

MANAGEMENT CERTIFICATE
for
THE SHORES AT LAKE LIVINGSTON PROPERTY OWNER'S ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF POLK §

Pursuant to Section 209.004 of the Texas Property Code, the undersigned managing agent of The Shores at Lake Livingston 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 The Shores at Lake Livingston.

2. Name of Association: The name of the Association is The Shores at Lake Livingston Property Owner's Association, Inc.

3. Recording Data for the Subdivision: The Shores at Lake Livingston recorded in Volume 13, Page 106 of the Plat Records of Polk County, Texas, and any replat or amendment thereto.

4. Recording Data for the Declaration: The Subdivision is subject to the Declaration of Restrictive Covenants of The Shores at Lake Livingston recorded under Clerk's Document No. 05571, recorded in the Real Property Records of Polk County, Texas, along with any amendments and supplements thereto.

5. Name and Mailing Address for the Association: The mailing address for the Association:
 The Shores at Lake Livingston Property Owner's 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 24TH day of FEBRUARY 2025.

The Shores at Lake Livingston Property Owner's Association, Inc.

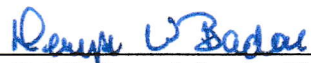


Brad Church, Designated Representative

THE STATE OF FLORIDA §
 §
COUNTY OF NASSAU §

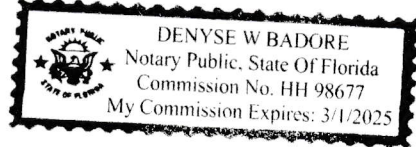
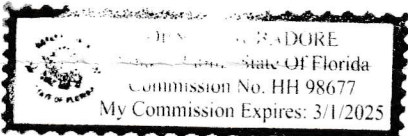
BEFORE ME, the undersigned notary public, on this day personally appeared Brad Church, Designated Representative of The Shores at Lake Livingston Property Owner's Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.

SUBSCRIBED AND SWORN TO ME on this 24th day of February, 2025.



Notary Public in and for the Florida

Return to:
✓ **HUGHES STEWART LAW, PLLC**
P.O. Box 30
EASTLAND, TEXAS 76448



2025-2587-175

FILED FOR RECORD

Mar 04 2025 12:43:05

Schelana Hock
SCHELANA HOCK
POLK COUNTY CLERK



STATE OF TEXAS • COUNTY OF POLK
I, SCHELANA HOCK hereby certify that the instrument was FILED
in the file number sequence on the date and at the same time stamped
heron by me and was duly RECORDED in the Official Public Records
in Volume and Page of the named RECORDS OF Polk County, Texas
as stamped heron by me.

Schelana Hock *GM* Mar 04, 2025
COUNTY CLERK
POLK COUNTY, TEXAS

The Shores at Lake Livingston Property Owner's
Association, Inc.

[Handwritten signature]

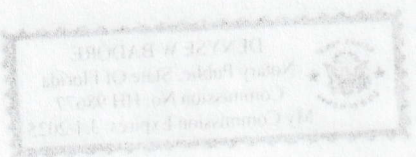
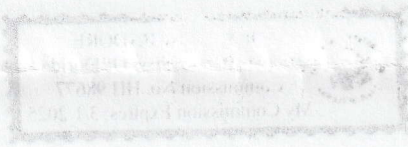
Notary Public, Designated Representative

THE STATE OF FLORIDA
COUNTY OF HASSAU

BEFORE ME the undersigned notary public on this day personally appeared Brad
Church, Designated Representative of The Shores at Lake Livingston 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 purposes and in the capacity
therein expressed.

SUBSCRIBED AND SWORN TO ME on this 24th day of February, 2025.

[Handwritten signature]
Notary Public in and for the Florida



HUGHES STEWART LAW, PLLC
P.O. Box 38
EASTLAND, TEXAS 75848