

MANAGEMENT CERTIFICATE
for
MAVERICK RANCH PROPERTY OWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF GILLESPIE §

Pursuant to Section 209.004 of the Texas Property Code, the undersigned managing agent of Maverick Ranch 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 Maverick Ranch.
2. Name of Association: The name of the Association is Maverick Ranch Property Owners Association, Inc.
3. Recording Data for the Subdivision: Maverick Ranch, a Subdivision of 960.307 acres in Gillespie County, Texas, filed for record on September 29, 2022, in Volume 6, Page 178 of the Plat Records of Gillespie County, Texas, along with any amendments thereto.
4. Recording Data for the Declaration: The Subdivision is subject to:

Declaration of Restrictions, Conditions, Easements, Covenants, Agreements, Liens, and Charges of The Maverick Subdivision recorded under Clerk's Document No. 20227132, recorded in the Real Property Records of Gillespie County, Texas.

Amendment to Declaration of Restrictions, Conditions, Easements, Covenants, Agreements, Liens, and Charges of The Maverick Subdivision recorded under Clerk's Document No. 20233479, recorded in the Real Property Records of Gillespie County, Texas.

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

Maverick Ranch 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 16TH day of OCTOBER, 2025.

Maverick Ranch Property Owners Association, Inc.

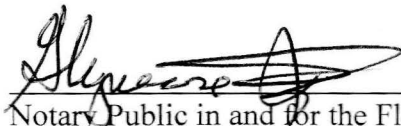


Brad Church, Designated Representative

THE STATE OF FLORIDA §
§
COUNTY OF NASSAU §

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

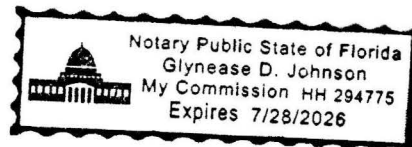
SUBSCRIBED AND SWORN TO ME on this 16th day of October, 2025.

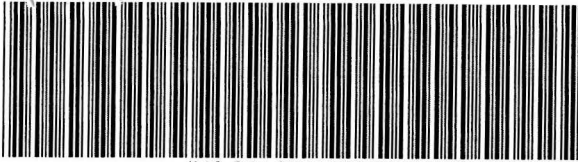


Notary Public in and for the Florida

Return to:

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





VG-297-2025-20255424

Gillespie County
LINDSEY BROWN
Gillespie County Clerk

Instrument Number: 20255424

Recorded On: November 03, 2025 02:46 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

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.

File Information:

Document Number: 20255424
Receipt Number: 20251103000028
Recorded Date/Time: November 03, 2025 02:46 PM
User: Josh C
Station: DELLGVKBHQ2

Record and Return To:

HUGHES STEWART LAW



STATE OF TEXAS
Gillespie County

**I hereby certify that this Instrument was filed in the File Number sequence on the date/time
printed hereon, and was duly recorded in the Official Records of Gillespie County, Texas**

LINDSEY BROWN
Gillespie County Clerk
Gillespie County, TX

Lindsey Brown