

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 YOUNG §

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 Young 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 1082, Page 670, Official Public Records of Young County, Texas, and

Those properties located in various subdivisions around Possum Kingdom Lake in Young 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 1190, Page 3474, Official Public Records of Young County, Texas, more specifically defined in Permitted Exceptions Agreement between the parties recorded in Volume 1190, Page 3483, Official Public Records of Young 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 Young 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 1082, Page 670, Official Public Records of Young County, Texas, and

Those properties located in various subdivisions around Possum Kingdom Lake in Young 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 1190, Page 3474, Official Public Records of Young County, Texas, more specifically

defined in Permitted Exceptions Agreement between the parties recorded in Volume 1190, Page 3483, Official Public Records of Young 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 1988, Page 76, Official Public Records of Young 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

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_643316c56c544158944be7d1312ec65c.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 exempt, 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 28th 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

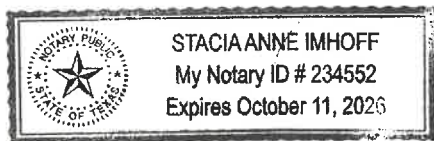
ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF PALO PINTO §

This instrument was acknowledged before me on the 28th 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

ANN FORD

COUNTY CLERK



516 Fourth Street
Graham, Texas 76450

PHONE (940) 549-8432

DO NOT DESTROY
WARNING-THIS IS PART OF THE OFFICIAL RECORD

INSTRUMENT NO. 25000250

FILED FOR RECORD ON: JANUARY 31, 2025 01:30PM 3PGS \$33.00

SUBMITTER: MICHAEL H PATTERSON

RETURN TO:

MICHAEL H PATTERSON
2310 WEST INTERSTATE 20, SUITE 100
ARLINGTON TX 76017

I hereby certify that this instrument was FILED in
file number Sequence on the date and at the time
stamped here on by me and was duly RECORDED in the
Official Public Records of YOUNG COUNTY, TEXAS.

By: Tina Gilliam

Tina Gilliam, Young County Clerk

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW