

Hood County Clerk
201 W Bridge Street
PO BOX 339
Granbury, Texas 76048
Phone: 817-579-3222

Document Number: 2025-0006910 -
Filed and Recorded - Real Records

PROPERTY OWNERS ASSOCIATION MANAGEMENT

Grantor: PECAN PLANTATION OA INC

Pages: 147

Recorded On: 05/21/2025 09:39 AM

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Document Number:	2025-0006910	
Receipt Number:	R257260	
Amount:	\$595.00	
Recorded By:	Ingeo	

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**I hereby certify that this instrument was filed and duly
recorded in the Official Records of Hood County, Texas**



Christine C. Leftwich
County Clerk
Hood County, Texas



Return To:



STATE OF TEXAS §
 §
 COUNTY OF HOOD §
 COUNTY OF JOHNSON §

**PROPERTY OWNERS' ASSOCIATION
 MANAGEMENT CERTIFICATE FOR
 PECAN PLANTATION OWNERS ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this "Certificate") is made on behalf of PECAN PLANTATION OWNERS ASSOCIATION, INC., a Texas nonprofit corporation (the "Association").

W I T N E S S E T H:

WHEREAS, that certain Declaration of Covenants, Conditions, and Restrictions for Pecan Plantation Owners Association (the "Declaration") was filed on July 26, 1972, and is recorded as Volume No. 186 Pg. 166, Hood County, Texas, which Declaration, as supplemented or amended, is incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

Recording Data for the Declaration and Additional Instruments governing the establishment, maintenance, or operation of the properties constituting or under the jurisdiction of Pecan Plantation Owners Association, Inc.

1. **Original Dedicatory Instrument.** That certain Declaration of Covenants, Conditions, and Restrictions for Pecan Plantation Owners Association (the "Declaration") filed on July 26, 1972, and is recorded as Volume No. 186 Pg. 166, Hood County, Texas.
2. **Name of the Subdivisions.** The subdivision is known generally as Pecan Plantation Owners Association and the plats are denominated as follows: Airpark 1; Airpark 2; Airpark 2.1; Airpark 3; Airpark 4; Airpark 4.2; Airpark 5; Airpark Estates A; Airpark Estates B; Airpark Estates C; East Lake; Fairway Condos 1; Fairway Condos 2; Fairway Condos 3; Fairway Condos 4; Fairway Condos 5; Fairway Condos 6; Fairway Condos 7; Fairway Condos 8; Landings 1; Orchard 1; Orchard 2; Orchard 3; Orchard 4; Orchard 5; Orchard 6; Orchard 6A; Orchard 6B; Orchard 7; Orchard 8; Orchard 9; Orchard 10; Orchard 11; Orchard 12; Orchard 12A; Orchard 12B; Orchard 13; Orchard 14; Orchard 15A; Orchard 15B; Pecan Estates 1; Pecan Estates 2; Pecan Estates 3; Pecan Estates 4; Pecan Estates 5; Pecan Estates 6; Pecan Estates 7; Ranches at Pecan Plantation Phase 1; The Landings; The Landings East; The Retreat; Unit 1; Unit 2; Unit 3; Unit 4; Unit 4.2; Unit 4.3; Unit 4.4; Unit 4.5; Unit 5; Unit 5.2; Unit 6; Unit 7; Unit 7.2; Unit 8; Unit 8.2; Unit

8.3; Unit 9; Unit 9.2; Unit 10; Unit 10.2; Unit 11; Unit 12; Unit 12.1; Unit 13; Unit 13.1; Unit 14; Unit 14.2; Unit 14 R1; Unit 14 R2; Unit 14 R2.1; Unit 14 R2.2; Unit 14 R2.3; Unit 14 R2.4; Unit 14 R2.5; Unit 14 R2.6; Unit 14 R2.7; Unit 14 R2.8; Unit 15; Unit 16; Unit 16.2; Unit 17; Unit 17.2; Unit 18.

3. **Recording Data for the Subdivision.** The recording data for each plat is described as follows: Airpark 1, an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1362 Pg. 136; Airpark 2, an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1396 Pg. 173; Airpark 2.1, an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1400 Pg. 336; Airpark 3, an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1424 Pg. 639; Airpark 4, an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1506 Pg. 0613; Airpark 4.2, an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1551 Pg. 0186; Airpark 5, an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1568 Pg. 0996; Airpark Estates A, an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Slide No. 10-B; Airpark Estates B, an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Slide No. 10-B; Airpark Estates C, an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Slide No. 10-B; Fairway Condos 1, an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1 Pg. 134; Fairway Condos 2, an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 2 Pg. 14 & Volume 3 Pg. 6; Fairway Condos 3, an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 3 Pg. 10; Fairway Condos 4; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 2 Pg. 40; Fairway Condos 5; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1 Pg. 137; Fairway Condos 6; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1060 Pg. 164; Fairway Condos 7; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 2 Pg. 48 & Vol 3 Pg. 70; Fairway Condos 8; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 205 Pg. 140; Landings 1; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Slide No. C-321; Orchard 1; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1354 Pg. 115; Orchard 2; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1425 Pg. 983; Orchard 2.2; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1439 Pg. 506; Orchard 3; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1439 Pg. 487; Orchard

4; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1456 Pg. 211B; Orchard 4.2; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1912 Pg. 0751; Orchard 5; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1470 Pg. 898; Orchard 5.2; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1912 Pg. 0752; Orchard 6; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1400 Pg. 0176; Orchard 6.2; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1500 Pg. 0298; Orchard 6.3; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1503 Pg. 0775; Orchard 6.4; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1528 Pg. 0601; Orchard 6.5; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1912 Pg. 0753; Orchard 7; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1624 Pg. 0497; Orchard 7.2; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1912 Pg. 0754; Orchard 8; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Slide No. B-91; Orchard 9; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1784 Pg. 0506; Orchard 9.2; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1868 Pg. 0172; Orchard 10; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1890 Pg. 0939; Orchard 11; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 2341 Pg. 0258; Orchard 12A; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Slide No. P-510; Orchard 12B; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Slide No. P-657; Orchard 13, an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Slide No. 731, corrected and recorded as Slide P-807; Orchard 14, an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Slide No. P-777; Orchard 15A, an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Slide No. P-887; Orchard 15B, an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Slide No. P-888; Pecan Estates 1; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1439 Pg. 475; Pecan Estates 2; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1473 Pg. 112; Pecan Estates 2.2; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1857 Pg. 0045 & Volume 147 Pg. 98; Pecan Estates 2.3; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1473 Pg. 99; Pecan Estates 3; an Addition to the Pecan Plantation

Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1516 Pg. 0589; Pecan Estates 3.2; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1551 Pg. 0184; Pecan Estates 3.3; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1516 Pg. 575; Pecan Estates 4; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Slide No. B-8; Pecan Estates 4.2; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1553 Pg. 64; Pecan Estates 5; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1568 Pg. 0980; Pecan Estates 5.2; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1568 Pg. 969; Pecan Estates 6; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1640 Pg. 0561; Pecan Estates 7; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1692 Pg. 0219; Retreat Section 1; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1640 Pg. 0354; Unit 1; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1 Pg. 133; Unit 2; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1 Pg. 141; Unit 3; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1 Pg. 196; Unit 4; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1 Pg. 162; Unit 4.2; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1 Pg. 166; Unit 4.3; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1 Pg. 205; Unit 4.4; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1 Pg. 212; Unit 4.5; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1 Pg. 212; Unit 5; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1 Pg. 137; Unit 5.2; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1 Pg. 193; Unit 6; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 2 Pg. 47; Unit 7; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1 Pg. 142; Unit 7.2; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1 Pg. 194; Unit 8; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1 Pg. 143; Unit 8.2; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1 Pg. 143; Unit 8.3; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1 Pg. 143; Unit 9; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1 Pg. 144; Unit 9.2; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat

thereof recorded as Volume 1 Pg. 144; Unit 10; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1 Pg. 144; Unit 10.2; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1 Pg. 144; Unit 11; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume Pg. 54; Unit 12; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 3 Pg. 50 and Johnson County, Texas Volume 1, Pg. 325; Unit 12.1; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 3 Pg. 60; Unit 13; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 3 Pg. 51 and Johnson County, Texas Volume 1, Pg. 326; Unit 13.1; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 3 Pg. 51; Unit 14; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 3 Pg. 52; Unit 14.2; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 3 Pg. 52; Unit 14 R1; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 3 Pg. 52; Unit 14 R2; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 3 Pg. 52; Unit 14 R2.1; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 3 Pg. 52; Unit 14 R2.2; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 3 Pg. 52; Unit 14 R2.3; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 3 Pg. 52; Unit 14 R2.4; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 3 Pg. 52; Unit 14 R2.5; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 3 Pg. 52; Unit 14 R2.6; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 3 Pg. 52; Unit 14 R2.7; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 3 Pg. 52; Unit 14 R2.8; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 3 Pg. 52; Unit 15; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1 Pg. 145; Unit 16; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1 Pg. 146; Unit 16.2; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1 Pg. 146; Unit 17; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1 Pg. 160; Unit 17.2; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1 Pg. 195; Unit 18; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1 Pg. 202, East Lake Phase 1, an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Document P-905; The Landings, an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof

recorded as Document C-321; The Landings East, an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Document P-948; The Ranches at Pecan Plantation Phase 1, an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Document P-941, corrected and recorded as Document P-982; The Ranches at Pecan Plantation Phase 2, an Addition to the Pecan Plantation Owners Association, Johnson County Texas, according to the Plat thereof recorded as Document 2024-83, Slide E-792.

4. **Recording Data for the Declaration and Additional Instruments.** The Declaration is recorded as Document No. 1972-DE-186-166, all in the Official Public Records of Hood County, Texas. The 1st Addendum to the Declaration is recorded as Document No. 1997-0012679 in the Official Public Records of Hood County, Texas. The 2nd Addendum to the Declaration is recorded as Document No. 2001-0003788 in the Official Public Records of Hood County, Texas. The Covenants, Conditions & Restrictions for each subdivision are recorded in the Official Public Records of Hood County as follows: Airpark 1, Volume 1362, Pg. 126; Airpark 2, Volume 1396, Pg. 163; Airpark 2.1, Volume 1400, Pg. 326; Airpark 3, volume 1424, Pg. 629; Airpark 4, Volume 1506, Pg. 604; Airpark 4.2, Volume 1551, Pg. 186; Airpark 5, Volume 1568, Pg. 984; Airpark Estates A, Volume 1554, Pg. 621; Airpark Estates B, Volume 1557, Pg. 594; Airpark Estates C, Volume 1912, Pg. 757; Airpark Estates Revision, Volume 2478, Pg. 1; Fairway Condos 1, Volume 1003, Pg. 672; Fairway Condos 2, Volume 1060, Pg. 165; Fairway Condos 3, Volume 1062, Pg. 341; Fairway Condos 4, Volume 1267, Pg. 177; Fairway Condos 5, Volume 233, Pg. 640; Fairway Condos 6, Volume 1881, Pg. 705; Fairway Condos 7, Volume 205, Pg. 140; Fairway Condos 8, Volume 233, Pg. 640; Landings 1, Document 2010-0007563; Orchard 1, Volume 1354, Pg. 104; Orchard 2, Volume 1425, Pg. 971; Orchard 2.2, Volume 1439, Pg. 495; Orchard 3, Volume 1439, Pg. 477; Orchard 4, Volume 1456, Pg. 203; Orchard 4.2, Volume 1912, Pg. 751; Orchard 5, Volume 1470, Pg. 888; Orchard 5.2, Volume 1912, Pg. 752; Orchard 6, Volume 1480, Pg. 166; Orchard 6.2, Volume 1500, Pg. 288; Orchard 6.3, Volume 1503, Pg. 765; Orchard 6.4, Volume 1528, Pg. 601; Orchard 6.5, Volume 1912, Pg. 753; Orchard 7, Volume 1624, Pg. 486; Orchard 7.2, Volume 1912, Pg. 754; Orchard 8, Volume 1691, Pg. 187; Orchard 9, Volume 1784, Pg. 172; Orchard 9.2, Volume 1868, Pg. 172; Orchard 10, Volume 1890, Pg. 933; Orchard 11, Volume 2341, Pg. 245; Orchard 12A, Document 2018-0000138; Orchard 12B, Document 2019-0004503; Pecan Estates, Volume 1439, Pg. 464; Pecan Estates 2, Volume 1473, Pg. 99; Pecan Estates 2.2, Volume 1857, Pg. 45; Pecan Estates 2.3, Volume 1912, Pg. 759; Pecan Estates 3, Volume 1516, Pg. 575; Pecan Estates 3.2, volume 1551, Pg. 184; Pecan Estates 3.3, Volume 1912, Pg. 760; Pecan Estates 4, Volume 1553, Pg. 64; Pecan Estates 4.2, Volume 1912, Pg. 761; Pecan Estates 5, Volume 1568, Pg. 968; Pecan Estates 5.2, Volume 1912, Pg. 762; Pecan Estates 6, Volume 1640, Pg. 554; Pecan Estates 7, Volume 1692, Pg. 212; Retreat 1, Volume 1640, Pg. 346; Retreat 1 Correction, Volume 1912, Pg. 765; Unit 1, Volume 186, Pg. 166; Unit 2, Volume 189, Pg. 496; Unit 3, Volume 233, Pg. 630; Unit 4, Volume 205, Pg. 140; Unit 4.2, Volume 233, Pg. 640; Unit 4.3, Volume 1003, Pg. 672; unit 4.4, Volume 1305, Pg. 179; Unit 4.5, Volume 1374, Pg. 727; Unit 5, Volume 187, Pg. 392; Unit 5.2, Volume 189, Pg. 523; Unit 6, Volume 210, Pg. 368; Unit 7, Volume 189, Pg. 500; Unit 7.2, Volume 210, Pg. 381; Unit 8, Volume 189, Pg. 504; Unit 8.2, Volume 200, Pg. 85; Unit 8.3, Volume 201, Pg. 18; Unit 9, Volume 189, Pg. 508; Unit 9.2, Volume 210, Pg. 391; Unit 10, Volume 189, Pg. 508; Unit 10.2, Volume 189, Page 508; Unit 11, Volume 210, Pg. 399;

Unit 12, Volume 252, Pg. 482; Unit 12.1, Volume 255, Pg. 31; Unit 13.1, Volume 255, Pg. 54; Unit 14, Volume 252, Pg. 481; Unit 14.2, Volume 253, Pg. 93; Unit 14 R1, Volume 1396, Pg. 174; Unit 14 R2., Volume 1421, Pg. 939; Unit 14 R2.1, Volume 1421, Pg. 939; Unit 14 R2.2, Volume 1426, Pg. 189; Unit 14 R2.3, Volume 1483, Pg. 109; Unit 14 R2.4, Volume 1551, Pg. 180; Unit 14 R2.5, Volume 1551, Pg. 188; Unit 14 R2.6, Volume 1551, Pg. 196; Unit 14 R2.7, Volume 1670, Pg. 49; Unit 14 R2.8, Volume 1912, Pg. 758; Unit 15, Volume 189, Pg. 512; Unit 16, Volume 189, Pg. 518; Unit 16.2, Volume 200, Pg. 73; Unit 17, Volume 238, Pg. 722; Unit 17.2, Volume 264, Pg. 790; Unit 18, Volume 285, Pg. 296. East Lake, Document No. 2023-0000573, The Ranches at Pecan Plantation Phase 1, Document No. 2023-0011010, The Landings, Document No. 2022-0016504; Landings East, Document No. 2023-0012765. The Covenants, Conditions & Restrictions for two (2) subdivisions are recorded in the Official Public Records of Johnson County as follows: Unit 12, Volume 692, Pg. 205; Unit 13, Volume 700, Pg. 611, The Ranches at Pecan Plantation – Phase 2, Document 2024-13380.

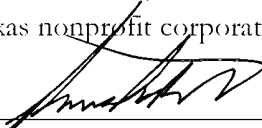
1. **Name, Mailing Address, and Website Address of the Association.** The Association is: Pecan Plantation Owners Association, Inc., 8650 Westover Ct., Granbury, Texas, 76049; telephone 817-573-2641. The Association website: www.ppoaweb.com.
2. **Name and Contact Information of Managing Agent.** The Association's managing agent, Richard "Rick" L. Lantgen, is the General Manager for Pecan Plantation Owners Association, Inc., 8650 Westover Ct., Granbury, Texas, 76049; telephone 817-573-2641; email gm@ppoaweb.com.
3. **Articles of Incorporation, as amended.** The Articles of Incorporation of Pecan Plantation Owners Association, Inc., filed with Texas Secretary of State on July 24, 1972, as amended by Articles of Amendment to the Articles of Incorporation of Pecan Plantation Owners Association, Inc., filed with the Texas Secretary of State on March 6, 1979, are attached to and filed with this Certificate and constitute a dedicatory instrument of the Association.
4. **Rules.** The Rules and Regulations of the Association, approved and adopted by the Association's Board of Directors on April 28, 2022, as thereafter amended, are attached to and filed with this Certificate and constitute a dedicatory instrument of the Association. The Rules and Regulations are also available to the public on the Association's website.
5. **Resale Certificates.** Resale Certificates may be requested by contacting the Association via email at membership@ppoaweb.com. The phone number for membership is 817-573-2641, ext. 335. The mailing address for Pecan Plantation Owners Association, Inc., 8650 Westover Ct., Granbury, Texas 76049.
6. **Certain Fees for Property Transfers in the Association.** The following fees are charged during closing to new members of the Association: Initiations fees in the amount of \$4,342.00; Transfer fees in the amount of \$1,153.97, including tax. The initiation fees are not charged to existing members moving to a different home within the Association. The fees may increase annually pursuant to Section 3.4 of that certain Second Addendum to 1992 LLENMO Agreement, as recorded on April 2, 2001, Document Number 2001-0003788, Vol. 1741, Pg 0290, in Hood County, Texas; until such a time that Section 3.4 of the Second Addendum to 1992 LLENMO Agreement is no longer in effect, then the fee increases may occur as determined by the Board of Directors of the Association. The Association's fee schedule is also available to the public on the Association's website.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code and serves to replace all Management Certificates previously filed by the Association.

**PECAN PLANTATION OWNERS
ASSOCIATION, INC.**

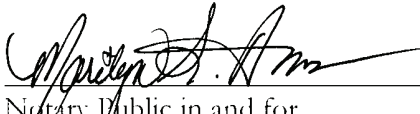
A Texas nonprofit corporation

By:


Richard "Rick" L. Lantgen, General Manager

SUBSCRIBED AND SWORN TO BEFORE ME by said Richard "Rick" L. Lantgen in his capacity of General Manager of Pecan Plantation Owners Association, Inc. on the 20th day of May, 2025.




Notary Public in and for
The State of Texas

STATE OF TEXAS §
 §
COUNTY OF HOOD §
COUNTY OF JOHNSON §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE FOR
PECAN PLANTATION OWNERS ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this "Certificate") is made on behalf of PECAN PLANTATION OWNERS ASSOCIATION, INC., a Texas nonprofit corporation (the "Association").

W I T N E S S E T H:

WHEREAS, that certain Declaration of Covenants, Conditions, and Restrictions for Pecan Plantation Owners Association (the "Declaration") was filed on July 26, 1972, and is recorded as Volume No. 186 Pg. 166, Hood County, Texas, which Declaration, as supplemented or amended, is incorporated herein for all purposes.

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jurisdiction of Pecan Plantation Owners Association, Inc.**

1. **Original Dedicatory Instrument.** That certain Declaration of Covenants, Conditions, and Restrictions for Pecan Plantation Owners Association (the "Declaration") filed on July 26, 1972, and is recorded as Volume No. 186 Pg. 166, Hood County, Texas.
2. **Name of the Subdivisions.** The subdivision is known generally as Pecan Plantation Owners Association and the plats are denominated as follows: Airpark 1; Airpark 2; Airpark 2.1; Airpark 3; Airpark 4; Airpark 4.2; Airpark 5; Airpark Estates A; Airpark Estates B; Airpark Estates C; East Lake; Fairway Condos 1; Fairway Condos 2; Fairway Condos 3; Fairway Condos 4; Fairway Condos 5; Fairway Condos 6; Fairway Condos 7; Fairway Condos 8; Landings 1; Orchard 1; Orchard 2; Orchard 3; Orchard 4; Orchard 5; Orchard 6; Orchard 6A; Orchard 6B; Orchard 7; Orchard 8; Orchard 9; Orchard 10; Orchard 11; Orchard 12; Orchard 12A; Orchard 12B; Orchard 13; Orchard 14; Orchard 15A; Orchard 15B; Pecan Estates 1; Pecan Estates 2; Pecan Estates 3; Pecan Estates 4; Pecan Estates 5; Pecan Estates 6; Pecan Estates 7; Ranches at Pecan Plantation Phase 1; The Landings; The Landings East; The Retreat; Unit 1; Unit 2; Unit 3; Unit 4; Unit 4.2; Unit 4.3; Unit 4.4; Unit 4.5; Unit 5; Unit 5.2; Unit 6; Unit 7; Unit 7.2; Unit 8; Unit 8.2; Unit

8.3; Unit 9; Unit 9.2; Unit 10; Unit 10.2; Unit 11; Unit 12; Unit 12.1; Unit 13; Unit 13.1; Unit 14; Unit 14.2; Unit 14 R1; Unit 14 R2; Unit 14 R2.1; Unit 14 R2.2; Unit 14 R2.3; Unit 14 R2.4; Unit 14 R2.5; Unit 14 R2.6; Unit 14 R2.7; Unit 14 R2.8; Unit 15; Unit 16; Unit 16.2; Unit 17; Unit 17.2; Unit 18.

3. **Recording Data for the Subdivision.** The recording data for each plat is described as follows: Airpark 1, an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1362 Pg. 136; Airpark 2, an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1396 Pg. 173; Airpark 2.1, an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1400 Pg. 336; Airpark 3, an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1424 Pg. 639; Airpark 4, an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1506 Pg. 0613; Airpark 4.2, an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1551 Pg. 0186; Airpark 5, an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1568 Pg. 0996; Airpark Estates A, an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Slide No. 10-B; Airpark Estates B, an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Slide No. 10-B; Airpark Estates C, an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Slide No. 10-B; Fairway Condos 1, an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1 Pg. 134; Fairway Condos 2, an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 2 Pg. 14 & Volume 3 Pg. 6; Fairway Condos 3, an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 3 Pg. 10; Fairway Condos 4; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 2 Pg. 40; Fairway Condos 5; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1 Pg. 137; Fairway Condos 6; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1060 Pg. 164; Fairway Condos 7; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 2 Pg. 48 & Vol 3 Pg. 70; Fairway Condos 8; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 205 Pg. 140; Landings 1; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Slide No. C-321; Orchard 1; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1354 Pg. 115; Orchard 2; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1425 Pg. 983; Orchard 2.2; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1439 Pg. 506; Orchard 3; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1439 Pg. 487; Orchard

4; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1456 Pg. 211B; Orchard 4.2; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1912 Pg. 0751; Orchard 5; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1470 Pg. 898; Orchard 5.2; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1912 Pg. 0752; Orchard 6; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1400 Pg. 0176; Orchard 6.2; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1500 Pg. 0298; Orchard 6.3; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1503 Pg. 0775; Orchard 6.4; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1528 Pg. 0601; Orchard 6.5; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1912 Pg. 0753; Orchard 7; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1624 Pg. 0497; Orchard 7.2; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1912 Pg. 0754; Orchard 8; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Slide No. B-91; Orchard 9; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1784 Pg. 0506; Orchard 9.2; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1868 Pg. 0172; Orchard 10; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1890 Pg. 0939; Orchard 11; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 2341 Pg. 0258; Orchard 12A; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Slide No. P-510; Orchard 12B; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Slide No. P-657; Orchard 13, an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Slide No. 731, corrected and recorded as Slide P-807; Orchard 14, an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Slide No. P-777; Orchard 15A, an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Slide No. P-887; Orchard 15B, an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Slide No. P-888; Pecan Estates 1; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1439 Pg. 475; Pecan Estates 2; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1473 Pg. 112; Pecan Estates 2.2; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1857 Pg. 0045 & Volume 147 Pg. 98; Pecan Estates 2.3; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1473 Pg. 99; Pecan Estates 3; an Addition to the Pecan Plantation

Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1516 Pg. 0589; Pecan Estates 3.2; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1551 Pg. 0184; Pecan Estates 3.3; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1516 Pg. 575; Pecan Estates 4; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Slide No. B-8; Pecan Estates 4.2; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1553 Pg. 64; Pecan Estates 5; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1568 Pg. 0980; Pecan Estates 5.2; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1568 Pg. 969; Pecan Estates 6; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1640 Pg. 0561; Pecan Estates 7; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1692 Pg. 0219; Retreat Section 1; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1640 Pg. 0354; Unit 1; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1 Pg. 133; Unit 2; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1 Pg. 141; Unit 3; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1 Pg. 196; Unit 4; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1 Pg. 162; Unit 4.2; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1 Pg. 166; Unit 4.3; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1 Pg. 205; Unit 4.4; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1 Pg. 212; Unit 4.5; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1 Pg. 212; Unit 5; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1 Pg. 137; Unit 5.2; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1 Pg. 193; Unit 6; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 2 Pg. 47; Unit 7; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1 Pg. 142; Unit 7.2; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1 Pg. 194; Unit 8; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1 Pg. 143; Unit 8.2; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1 Pg. 143; Unit 8.3; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1 Pg. 143; Unit 9; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1 Pg. 144; Unit 9.2; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat

thereof recorded as Volume 1 Pg. 144; Unit 10; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1 Pg. 144; Unit 10.2; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1 Pg. 144; Unit 11; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume Pg. 54; Unit 12; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 3 Pg. 50 and Johnson County, Texas Volume 1, Pg. 325; Unit 12.1; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 3 Pg. 60; Unit 13; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 3 Pg. 51 and Johnson County, Texas Volume 1, Pg. 326; Unit 13.1; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 3 Pg. 51; Unit 14; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 3 Pg. 52; Unit 14.2; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 3 Pg. 52; Unit 14 R1; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 3 Pg. 52; Unit 14 R2; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 3 Pg. 52; Unit 14 R2.1; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 3 Pg. 52; Unit 14 R2.2; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 3 Pg. 52; Unit 14 R2.3; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 3 Pg. 52; Unit 14 R2.4; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 3 Pg. 52; Unit 14 R2.5; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 3 Pg. 52; Unit 14 R2.6; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 3 Pg. 52; Unit 14 R2.7; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 3 Pg. 52; Unit 14 R2.8; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 3 Pg. 52; Unit 15; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1 Pg. 145; Unit 16; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1 Pg. 146; Unit 16.2; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1 Pg. 146; Unit 17; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1 Pg. 160; Unit 17.2; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1 Pg. 195; Unit 18; an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Volume 1 Pg. 202, East Lake Phase 1, an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Document P-905; The Landings, an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof

recorded as Document C-321; The Landings East, an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Document P-948; The Ranches at Pecan Plantation Phase 1, an Addition to the Pecan Plantation Owners Association, Hood County Texas, according to the Plat thereof recorded as Document P-941, corrected and recorded as Document P-982; The Ranches at Pecan Plantation Phase 2, an Addition to the Pecan Plantation Owners Association, Johnson County Texas, according to the Plat thereof recorded as Document 2024-83, Slide E-792.

4. **Recording Data for the Declaration and Additional Instruments.** The Declaration is recorded as Document No. 1972-DE-186-166, all in the Official Public Records of Hood County, Texas. The 1st Addendum to the Declaration is recorded as Document No. 1997-0012679 in the Official Public Records of Hood County, Texas. The 2nd Addendum to the Declaration is recorded as Document No. 2001-0003788 in the Official Public Records of Hood County, Texas. The Covenants, Conditions & Restrictions for each subdivision are recorded in the Official Public Records of Hood County as follows: Airpark 1, Volume 1362, Pg. 126; Airpark 2, Volume 1396, Pg. 163; Airpark 2.1, Volume 1400, Pg. 326; Airpark 3, volume 1424, Pg. 629; Airpark 4, Volume 1506, Pg. 604; Airpark 4.2, Volume 1551, Pg. 186; Airpark 5, Volume 1568, Pg. 984; Airpark Estates A, Volume 1554, Pg. 621; Airpark Estates B, Volume 1557, Pg. 594; Airpark Estates C, Volume 1912, Pg. 757; Airpark Estates Revision, Volume 2478, Pg. 1; Fairway Condos 1, Volume 1003, Pg. 672; Fairway Condos 2, Volume 1060, Pg. 165; Fairway Condos 3, Volume 1062, Pg. 341; Fairway Condos 4, Volume 1267, Pg. 177; Fairway Condos 5, Volume 233, Pg. 640; Fairway Condos 6, Volume 1881, Pg. 705; Fairway Condos 7, Volume 205, Pg. 140; Fairway Condos 8, Volume 233, Pg. 640; Landings 1, Document 2010-0007563; Orchard 1, Volume 1354, Pg. 104; Orchard 2, Volume 1425, Pg. 971; Orchard 2.2, Volume 1439, Pg. 495; Orchard 3, Volume 1439, Pg. 477; Orchard 4, Volume 1456, Pg. 203; Orchard 4.2, Volume 1912, Pg. 751; Orchard 5, Volume 1470, Pg. 888; Orchard 5.2, Volume 1912, Pg. 752; Orchard 6, Volume 1480, Pg. 166; Orchard 6.2, Volume 1500, Pg. 288; Orchard 6.3, Volume 1503, Pg. 765; Orchard 6.4, Volume 1528, Pg. 601; Orchard 6.5, Volume 1912, Pg. 753; Orchard 7, Volume 1624, Pg. 486; Orchard 7.2, Volume 1912, Pg. 754; Orchard 8, Volume 1691, Pg. 187; Orchard 9, Volume 1784, Pg. 172; Orchard 9.2, Volume 1868, Pg. 172; Orchard 10, Volume 1890, Pg. 933; Orchard 11, Volume 2341, Pg. 245; Orchard 12A, Document 2018-0000138; Orchard 12B, Document 2019-0004503; Pecan Estates, Volume 1439, Pg. 464; Pecan Estates 2, Volume 1473, Pg. 99; Pecan Estates 2.2, Volume 1857, Pg. 45; Pecan Estates 2.3, Volume 1912, Pg. 759; Pecan Estates 3, Volume 1516, Pg. 575; Pecan Estates 3.2, volume 1551, Pg. 184; Pecan Estates 3.3, Volume 1912, Pg. 760; Pecan Estates 4, Volume 1553, Pg. 64; Pecan Estates 4.2, Volume 1912, Pg. 761; Pecan Estates 5, Volume 1568, Pg. 968; Pecan Estates 5.2, Volume 1912, Pg. 762; Pecan Estates 6, Volume 1640, Pg. 554; Pecan Estates 7, Volume 1692, Pg. 212; Retreat 1, Volume 1640, Pg. 346; Retreat 1 Correction, Volume 1912, Pg. 765; Unit 1, Volume 186, Pg. 166; Unit 2, Volume 189, Pg. 496; Unit 3, Volume 233, Pg. 630; Unit 4, Volume 205, Pg. 140; Unit 4.2, Volume 233, Pg. 640; Unit 4.3, Volume 1003, Pg. 672; unit 4.4, Volume 1305, Pg. 179; Unit 4.5, Volume 1374, Pg. 727; Unit 5, Volume 187, Pg. 392; Unit 5.2, Volume 189, Pg. 523; Unit 6, Volume 210, Pg. 368; Unit 7, Volume 189, Pg. 500; Unit 7.2, Volume 210, Pg. 381; Unit 8, Volume 189, Pg. 504; Unit 8.2, Volume 200, Pg. 85; Unit 8.3, Volume 201, Pg. 18; Unit 9, Volume 189, Pg. 508; Unit 9.2, Volume 210, Pg. 391; Unit 10, Volume 189, Pg. 508; Unit 10.2, Volume 189, Page 508; Unit 11, Volume 210, Pg. 399;

Unit 12, Volume 252, Pg. 482; Unit 12.1, Volume 255, Pg. 31; Unit 13.1, Volume 255, Pg. 54; Unit 14, Volume 252, Pg. 481; Unit 14.2, Volume 253, Pg. 93; Unit 14 R1, Volume 1396, Pg. 174; Unit 14 R2., Volume 1421, Pg. 939; Unit 14 R2.1, Volume 1421, Pg. 939; Unit 14 R2.2, Volume 1426, Pg. 189; Unit 14 R2.3, Volume 1483, Pg. 109; Unit 14 R2.4, Volume 1551, Pg. 180; Unit 14 R2.5, Volume 1551, Pg. 188; Unit 14 R2.6, Volume 1551, Pg. 196; Unit 14 R2.7, Volume 1670, Pg. 49; Unit 14 R2.8, Volume 1912, Pg. 758; Unit 15, Volume 189, Pg. 512; Unit 16, Volume 189, Pg. 518; Unit 16.2, Volume 200, Pg. 73; Unit 17, Volume 238, Pg. 722; Unit 17.2, Volume 264, Pg. 790; Unit 18, Volume 285, Pg. 296. East Lake, Document No. 2023-0000573, The Ranches at Pecan Plantation Phase 1, Document No. 2023-0011010, The Landings, Document No. 2022-0016504; Landings East, Document No. 2023-0012765. The Covenants, Conditions & Restrictions for two (2) subdivisions are recorded in the Official Public Records of Johnson County as follows: Unit 12, Volume 692, Pg. 205; Unit 13, Volume 700, Pg. 611, The Ranches at Pecan Plantation – Phase 2, Document 2024-13380.

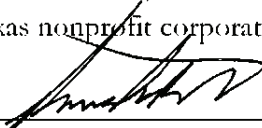
1. **Name, Mailing Address, and Website Address of the Association.** The Association is: Pecan Plantation Owners Association, Inc., 8650 Westover Ct., Granbury, Texas, 76049; telephone 817-573-2641. The Association website: www.ppoaweb.com.
2. **Name and Contact Information of Managing Agent.** The Association's managing agent, Richard "Rick" J. Lantgen, is the General Manager for Pecan Plantation Owners Association, Inc., 8650 Westover Ct., Granbury, Texas, 76049; telephone 817-573-2641; email gm@ppoaweb.com.
3. **Articles of Incorporation, as amended.** The Articles of Incorporation of Pecan Plantation Owners Association, Inc., filed with Texas Secretary of State on July 24, 1972, as amended by Articles of Amendment to the Articles of Incorporation of Pecan Plantation Owners Association, Inc., filed with the Texas Secretary of State on March 6, 1979, are attached to and filed with this Certificate and constitute a dedicatory instrument of the Association.
4. **Rules.** The Rules and Regulations of the Association, approved and adopted by the Association's Board of Directors on April 28, 2022, as thereafter amended, are attached to and filed with this Certificate and constitute a dedicatory instrument of the Association. The Rules and Regulations are also available to the public on the Association's website.
5. **Resale Certificates.** Resale Certificates may be requested by contacting the Association via email at membership@ppoaweb.com. The phone number for membership is 817-573-2641, ext. 335. The mailing address for Pecan Plantation Owners Association, Inc., 8650 Westover Ct., Granbury, Texas 76049.
6. **Certain Fees for Property Transfers in the Association.** The following fees are charged during closing to new members of the Association: Initiations fees in the amount of \$4,342.00; Transfer fees in the amount of \$1,153.97, including tax. The initiation fees are not charged to existing members moving to a different home within the Association. The fees may increase annually pursuant to Section 3.4 of that certain Second Addendum to 1992 LLENMO Agreement, as recorded on April 2, 2001, Document Number 2001-0003788, Vol. 1741, Pg 0290, in Hood County, Texas; until such a time that Section 3.4 of the Second Addendum to 1992 LLENMO Agreement is no longer in effect, then the fee increases may occur as determined by the Board of Directors of the Association. The Association's fee schedule is also available to the public on the Association's website.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code and serves to replace all Management Certificates previously filed by the Association.

**PECAN PLANTATION OWNERS
ASSOCIATION, INC.**

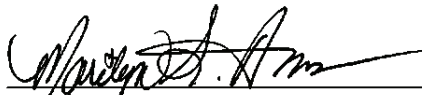
A Texas nonprofit corporation

By:


Richard "Rick" L. Lantgen, General Manager

SUBSCRIBED AND SWORN TO BEFORE ME by said Richard "Rick" L. Lantgen in his capacity of General Manager of Pecan Plantation Owners Association, Inc. on the 20th day of May, 2025.




Notary Public in and for
The State of Texas

ARTICLES OF INCORPORATION
OF

PECAN PLANTATION OWNERS ASSOCIATION, INC.

We, the undersigned natural persons of the age of the undersigned, one years

or more, at least two of whom are citizens of the State of Texas, acting as
incorporators of a corporation under the Texas Non-Profit Corporation Act,
do hereby adopt the following Articles of Incorporation for such corporation:

ARTICLE ONE

The name of the corporation is PECAN PLANTATION OWNERS
ASSOCIATION, INC.

ARTICLE TWO

The corporation is a non-profit corporation.

ARTICLE THREE

The period of its duration is perpetual.

ARTICLE FOUR

The purpose or purposes for which the corporation is organized are:

- (A) To keep, maintain and preserve as a planned community development real property situated in Hood and Johnson Counties, Texas, including the real property described in Exhibit "A" hereto attached and made a part hereof in accordance with the covenants and restrictions now or hereafter filed for record covering said real property or any part thereof, and to have, exercise and enjoy all of the rights, privileges and remedies incident thereto.
- (B) To acquire and maintain recreation areas and to support, operate and maintain a club for the purpose of engaging in innocent sports, including golfing, swimming, boating, tennis and other such activities and generally to provide its members with the convenience of a club house, land and other facilities necessary for such purposes.

ARTICLE FIVE

The street address of the initial registered office of the corporation is 200 Throckmorton Street, Fort Worth, Texas 76102, and the name of its initial registered agent at such address is Leland A. Hodges.

FILED
In the Office of the
Secretary of State of Texas
JUL 24 1972
Bill Kimbrough
Deputy Secretary, Corporation Division