

MANAGEMENT CERTIFICATE
for
SEVEN SPRINGS PROPERTY OWNER'S ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF KIMBLE §

Pursuant to Section 209.004 of the Texas Property Code, the undersigned managing agent of Seven Springs 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 Seven Springs Ranch Subdivision.

2. Name of Association: The name of the Association is Seven Springs Property Owner's Association, Inc.

3. Recording Data for the Subdivision: Instrument Number 58194 filed on April 12, 2022, in the Plat Records of Kimble County, Texas, in Volume 2, Pages 67-75, along with any amendments and supplements 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 Seven Springs Ranch Subdivision under Document Number 58436, recorded in the Real Property Records of Kimble County, Texas, along with any amendments and supplements thereto.

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

Seven Springs Property Owner's Association, Inc.
c/o Empire South Realty, LLC
4924 1st Coast Highway, Suite 6
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 Realty, LLC
4924 1st Coast Highway, Suite 6
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 \$300.00 Certified Statement of Account (Transfer Fee). Additional fees may include: \$300.00 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 24th day of OCTOBER, 2022.

Seven Springs Property Owner's Association, Inc.

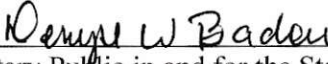


Brad Church, Designated Representative

THE STATE OF FLORIDA §
§
COUNTY OF NASSAU §

BEFORE ME, the undersigned notary public, on this day personally appeared Brad Church, Designated Representative of Seven Springs Property Owner's 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 24th day of October, 2022.



Notary Public in and for the State of Florida

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

