



MANAGEMENT CERTIFICATE
EAGLES NEST HOMEOWNERS ASSOCIATION, INC

The undersigned, being a Managing Agent of Eagles Nest Homeowners Association, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows. This Management Certificate replaces in its entirety all previously recorded Management Certificates of the Official Public Records of Burnet County, Texas (see Exhibit B "Superseded or Revoked Rules" for list of obsolete certificates).

at Instrument Nos 200903366 and 201707634 of the Official Public Records of Burnet County, Texas:

1. The name of the subdivision development is Eagles Nest (the "Subdivision Development").
2. The name of the Association is Eagles Nest Homeowners Association, Inc. (the "Association").
3. The recording data for the Subdivision Development is as follows:

Plat of Eagles Nest Section One recorded at Instrument # 200505824

Plat of Eagles Nest Section Two recorded at Instrument # 200614987

Replat of Eagles Nest Lots 74R, 75R and 76R recorded at Instrument # 201809631

Survey of Vista Point (attached as Exhibit B of Supplemental Declaration recorded at Instrument #200610179)

Survey of Phase Three 55 acres (attached as Exhibits A, B and C of General Warranty Deed recorded at Instrument # 201612061)

Survey of Phase Three 26 acres (attached as Exhibit A of General Warranty Deed recorded at Instrument # 201609073)

4. The recording data for the declaration applicable to the Subdivision Development is as follows:

Eagles Nest Homeowners Association, Inc. Articles of Incorporation and Bylaws recorded at Instrument # 200506311

Eagles Nest Master Declaration of Covenants, Conditions and Restrictions recorded at Instrument # 200506312

Supplemental Declaration to Annex Vista Point recorded at Instrument # 200610179

Amendment of Master Declaration for a Management Committee recorded at Instrument # 201600844

Supplemental Declaration for Phase Three 55 Acres recorded at Instrument # 201609072

Supplemental Declaration for Phase Three 26 Acres recorded at Instrument # 201612060

5. The name and mailing address of the Association:

Eagles Nest Homeowners Association, Inc.
 105 Eagles Ridge
 Burnet, Texas 78611

6. The name and mailing address of the Association's managing agent:

Eagles Nest Homeowners Association
Attn: Tommy Gaut
105 Eagle Ridge
Burnet, Texas 78611
Email: ENPOAMGMT1@GMAIL.COM
Phone: (713) 542-6087

7. The Association's dedicatory instruments are available on the following website:

www.EaglesNestBurnetTx.com

In addition to the recording data listed in items 3 and 4, the Association's website also contains the Rules of the Association (see Exhibit A for the recording reference of these documents recorded in the Official Public Records of Burnet County Texas. Rules either superseded or revoked by a subsequent written instrument filed of record is shown in Exhibit B).

8. Fees charged by the Association relating to a property transfer in the Subdivision Development are as follows:

Resale Certificate: \$250 to produce a resale certificate. Payment for requests from a Closing Officer is due upon closing. Payment for all other requests is due before delivery of the resale certificate.

Transfer Fee: \$100 to establish a new owner account. Payment is due upon closing.

Updated Resale Certificate: \$75 to produce an updated resale certificate. Applicable only if the request is made less than 180 days of the issue date and by the same party who requested the original resale certificate.

Front Gate Remote Controls: \$30 for each new remote control. No charge for remote controls transferred from seller to buyer during closing.

9. Additional information the association considers appropriate are as follows:

Attention Prospective Buyers of a lot in Eagles Nest Subdivision (the "Lot")

- Membership in the Association is mandatory, and all owners shall comply strictly with the provisions of the Eagles Nest Restrictions and Eagles Nest Rules. You are advised to review the dedicatory instruments available on the Association's website.
- The Association's dedicatory instruments contain limitations regarding the use of the Lot and common areas by owners, tenants, and their families and guests. No Improvement shall be constructed on any Lot without written prior approval from the Eagles Nest Architectural Review Committee. Any violation is subject to monetary penalties.
- At the time of purchase, a Lot may be subject to a lien for assessments and other sums previously unpaid by the prior owner(s), including attorney's fees, interest, and other charges. You are advised to obtain a "resale certificate" from the Association's managing agent which will verify whether there are any unpaid amounts.

Item 9 is continued on the next page.

Attention Closing Officers

- Closing officers are asked to contact the managing agent to obtain materials and information to be either presented to or obtained from the buyer at closing. Requested materials and information obtained from the buyer must be returned to the managing agent within 30 days of closing.

This Management Certificate is effective as of the 27 day of November, 2023.

Eagles Nest Homeowners Association

By: [Signature]

Printed Name: Tommy J. Grant

Title: Eagles Nest Management Committee

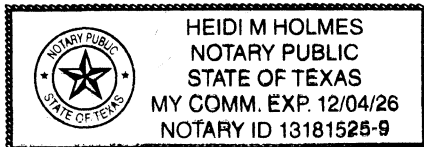
STATE OF TEXAS

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COUNTY OF BURNET

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This instrument was acknowledged before me on the 27th day of November, 2023, by Tommy J. Grant as managing agent for the Eagles Nest Homeowners Association nonprofit corporation incorporated under the laws of the State of Texas, on behalf of said corporation.



[Signature]
Notary Public for the State of Texas

AFTER RECORDING, RETURN TO:

Eagles Nest Homeowners Association
105 Eagle Ridge
Burnet, Texas 78611

EXHIBIT A “EAGLES NEST RULES”

The following list of Eagles Nest Rules is effective as of the date of this Management Certificate. Additional rules can be added, or current rules amended without notices. Prospective buyers and current Owners are advised to visit the Association’s website for the most current rules.

- Architectural Guidelines (v2017-2) recorded at Instrument # 201706914
- Amendment One to the Architectural Guidelines - Additional Rules (v2021-1) recorded at Instrument # 202113297
- Amendment Two to the Architectural Guidelines - Phase III Subdivision (v2021-1) recorded at Instrument # 202113298
- Architectural Review Authority Policy (v2021-1) recorded at Instrument # 202113299
- Bid Process Policy (v2021-1) recorded at Instrument # 202113300
- Billing and Collections Policy (v2023-1) recorded at Instrument # 202311638
- Elections Policy and Procedures (v2017-1) recorded at Instrument # 201706907
- Flag Display Review and Approval Policy (v2017-1) recorded at Instrument # 201706906
- Management Certificate Policy (v2021-1) recorded at Instrument # 202113302
- Open Board Meeting Policy (v2021-1) recorded at Instrument # 202113303
- Payment Plan Guideline Policy (v2017-1) recorded at Instrument # 201706912
- Rainwater Collection System Review and Approval Policy (v2017-1) recorded at Instrument # 201706909
- Records Production and Copying Policy (v2017-1) recorded at Instrument # 201706905
- Records Retention Policy (v2017-1) recorded at Instrument # 201706904
- Regulation of Display of Political Signs Policy (v2017-1) recorded at Instrument # 202003070
- Religious Item Display Review and Approval Policy (v2021-1) recorded at Instrument # 202113304
- Resale Certificate Policy (v2021-1) recorded at Instrument # 202113305
- Roofing Materials Review and Approval Policy (v2017-1) recorded at Instrument # 201706908
- Security Measures Review and Approval Policy (v2021-1) recorded at Instrument # 202113306
- Solar Panel Review and Approval Policy (v2017-1) recorded at Instrument # 201706903
- Swimming Pool Enclosures Review and Approval Policy (v2021-1) recorded at Instrument # 202113307
- Violation Notification and Fines Policy (v2023-1) recorded at Instrument # 202311639

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EXHIBIT B "SUPERSEDED OR REVOKED RULES"

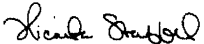

The following list of Eagles Nest Rules has been either superseded or revoked by a subsequent written instrument filed of record. These rules are included here for reference purposes only.

- Management Certificate (v2009) previously recorded at Instrument # 200903366
- Management Certificate (v2017-1) previously recorded at Instrument # 201707634
- Management Certificate (v2022-1) previously recorded at Instrument # 202201473
- Billing and Collections Policy (v2017-1) previously recorded at Instrument # 201706911
- Billing and Collections Policy (v2021-1) previously recorded at Instrument # 202113301
- Religious Item Display Review and Approval Policy (v2017-1) previously recorded at Instrument # 201706910
- Violations Notification and Fines Policy (v2017-1) previously recorded at Instrument # 201706913
- Violation Notification and Fines Policy (v2021-1) previously recorded at Instrument # 202113308

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FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 202312072

CERT Fee: \$42.00
12/07/2023 10:17 AM

Vicinta Stafford, County Clerk
Burnet County, Texas