

23-03051

**AMENDED MANAGEMENT CERTIFICATE**  
*for*  
**GREAT SKY RANCH PROPERTY OWNERS' ASSOCIATION, INC.**

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THE STATE OF TEXAS     §  
   §  
 COUNTY OF KERR         §

Pursuant to Section 209.004 of the Texas Property Code, the undersigned managing agent of Great Sky Ranch Property Owners' 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 Great Sky Ranch Subdivision.

2.     Name of Association: The name of the Association is Great Sky Ranch Property Owners' Association, Inc.

3.     Recording Data for the Subdivision: Document Number 22-01339 recorded in the Official Public Records of Kerr County, Texas, 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 Great Sky Ranch Subdivision under Clerk's File No. 22-00991, recorded in the Real Property Records of Kerr County, Texas, along with any amendments and supplements thereto.

Various policies and procedures of the Association are also of record in the Real Property Records of Kerr 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:

Great Sky Ranch Property Owners' 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 7<sup>th</sup> day of May 2023.

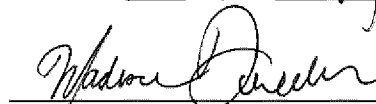
**Great Sky Ranch Property Owners' Association, Inc.**

  
\_\_\_\_\_  
Brad Church, Designated Representative

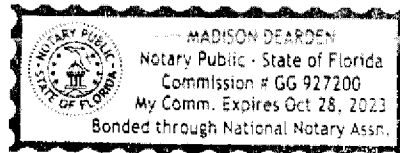
THE STATE OF FLORIDA §  
  §  
COUNTY OF NASSAU §

BEFORE ME, the undersigned notary public, on this day personally appeared Brad Church Designated Representative of Great Sky Ranch Property Owners' 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 9<sup>th</sup> day of May, 2023.

  
\_\_\_\_\_  
Notary Public in and for the State of Florida

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



## FILED AND RECORDED

**Document Number:** 23-03051

**Document Type:** RESTRICTIONS - AMENDMENT

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**GRANTOR** GREAT SKY RANCH PROPERTY  
OWNERS ASSOCIATION INC

**GRANTEE** PUBLIC, THE

**Returned To:** Lang & Associates, PLLC  
1903 Vermont St  
Houston, TX 77019-6119

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



A handwritten signature in black ink that reads "Jackie Dowdy". The signature is written in a cursive style and is positioned above a horizontal line.

**Jackie Dowdy, Clerk**

Kerr County, Texas

By: CHRISTIAN MOSS DEPUTY CLERK

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the Clerk.

**DO NOT DESTROY - This document is part of the Official Public Record.**