



MANAGEMENT CERTIFICATE
for
RESERVE AT GB PROPERTY OWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
 COUNTY OF PALO PINTO §

Pursuant to Section 209.004 of the Texas Property Code, the undersigned managing agent of Reserve at GB 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 Reserve at GB.

2. Name of Association: The name of the Association is Reserve at GB Property Owners Association, Inc.

3. Recording Data for the Subdivision: Reserve at GB, a Subdivision in Palo Pinto County, Texas, filed for record in Volume 11, Page 52, Slide 1051 and in Volume 11, Page 53, Slide 1052 of the Plat Records of Palo Pinto County, Texas, along with any amendments thereto.

4. Recording Data for the Declaration: The Subdivision is subject to the Declaration of Restrictions, Conditions, Easements, Covenants, Agreements, Liens, and Charges of The Reserve at Gaines Bend Phase 1 and (Partial) Gaines Bend Subdivision Block 3, Phase 1 recorded under Clerk's Document No. 2019-00004746 in the Real Property Records of Palo Pinto County, Texas, along with any supplements or amendments thereto.

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

Reserve at GB 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:

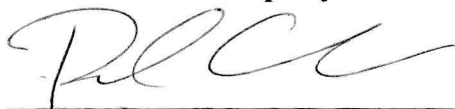
Empire South Association Management
 10 S 2nd Street
 Fernandina Beach, Florida 32034
 (855) 209-5166
 propertymanagement@empiresouthrealty.com

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.

Reserve at GB Property Owners Association, Inc.



Brad Church, Designated Representative

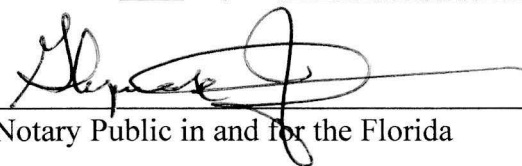
THE STATE OF FLORIDA §

§

COUNTY OF NASSAU §

BEFORE ME, the undersigned notary public, on this day personally appeared Brad Church, Designated Representative of Reserve at GB 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.

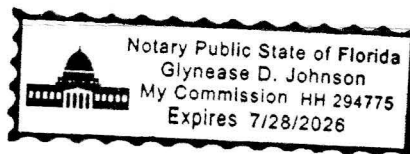
SUBSCRIBED AND SWORN TO ME on this 16th day of October, 2025.



Notary Public in and for the Florida

Return to:

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



8. Transfer Fee. The Association may be contacted through its Designated Representative by email at propertymanagement@compinstruments.com or by phone at (855) 209-2166. 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 purchases/transfers 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 15-30 hours, and/or a \$500.00 fee for any rush processing within 48 hours or after closing.

Executed on this 16th day of October, 2025.

Reserve at CB Property Owners Association, Inc.

Bind Church, Designated Representative

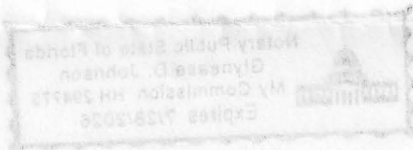
THE STATE OF FLORIDA

COUNTY OF NASSAU

BEFORE ME, the undersigned notary public, on this day personally appeared Bind Church, Designated Representative of Reserve at CB 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 for the Florida



**CERTIFIED FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**



Janette K. Green

Janette K. Green Palo Pinto County Clerk
Palo Pinto County, TX

11/03/2025 12:26 PM

Fee: \$29.00

2025-00006245 POAMC

B: OR V: 2617 P: 594