



**SUPPLEMENTAL NOTICE OF DEDICATORY INSTRUMENTS**  
*for*  
**POSSUM KINGDOM PROPERTY OWNERS ASSOCIATION**

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THE STATE OF TEXAS       §  
   §  
 COUNTY OF PALO PINTO   §

The undersigned, being the authorized representative of Possum Kingdom Property Owners Association (the "Association"), a property owners' association as defined in Section 202.001 of the Texas Property Code, hereby supplements instruments entitled "Notice of Dedicatory Instruments for Possum Kingdom Property Owners Association" and "Supplemental Notice of Dedicatory Instruments for Possum Kingdom Property Owners Association" recorded in the Official Public Records of Real Property of Palo Pinto County, Texas under Clerk's File Nos. 2020-00007296 and 2021-00001515 (the "Notice") was filed of record for the purpose of complying with Section 202.006 of the Texas Property Code.

Additional Dedicatory Instrument. In addition to the Dedicatory Instruments identified in the Notice, the following documents are Dedicatory Instruments governing the Association.

- **Certificate of Resolution of the Board of Directors of Possum Kingdom Property Owners Association adopting Code of Conduct.**

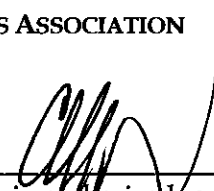
A true and correct copy of such Dedicatory Instrument is attached to this Supplemental Notice.

This Supplemental 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 Supplemental Notice is true and correct and that the copy of the Dedicatory Instrument attached to this Supplemental Notice is a true and correct copy of the original.

Executed on this 26<sup>th</sup> day of April, 2021.

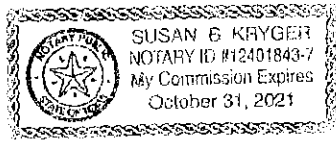
**POSSUM KINGDOM PROPERTY  
 OWNERS ASSOCIATION**

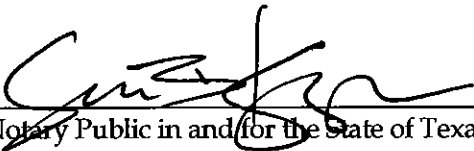
By: \_\_\_\_\_

  
 Cliff Davis, authorized representative

THE STATE OF TEXAS     §  
  §  
COUNTY OF HARRIS     §

BEFORE ME, the undersigned notary public, on this 26<sup>th</sup> day of April, 2021 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.



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

**CERTIFICATE**  
*of*  
**RESOLUTION OF THE BOARD OF DIRECTORS**  
*of*  
**POSSUM KINGDOM PROPERTY OWNERS ASSOCIATION**  
*adopting*  
**CODE OF CONDUCT**

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STATE OF TEXAS                   §  
  §  
COUNTY OF PALO PINTO       §

I, Kathy Laux, President of Possum Kingdom Property Owners Association (the "Association"), do hereby certify that at a meeting of the Board of Directors of the Association (the "Board") duly called and held on the 17<sup>th</sup> day of April, 2021, with at least a quorum of the Board being present and remaining throughout, and being duly authorized to transact business, the following resolution was duly made and approved by a majority vote of the members of the Board:

WHEREAS, the governing documents of Possum Kingdom Property Owners Association delegate the authority and responsibility to govern the operations of the community to its Board;

WHEREAS, the Board is responsible to appoint officers and assign committee members.

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Possum Kingdom Property Owners Association hereby adopts the following Code of Ethics, standards of behavior, rules and enforcement procedures that are applicable to all Board members, Association staff and committee members serving the community:

The Board members and Officers of the Association are representatives of the community and as such should represent a high standard of conduct and cooperation with other Board members, Officers, committee chairs, members and residents during all meetings, events and deliberations. The standard is represented by the following tenets.

1. Board members and Officers should:

- 1.1 Treat other Board members, Officers, audience, committee members and Association management with courtesy and respect at all times.
- 1.2 Remain objective in decisions and act in the best interests of all constituents, residents and businesses.
- 1.3 Acknowledge prior or current relevant personal or business relationships before sharing an opinion on any issue under discussion.
- 1.4 Prepare for meetings by reading all reports and presentations before the meeting.
- 1.5 Research specific issues and questions with Association management prior to meetings, and provide advance notice of any issues to be raised in open meetings.
- 1.6 Make every attempt to alert Board members, Officers, committee members and Association management about issues and requests prior to an open meeting.
- 1.7 Attend regularly scheduled Board meetings in person or by teleconference.

2. Board Members and Officers should refrain from:

- 2.1 Creating, posting, discussing or sharing committee or Board business via social media platforms (whether the platform is controlled by the Association or not) or with the public, press or other news outlets outside the parameters specifically established by the Board.
- 2.2 Using foul or vulgar language or becoming aggressive toward one another, committee members, employees, agents, residents or any person at any time while serving as a representative of the community.
- 2.3 Acting in the interests of a specific resident or business unless that interest is representative of the larger community, and only if the Board member or Officer does not have a personal or business relationship with that specific resident or business.

- 2.4 Voting on any issue which the Board member or Officer has, or previously had, a business or close personal relationship.
- 2.5 Discussing or disclosing the following information with anyone who is not a Board member, Officer or Association staff:
  - a. Attorneys' files and records including billing records
  - b. Owner's personal financial information including accounts showing payments or non-payments
  - c. Owner's contact information except contact address may be revealed
  - d. Association staff information including personnel files
  - e. Personnel actions
  - f. Litigation, pending or threatened except lawsuits already on file at the courthouse may be discussed but not strategy, settlement negotiations or any attorney/client privileged information
  - g. Contract negotiations
  - h. Enforcement of deed restriction or collection actions
  - i. Communications with the Association's legal counsel
  - j. Invasion of privacy of individual owners
  - k. Anything that is requested to be kept confidential by the affected parties and by agreement of the Board
  - l. Issues discussed in an executive session of a Board meeting
  - m. Confidential Board member information (i.e., personal phone number, personal email address, home address). However, a Board member is permitted to provide his/her own confidential information to the public if desired.
- 2.6 Soliciting or accepting, either directly or indirectly, gifts gratuities, favors, loans or any other thing of monetary value made by a person or entity with an intent to influence decisions or actions on any Association matter.
- 2.7 Misrepresenting known facts in any issue involving Association business.
- 2.8 Using Association resources including professional resources such as legal counsel for personal or political gain.
3. Committees of the Association represent the Board and the community and perform important work in the conduct of the business of the Association on behalf of its residents. In

completing this work, it is important that committee members adhere to a high standard of conduct as represented by the following tenets.

4. Committee chairs and members should:

- 4.1 Attend regularly scheduled meetings in person or by teleconference as agreed upon by the committee chair and staff.
- 4.2 Treat other committee members, Board members, Officers and Association management with courtesy and respect at all times.
- 4.3 Remain objective in decisions and preparation of recommendations for the Board, and act in the best interests of all constituents, residents and businesses.
- 4.4 Acknowledge prior or current relevant personal or business relationships before sharing an opinion on any issue under discussion.
- 4.5 Prepare for meetings by reading all reports and presentations before the meeting.

5. Committee members should refrain from:

- 5.1 Discussing or sharing Committee business outside the parameters established by the Committee.
- 5.2 Representing the Board with any external agency unless explicitly authorized by the Board.
- 5.3 Voting on any issue which the committee member has, or previously had, a business or close personal relationship.
- 5.4 Advertising and/or promoting a committee member's business or business venture while in the conduct of business of the Association on behalf of its residents. Such advertisement/promotion shall include, but not be limited to: signage displayed on vehicles, logos on apparel, etc.

I further certify that I am the duly elected, qualified and acting President of the Association and that the foregoing resolution was approved as set forth above and now appears in the books and records of the Association.

TO CERTIFY WHICH WITNESS MY HAND on this 24<sup>th</sup> day of April, 2021.

POSSUM KINGDOM PROPERTY OWNERS ASSOCIATION,

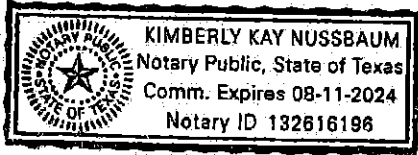
By: Kathy Laux

Printed: Kathy Laux

Its: President

THE STATE OF TEXAS            §  
   §  
COUNTY OF PALM BEACH    §

BEFORE ME, the undersigned notary public, on this 24 day of APRIL, 2021, personally appeared Kathy Laux, 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.



Kimberly Kay Nussbaum  
Notary Public for and for the State of Texas

**CERTIFIED FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS**



*Janette Green*

Janette K. Green Palo Pinto County Clerk  
Palo Pinto County, TX  
04/30/2021 11:03 AM  
Fee: \$50.00

2021-00002947 NOT

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