NOTICE OF DEDICATORY INSTRUMENTS for POSSUM KINGDOM PROPERTY OWNERS ASSOCIATION

THE STATE OF TEXAS

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COUNTY OF PALO PINTO §

The undersigned, being the authorized representative of Possum Kingdom Property Owners Association ("Association"), a property owners' association as defined in Section 202.001 of the Texas Property Code hereby certifies as follows:

- 1. <u>Property</u>: The Property to which the Notice applies is described as follows:
 - a. Possum Kingdom, 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.
- 2. <u>Restrictive Covenants</u>: The description of the documents imposing restrictive covenants on the Property, the amendments to such documents, and the recording information for such documents are as follows:
 - a. Documents:
 - Declaration of Covenants, Conditions and Restrictions for The Possum Kingdom Communities.
 - b. Recording Information:
 - (1) Volume 1431, Page 138, et seq. of the Official Public Records of Real Property of Palo Pinto County, Texas.
- 3. Other Dedicatory Instruments: In addition to the Restrictive Covenants identified in Paragraph 2 above, the following document is a Dedicatory Instrument governing the Association which was previously recorded in the Official Public Records of Real Property of Palo Pinto County, Texas:
 - a. Document:
 - (1) First Amendment to Bylaws of Possum Kingdom Property Owners Association.
 - (2) Second Amendment to Bylaws of Possum Kingdom Property Owners Association.

- (3) Third Amended and Restated Rules and Design Guidelines for The Possum Kingdom Communities.
- (4) Architectural Control Committee Guidelines for Construction Plan Review.
- b. Recording Information:
 - (1) Palo Pinto County Clerk's File No. 2014-00002588.
 - (2) Palo Pinto County Clerk's File No. 2018-00000654.
 - (3) Palo Pinto County Clerk's File No. 2015-00003959.
 - (4) Palo Pinto County Clerk's File No. 2016-00005477.
- 4. <u>Dedicatory Instruments</u>: In addition to the Dedicatory Instruments identified in Paragraph 3 above, the following document is a Dedicatory Instrument governing the Association:
 - Notice of Rescission of Architectural Control Committee Guidelines for Construction Plan Review of Possum Kingdom Property Owners Association.

A true and correct copy of such Dedicatory Instrument is attached to this Notice.

This Notice is being recorded in the Official Public Records of Real Property of Palo Pinto County, Texas for the purpose of complying with Section 202.006 of the Texas Property Code. I hereby certify that the information set forth in this Notice is true and correct and that the copy of the Dedicatory Instrument attached to this Notice is a true and correct copy of the original.

Executed on this 30th day of November, 2020.

POSSUM KINGDOM PROPERTY OWNERS ASSOCIATION

By:

Cliff Davis, authorized representative

THE STATE OF TEXAS §

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COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 30th day of November, 2020 personally appeared Cliff Davis, authorized representative 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.

SUSAN O KRYODA HOTARY ID #12401843-7 S ray Commission Expires October 01, 2021

Notary Public in and for the State of Texas

NOTICE OF RESCISSION OF ARCHITECTURAL CONTROL COMMITTEE GUIDELINES FOR CONSTRUCTION PLAN REVIEW OF

POSSUM KINGDOM PROPERTY OWNERS ASSOCIATION

THE STATE OF TEXAS

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COUNTY OF PALO PINTO

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This Notice of Rescission of Architectural Control Committee Guidelines for Construction Plan Review of Possum Kingdom Property Owners Association (the "Rescission") is filed by the Possum Kingdom Property Owners Association (the "Association").

RECITALS:

WHEREAS, Possum Kingdom Property Owners Association, a Texas non-profit corporation, caused that certain instrument entitled "Architectural Control Committee Guidelines for Construction Plan Review" (the "Guidelines") to be recorded in the Official Public Records of Real Property of Palo Pinto County, Texas, under Clerk's File No. 2016-00005477; which instrument imposes various guidelines upon the following real property:

Possum Kingdom, 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 and map records of Palo Pinto County, Texas.

WHEREAS, neither the Association's dedicatory instruments, nor state law vested the Association with the authority to adopt the aforementioned Guidelines.

NOW, THEREFORE, the Association hereby rescinds the instrument entitled "Architectural Control Committee Guidelines for Construction Plan Review" filed of record on November 2, 2016, in the Official Public Records of Real Property of Palo Pinto County, Texas under Clerk's File No. 2016-00005477. The Rescission shall become effective upon being recorded in the Official Public Records of Palo Pinto County, Texas. All other Association dedicatory instruments shall remain in full force and effect.

EXECUTED on this the	B day of	November	, 2020.
EVECOTED OF this mic.			

POSSUM KINGDOM PROPERTY OWNERS ASSOCIATION,

By: Kade	lyn Laux	_
Printed Name:	Kathryn Laux	

Title: PRESIDENT

COUNTY OF PALO PINTO

BEFORE ME, the undersigned notary public, on this day personally appeared Karlyn Loux. 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/she executed the same for the purpose and in the capacity therein expressed.

SUBSCRIBED AND SWORN TO BEFORE ME on this the ______ day of _______, 2020, to certify which witness my hand and official seal.

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Notary Public - State of Texas

CERTIFIED FILED AND RECORDED OFFICIAL PUBLIC RECORDS



Janette K. Green Palo Pinto County Clerk Palo Pinto County, TX 12/18/2020 11:02 AM Fee: \$42.00 2020-00007296 NOT B: OR V: 2350 P: 675