

MANAGEMENT CERTIFICATE
for
OAK RIVER ESTATES PROPERTY OWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF ANDERSON §

Pursuant to Section 209.004 of the Texas Property Code, the undersigned managing agent of Oak River Estates 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 Oak River Estates.

2. Name of Association: The name of the Association is Oak River Estates Property Owners Association, Inc.

3. Recording Data for the Subdivision: Oak River Estates, a Subdivision in Anderson County, Texas, filed for record on June 10, 2025, under Document No. 2025-3612 of the Plat Records of Anderson County, Texas, along with any amendments thereto.

4. Recording Data for the Declaration: The Subdivision is subject to the Declaration of Restrictive Covenants of the Oak River Estates Subdivision recorded under Clerk’s Document No. 2025-3768 in the Real Property Records of Anderson County, Texas, along with any supplements or amendments thereto.

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

Oak River Estates 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:

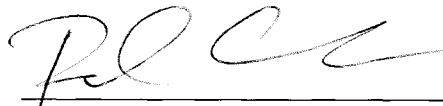
Empire South Association Management
10 S 2nd Street
Fernandina Beach, Florida 32034
(855) 209-5166
propertymanagement@empiresouthrealty.com

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.

Oak River Estates Property Owners Association, Inc.

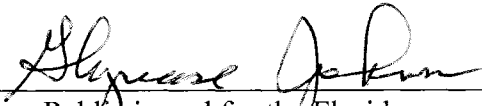


Brad Church, Designated Representative

THE STATE OF FLORIDA §
 §
COUNTY OF NASSAU §

BEFORE ME, the undersigned notary public, on this day personally appeared Brad Church, Designated Representative of Oak River Estates 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.

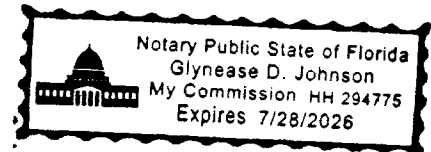
SUBSCRIBED AND SWORN TO ME on this 16 day of Oct, 2025.



Notary Public in and for the Florida

Return to:

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



**Anderson County
Mark Staples
Anderson County
Clerk**

Document Number: 2025 - 7526

Real Property eRecording

**PROPERTY OWNERS ASSOCIATION MANAGEMENT
CERTIFICATE**

Recorded On: October 30, 2025 09:37 AM

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: 2025 - 7526
Receipt Number: 20251030000019
Recorded Date/Time: October 30, 2025 09:37 AM
User: Melissa H
Station: ANCO_WS467

Record and Return To:

Simplifile
5072 N. 300 WEST
PROVO UT 84604



STATE OF TEXAS
COUNTY OF ANDERSON

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 Anderson County, Texas.

Mark Staples
Anderson County Clerk
Anderson County, TX

Mark Staples