

MANAGEMENT CERTIFICATE
for
STARLIGHT RANCH PROPERTY OWNERS' ASSOCIATION

THE STATE OF TEXAS §
 §
COUNTY OF KIMBLE §

Pursuant to Section 209.004 of the Texas Property Code, the undersigned managing agent of Starlight Ranch Property Owners' 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 Starlight Ranch.
2. Name of Association: The name of the Association is Starlight Ranch Property Owners' Association.
3. Recording Data for the Subdivision: The Plat of the Subdivision was recorded on August 9, 2022, in Volume 2, Page 78, of the Plat Records of Kimble County, Texas

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

Declaration of Restrictions, Conditions, Easements, Covenants, Agreements, Liens, and Charges of the Starlight Ranch Subdivision, recorded at Document No. 58900 in the Official Public Records of Kimble County, Texas;

First Amendment to Declaration of Restrictions, Conditions, Easements, Covenants, Agreements, Liens, and Charges of the Starlight Ranch Subdivision, recorded at Document No. 60396 in in the Official Public Records of Kimble County, Texas.

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

Starlight Ranch Property Owners' 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 22nd day of APRIL, 2024.

Starlight Ranch Property Owners' Association

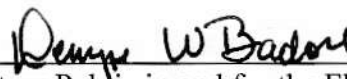


Brad Church, Designated Representative

THE STATE OF FLORIDA §
§
COUNTY OF NASSAU §

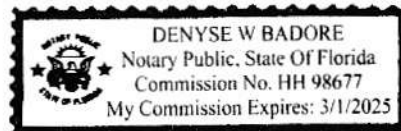
BEFORE ME, the undersigned notary public, on this day personally appeared Brad Church, Designated Representative of Starlight Ranch Property Owners' Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.

SUBSCRIBED AND SWORN TO ME on this 22nd day of April, 2024.



Notary Public in and for the Florida

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



DOC #00000060612 EVOPR - VOL MY24
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FILED FOR RECORD

AT 2:08 O'CLOCK P. M.

ON THE 12th DAY OF May

A.D., 2024
Hon. Karen E. Page

COUNTY AND DISTRICT CLERK
KIMBLE COUNTY, TEXAS

BY 

Karen Page/Carolyn Lawhon, Deputy

STATE OF TEXAS
COUNTY OF KIMBLE

I hereby certify that this instrument
was FILED on the date and at the time
stamped hereon by me and was duly
RECORDED in the Volume and Page of the
named RECORDS of Kimble County, Texas



COUNTY AND DISTRICT
CLERK KIMBLE
COUNTY, TEXAS