

MANAGEMENT CERTIFICATE

LAKE KIOWA PROPERTY OWNERS ASSOCIATION, INC.

<https://statutes.capitol.texas.gov/Docs/PR.htm#209.004>

1. The name of the subdivision is Lake Kiowa.
2. The name of the association is Lake Kiowa Property Owners Association, Inc.
3. The recording data for the subdivision is in the Restrictive Covenants of Lake Kiowa, Inc. Subdivision as recorded in Volume 1848, Pages 296-304 of the Deed Records of Cooke County, Texas.
4. The recording data for the declaration and any amendment to the declaration: this declaration was originally recorded on July 30, 1968, and filed in cabinet B, slide #154 of the plat records of Cooke County and Resolution filed in Volume 494, page 178 of the deed records. The Management Certificate is hereby amended and updated as of March 2024 and will be recorded in the deed records of Cooke County, Texas.
5. The name and mailing address of the association is the Lake Kiowa Property Owners Association; 107 Kiowa Drive South; Lake Kiowa, Texas 76240
6. The name, mailing address, telephone number and email address of the association is Lake Kiowa Manager / Representative or Community Manager; Lake Kiowa Property Owners Association, Inc.; 107 Kiowa Drive South; Lake Kiowa, Texas 76240. The telephone number is 940-665-1055; email address is community_manager@lkpoa.org.
7. The website address of on which the association's dedicatory instruments are available in accordance with Section 207.006 is <https://www.lkpoa.org/>.
8. The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision is \$375 for a Resale Certification.
9. An Initiation Fee equal to 12 months of Lake Kiowa POA applicable monthly dues is administered and due at the time of closing for purchase of any lot or property. If the fee is not collected in the closing of the property by the title company, the fee will be added to the new member's bill / monthly statement. See Initiation Fee Policy for additional information, including situations in which the fee may not be applicable to existing members. Note: fee is subject to increase annually to coincide with yearly dues increases, as applicable.
10. Other information the association considers appropriate. Monthly dues are \$307.60 as of 01/01/2024 and are subject to a potential increase each year, this includes full use of all amenities, there is no charge for playing golf if you are a member or lessee to include dependent children living with their parents and age 18 and under or full-time college students under the age of 25.

The Lake Kiowa Property Owners Association is a 1,700-acre, rural, gated community, consisting of 1,462 owners, is surrounded by ranches, and located about 13 miles SE of Gainesville, TX and 35 miles north of Denton, TX. Its population ranges in the 2,000's with about 25% of the owners being part-time residents. No lots are currently available from the Association. The Association has about 52 acres that are undeveloped for future amenities. Current amenities include a 563-acre lake with docks allowed if lakeside property is owned and offers a private marina and great fishing. The Association has an 18-hole golf course and pro shop, putting green and driving range, two beaches, a lodge with dining and a tavern along with meeting rooms for various events and a new lake side pavilion for larger events. Lake Kiowa

has 3 walking trails, 2 playgrounds for children, 3 boat ramps and our own Public Works Department that cares for our 22 miles of roads and several parks. We have full time Security that controls the 2 entrance gates and patrols the property 24 hours a day. This is a casual, mixed age, mixed income community that has several events, clubs, and gatherings. Lake Kiowa is served by an onsite volunteer fire department and is served by Lake Kiowa Special Utility District for water. We are part of the Callisburg School District and are about 15 miles from North Central Texas College and 35 miles from the University of North Texas and the Texas Woman's University.



Richard Augustyniak
Officer of Managing Agent of
Lake Kiowa Property Owners Association, Inc.



William Little
President of Board of Directors
Lake Kiowa Property Owners Association, Inc.

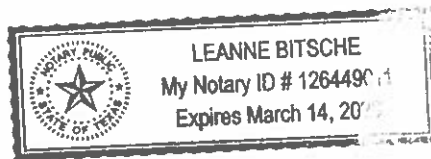
STATE OF TEXAS

COUNTY OF COOKE

The instrument was acknowledged before me on April 4, 2024 (date), by Richard Augustyniak, Community Manager of Lake Kiowa Property Owners Association, Inc.



Notary Public, State of Texas



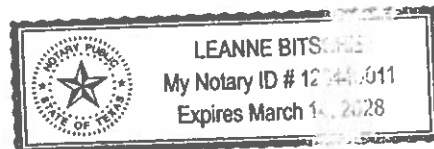
STATE OF TEXAS

COUNTY OF COOKE

The instrument was acknowledged before me on April 4, 2024 (date), by William Little, President of Board of Directors, Lake Kiowa Property Owners Association, Inc.



Notary Public, State of Texas



Filed for Record in:
Cooke County
On: Apr 05, 2024 at 09:57A

As a
Recordings

Document Number: 00002303

Amount 29.00

Receipt Number - 164527

By:
Pam Harrison

STATE OF TEXAS COUNTY OF COOKE

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of: Cooke County as stamped hereon by me.

Apr 05, 2024

PAM HARRISON, Cooke County Clerk
Cooke County Clerk

