

MANAGEMENT CERTIFICATE
for
TWIN LAKES RV AND TINY HOME CONDOMINIUM COMMUNITY, INC.

THE STATE OF TEXAS §
 §
COUNTY OF TITUS §

Pursuant to Section 82.116 of the Texas Uniform Condominium Act, the undersigned managing agent of Twin Lakes RV and Tiny Home Condominium Community, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, states as follows:

1. Name of Condominium: The name of the Condominium is Twin Lakes RV and Tiny Home Condominiums.

2. Name of Association: The name of the Association is Twin Lakes RV and Tiny Home Condominium Community, Inc.

3. Location of the Condominium: The location of the condominium is 50 County Road 3227, Mt. Pleasant, Texas 75455.

4. Recording Data for the Declaration: The Condominium is subject to the Declaration of Condominium Regime for Twin Lakes RV and Tiny Home Condominium, recorded under Clerk's File No. 20241624 in the Real Property Records of Titus County, Texas.

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

Twin Lakes RV and Tiny Home Condominium Community, 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:

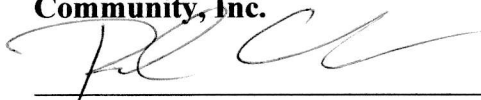
Empire South Association Management
10 S 2nd Street
Fernandina Beach, Florida 32034
(855) 209-5166
propertymanagement@empiresouthrealty.com

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.

**Twin Lakes RV and Tiny Home Condominium
Community, Inc.**



Brad Church, Designated Representative


THE STATE OF FLORIDA §

§

COUNTY OF NASSAU §

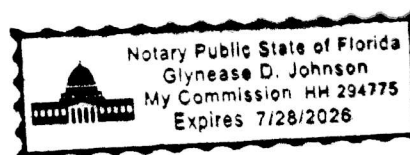
BEFORE ME, the undersigned notary public, on this day personally appeared Brad Church, Designated Representative of Twin Lakes RV and Tiny Home Condominium Community, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same 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



FILED AND RECORDED

Instrument Number: 20253902

Filing and Recording Date: 11/05/2025 03:55:46 PM Pages: 3 Recording Fee: \$29.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the PUBLIC RECORDS of Titus County, Texas.



Leslie Brosnan

Leslie Brosnan, County Clerk
Titus County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.