



**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE**  
*for*  
**POSSUM KINGDOM PROPERTY OWNERS ASSOCIATION**

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THE STATE OF TEXAS     §  
  §  
COUNTY OF PALO PINTO   §

The undersigned, being the President of Possum Kingdom Property Owners Association, a non-profit corporation ("**Association**") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is The Hills Above Possum Kingdom Lake.
2. Name of Association: The name of the Association is Possum Kingdom Property Owners Association.
3. Recording Data for the Subdivision:
  - a. Property described by metes and bounds on Exhibit "A" attached to the "Declaration of Covenants, Conditions and Restrictions for the Possum Kingdom Communities" recorded in Volume 1431, Page 138, *et seq.* in the Official Public Records of Real Property of Palo Pinto County, Texas (which said Exhibit "A" is incorporated herein by reference).
  - b. The Hills Above Possum Kingdom Lake, Phase One, Section One, a subdivision in Palo Pinto County, Texas, according to the map or plat thereof recorded in Volume 9, Page 93, Slide 659 of the Plat Records of Palo Pinto County, Texas and all amendments to or replats of said maps or plats, if any.
  - c. The Hills Above Possum Kingdom Lake, Phase One, Section Two, as described by metes and bounds on Exhibit "A" attached to the "Fourth Supplemental Declaration of Covenants, Conditions and Restrictions for the Possum Kingdom Communities" recorded in Volume 1641, Page 124, *et seq.* in the Official Public Records of Real Property of Palo Pinto County, Texas (which said Exhibit "A" is incorporated herein by reference).
4. Recording Data for the Declaration\*:

a. Document:

- (1) Declaration of Covenants, Conditions and Restrictions for the Possum Kingdom Communities.
- (2) Supplemental Declaration of Covenants, Conditions and Restrictions for the Possum Kingdom Communities.
- (3) Second Supplemental Declaration of Covenants, Conditions and Restrictions for the Possum Kingdom Communities.
- (4) Third Supplemental Declaration of Covenants, Conditions and Restrictions for the Possum Kingdom Communities.
- (5) Fourth Supplemental Declaration of Covenants, Conditions and Restrictions for the Possum Kingdom Communities.

b. Recording Information:

- (1) Volume 1431, Page 138, *et seq.* in the Official Public Records of Real Property of Palo Pinto County, Texas.
- (2) Volume 1449, Page 643, *et seq.* in the Official Public Records of Real Property of Palo Pinto County, Texas.
- (3) Volume 1495, Page 185, *et seq.* in the Official Public Records of Real Property of Palo Pinto County, Texas.
- (4) Volume 1519, Page 446, *et seq.* in the Official Public Records of Real Property of Palo Pinto County, Texas.
- (5) Volume 1641, Page 124, *et seq.* in the Official Public Records of Real Property of Palo Pinto County, Texas.


5. Name and Mailing Address of the Association: The name and mailing address of the Association is Possum Kingdom Property Owners Association, 19669 N. State Hwy. 16, Graford, Texas 76449.
6. Name of and Contact Information of Person Managing the Association or Its Designated Representative: The name and mailing address of the designated representative of the Association is: Board of Directors. Address: 19669 N. State Hwy. 16, Graford, Texas 76449. Phone No.: 817.773.5903. Email Address: pkpoa.topoa@gmail.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: <https://www.pkhillsassociation.org>.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$ 375.00

Updated Resale Certificate	\$ 75.00
Add on Ledger	\$ 20.00
Statement of Account	\$ 200.00
Lender Questionnaire- Standard	\$ 175.00
Lender Questionnaire- Custom	\$ 325.00
Transfer Fee	\$ 220.00
CCI Report (Inspection Report)	\$ 210.00
Rush Fee	1 day \$200.00; 3 day \$150.00

Executed on this 5 day of AUGUST, 2022.

**POSSUM KINGDOM COMMUNITY  
ASSOCIATION**

By:   
Nathan Whitaker, President

\*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS     §  
  §  
COUNTY OF PALO PINTO §



BEFORE ME, the undersigned notary public, on this 5<sup>th</sup> day of August, 2022 personally appeared Nathan Whitaker, President of Possum Kingdom Property Owners Association, 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.

A handwritten signature in cursive script, appearing to read "Brian Lee Patrick", written over a horizontal line.

Notary Public in and for the State of Texas



08/12/2022 11:12 AM  
2022-00005834

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YOUR WITNESS - JUDICIAL CLERK

**CERTIFIED FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS**



*Janette Green*

Janette K. Green Palo Pinto County Clerk  
Palo Pinto County, TX  
08/12/2022 11:12 AM  
Fee: \$38.00  
2022-00005834 CTF  
B: OR V: 2461 P: 485