924 1st Coast Highway, Suite 6  
Fernandina Beach, Florida 32034

(d) 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  
4924 1st Coast Highway, Suite 6  
Fernandina Beach, Florida 32034  
(855) 209-5166  
propertymanagement@empiresouthrealty.com

(e) Website Address. www.empiresouthrealty.com

(f) 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 24<sup>th</sup> day of October, 2022.

**Sandlin Ranch Homeowners Association, Inc.**




Brad Church, Designated Representative

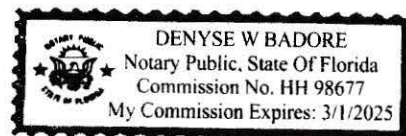
THE STATE OF FLORIDA §  
§  
COUNTY OF NASSAU §

BEFORE ME, the undersigned notary public, on this day personally appeared Brad Church, Designated Representative of Sandlin Ranch Homeowners 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 24<sup>th</sup> day of October, 2022.

  
Notary Public in and for the State of Florida

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



## FILED AND RECORDED

**Instrument Number: 20224850**

Filing and Recording Date: 10/28/2022 02:04:09 PM Pages: 3 Recording Fee: \$30.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the PUBLIC RECORDS of Titus County, Texas.



*Joan Newman*

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Joan Newman, County Clerk  
Titus County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.