



AMENDED MANAGEMENT CERTIFICATE
for
PARADISE OAKS GRAZING 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 Paradise Oaks Grazing 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 Paradise Oaks Ranch.
2. Name of Association: The name of the Association is Paradise Oaks Grazing Association, Inc.
3. Recording Data for the Subdivision: Paradise Oaks Ranch, a Subdivision of 630.158 acres in Palo Pinto County, Texas, filed in Book 12, Page 98, Slide 1297 of the Plat Records of Palo Pinto County, Texas.
4. Recording Data for the Declaration: The Subdivision is subject to the Declaration of Covenants, Conditions and Restrictions for Paradise Oaks Ranch recorded under Clerk's File No. 2022-00007699, recorded in the Real Property Records of Palo Pinto County, Texas, along with any amendments and supplements thereto.
5. Name and Mailing Address for the Association: The mailing address for the Association:

Paradise Oaks Grazing 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 20th day of AUGUST 2025.

Paradise Oaks Grazing Association, Inc.

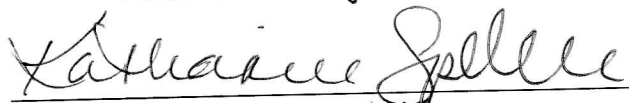


Brad Church, Designated Representative

THE STATE OF FLORIDA §
§
COUNTY OF NASSAU §

BEFORE ME, the undersigned notary public, on this day personally appeared Brad Church, Designated Representative of Paradise Oaks Grazing 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 26 day of August, 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@empirestatehousing.com or by phone at (855) 200-5166. Purchasers are directed to contact the Association prior to purchasing or transferring property in the Subdivision to obtain a pay-off statement and/or Resale Certificate. All purchases/transfers are subject to a \$175.00 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.

2025

August

Paradise Oaks Grading Association, Inc.

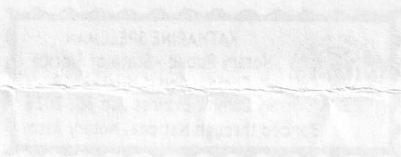
Blair Church, Designated Representative

THE STATE OF FLORIDA
COUNTY OF NASSAU

BEFORE ME, the undersigned notary public, on this day personally appeared Blair Church, Designated Representative of Paradise Oaks Grading Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and who 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 day of August, 2025

Katherine J. Green
Notary Public in and for the Florida



**CERTIFIED FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**



Janette K. Green

Janette K. Green Palo Pinto County Clerk

Palo Pinto County, TX

09/08/2025 10:39 AM

Fee: \$29.00

2025-00005171 AMD

B: OR V: 2610 P: 364