



MANAGEMENT CERTIFICATE

FOR

POSSUM KINGDOM LAKE PROPERTY OWNERS' ASSOCIATION aka  
PATTERSON PK LAND PARTNERSHIP, LTD

(Affecting Certain Possum Kingdom Lake Area Properties Previously Owned by the Brazos River Authority)

STATE OF TEXAS §

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF PALO PINTO §

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Management Certificate for Possum Kingdom Lake Property Owners' Association, Inc aka Patterson PK Land Partnership, Ltd:

- 1. The name of the subdivisions:

Those properties located in various subdivisions around Possum Kingdom Lake in Palo Pinto County, Texas specifically described in Special Warranty Deed effective October 20, 2010, from Brazos River Authority to Patterson PK Land Partnership, Ltd., recorded in Volume 1741, Page 375, Official Public Records of Palo Pinto County, Texas and Correction Special Warranty Deed recorded in Volume 1858, Page 482, Official Public Records of Palo Pinto County, Texas and Special Warranty Deed effective June 22, 2011, recorded in Volume 1858, Page 499, Official Public Records of Palo Pinto County, Texas, more specifically defined in Permitted Exceptions Agreement between the parties recorded in Volume 1742, Page 437, Official Public Records of Palo Pinto County, Texas, and

Those properties located in various subdivisions around Possum Kingdom Lake in Palo Pinto County, Texas specifically described in Special Warranty Deed effective March 8, 2016, from Brazos River Authority to Patterson PK2 Land Partnership, Ltd., recorded in Volume 2136, Page 189, Official Public Records of Palo Pinto County, Texas, more specifically defined in Permitted Exceptions Agreement between the parties recorded in Volume 1043, Page 2136, Official Public Records of Palo Pinto County, Texas.

- 2. The name of the association:

Possum Kingdom Lake Property Owners' Association, Inc aka Patterson PK Land Partnership, Ltd

- 3. The recording data for the subdivisions:

Those properties located in various subdivisions around Possum Kingdom Lake in Palo Pinto County, Texas specifically described in Special Warranty Deed effective October 20, 2010, from Brazos River Authority to Patterson PK Land Partnership, Ltd., recorded in Volume 1741, Page 375, Official Public Records of Palo Pinto County, Texas and Correction

**Special Warranty Deed recorded in Volume 1858, Page 482, Official Public Records of Palo Pinto County, Texas and Special Warranty Deed effective June 22, 2011, recorded in Volume 1858, Page 499, Official Public Records of Palo Pinto County, Texas, more specifically defined in Permitted Exceptions Agreement between the parties recorded in Volume 1742, Page 437, Official Public Records of Palo Pinto County, Texas, and**

**Those properties located in various subdivisions around Possum Kingdom Lake in Palo Pinto County, Texas specifically described in Special Warranty Deed effective March 8, 2016, from Brazos River Authority to Patterson PK2 Land Partnership, Ltd., recorded in Volume 2136, Page 189, Official Public Records of Palo Pinto County, Texas, more specifically defined in Permitted Exceptions Agreement between the parties recorded in Volume 1043, Page 2136, Official Public Records of Palo Pinto County, Texas.**

4. The recording data for the declaration and any amendments to the declaration:

**Road and Trash Covenant for Possum Kingdom Lake effective October 25, 2010, from Patterson PK Land Partnership, Ltd., recorded in Volume 1743, Page 108, Official Public Records of Palo Pinto County, Texas.**

5. The name and mailing address of the association:

**Possum Kingdom Lake Property Owners' Association, Inc aka Patterson PK Land Partnership, Ltd**

**2310 West Interstate 20, Suite 100**

**Arlington, Texas 76017**

6. The name, mailing address, telephone number, and e-mail address of the person managing the association or the association's designated representative:

**Patterson PK Land Partnership, Ltd.,**

**2310 West Interstate 20, Suite 100**

**Arlington, Texas 76017**

**% Stacia Imhoff**

**Telephone 817-784-2014**

**Email: [Stacia@ppdocs.com](mailto:Stacia@ppdocs.com)**

7. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006:

**[https://www.pklandpartnership.com/files/ugd/1a89e0\\_cf4d76b7a52b4533b820269ce4dce452.pdf](https://www.pklandpartnership.com/files/ugd/1a89e0_cf4d76b7a52b4533b820269ce4dce452.pdf)**

8. The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision:

**\$125.00 for Transfer Fee /Administration Fee-REQUIRED**

**\$375.00 for "Resale Certificate"-If requested.**

**\$75.00 for "Resale Certification Update"-If requested.**

**\$500.00 for "Subordination Agreement and Estoppel Certificate" (subordinates HOA foreclosable first lien to new lender's lien)-If requested. (includes atty fee reimbursement)**

**\$100.00 for expedited return via express mail-If requested.**

9. The information the association considers appropriate:

**Property owners will be billed annually for trash service for their property. Unless exempted, property owners that do not pay their trash bill WILL NOT receive trash service and WILL BE charged a \$100 non-service fee plus late fees which shall accrue as a lien against the property until paid.**

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 28<sup>th</sup> day of January, 2025.

Patterson PK Land Partnership, LTD. , Founder  
for Possum Kingdom Lake Property Owners'  
Association, Inc

By: Patterson PK Land Management GP, LLC,  
General Partner

By: 

Michael H. Patterson, Manager

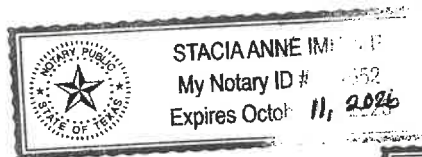
**ACKNOWLEDGMENT**

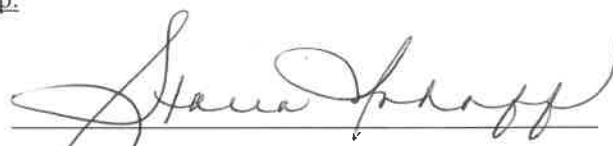
STATE OF TEXAS §

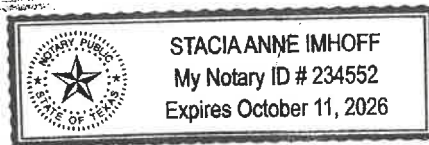
COUNTY OF PALO PINTO §

This instrument was acknowledged before me on the 28<sup>th</sup> day of January, 2025, by Michael H. Patterson of Patterson PK Land Management GP, LLC, a Texas limited liability company, General Partner of Patterson PK Land Partnership, Ltd., a Texas limited partnership, on behalf of said limited liability company and limited partnership.

[seal]



  
Notary Public, State of Texas



**AFTER RECORDING, RETURN TO:**

Michael H. Patterson  
2310 West Interstate 20, Suite 100  
Arlington, Texas 76017

**CERTIFIED FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS**



*Janette Green*

Janette K. Green Palo Pinto County Clerk  
Palo Pinto County, TX  
01/31/2025 10:40 AM  
Fee: \$33.00  
**2025-0000559 MISC**

B: OR V: 2579 P: 481