

22-4317

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MANAGEMENT CERTIFICATE
for
LAKELAND RANCH ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF TYLER §

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

2. Name of Association: The name of the Association is Lakeland Ranch Association, Inc.

3. Recording Data for the Subdivision:

- (a) Lakeland Ranch, Section One, filed as Plat No. 233 in the Plat Records of Tyler County, Texas;
- (b) Lakeland Ranch, Section Two, filed as Plat No. 235 in the Plat Records of Tyler County, Texas;
- (c) Lakeland Ranch, Section Three, filed as Plat No. 237 in the Plat Records of Tyler County, Texas; and
- (d) Lakeland Ranch, Section Four, filed as Plat No. 240 in the Plat Records of Tyler County, Texas

4. Recording Data for the Declaration: The Subdivision is subject to the following:

- (a) Declaration of Covenants, Conditions and Restrictions for Lakeland Ranch, filed of record in Volume 1292, Page 782 of the Official Public Records of Tyler County, Texas;
- (b) Supplemental Declaration of Covenants, Conditions and Restrictions for Lakeland Ranch, Section Two, filed of record in Volume 1301, Page 229 of the Official Public Records of Tyler County, Texas;
- (c) Supplemental Declaration of Covenants, Conditions and Restrictions for Lakeland Ranch, Section Three, filed of record in Volume 1304, Page 573 of the Official Public Records of Tyler County, Texas; and
- (d) Supplemental Declaration of Covenants, Conditions and Restrictions for Lakeland Ranch, Section Four, filed of record in Volume 1306, Page 380 of the Official Public Records of Tyler County, Texas

Various policies and procedures of the Association are also of record in the Real Property Records of Tyler County, Texas, and can be requested by prospective purchasers or property owners in the Subdivision via a Resale Certificate.

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

Lakeland Ranch 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 27th day of October 2022.

Lakeland Ranch Association, Inc.



Brad Church, Designated Representative

THE STATE OF FLORIDA §
§
COUNTY OF NASSAU §

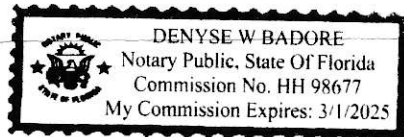
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BEFORE ME, the undersigned notary public, on this day personally appeared Brad Church Designated Representative of Lakeland Ranch Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged 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.

Denyse W Badore
Notary Public in and for the State of Florida

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



FILED FOR RECORD
AT 3:00 O'CLOCK P M
ON THE 31st DAY OF Oct
A.D., 2022
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In the Official Public Records

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.



STATE OF TEXAS
COUNTY OF TYLER

OFFICIAL PUBLIC
RECORD

Donece Gregory
COUNTY CLERK, TYLER COUNTY, TEXAS

BY Kelley J. [Signature]
DEPUTY

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Volume and Page of the named RECORDS of Tyler County, Texas, as stamped hereon by me.

Donece Gregory
COUNTY CLERK
TYLER COUNTY, TEXAS