

**Freestone
County
Renee Gregory
Freestone County
Clerk**

Instrument Number: 2505875

Real Property eRecording

NOTICE

Recorded On: October 30, 2025 01:49 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: 2505875
Receipt Number: 20251030000003
Recorded Date/Time: October 30, 2025 01:49 PM
User: Jamie M
Station: CCLERK01

Record and Return To:

Simplifile

STATE OF TEXAS
COUNTY OF FREESTONE

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 Freestone County, Texas.

MANAGEMENT CERTIFICATE
for
MORNING STAR RANCH PROPERTY OWNER’S ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF FREESTONE §

Pursuant to Section 209.004 of the Texas Property Code, the undersigned managing agent of Morning Star Ranch Property Owner’s 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 Morning Star Ranch.

2. Name of Association: The name of the Association is Morning Star Ranch Property Owners Association, Inc.

3. Recording Data for the Subdivision: Morning Star Ranch, a Subdivision of 458.74 acres in Freestone County, Texas, filed for record on April 6, 2022, under Document No. 2022-2201263 of the Plat Records of Freestone 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 Morning Star Ranch Subdivision recorded under Clerk’s Document No. 2201713, recorded in the Real Property Records of Freestone County, Texas.

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

Morning Star 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:

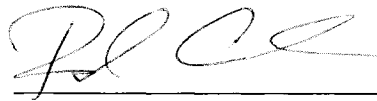
Empire South Association Management
10 S 2nd Street
Fernandina Beach, Florida 32034
(855) 209-5166
propertymanagement@empiresouthrealty.com

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.

Morning Star Ranch Property Owners Association, Inc.

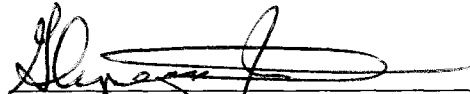


Brad Church, Designated Representative

THE STATE OF FLORIDA §
 §
COUNTY OF NASSAU §

BEFORE ME, the undersigned notary public, on this day personally appeared Brad Church, Designated Representative of Morning Star 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

