



**PECAN PLANTATION COUNTRY CLUB
& OWNERS ASSOCIATION, INC.**

8650 WESTOVER CT.
(817) 573-2641 phone
(817) 573-2661 fax

Granbury, TX 76049
www.ppoaweb.com

Prospective Property Owners or Tenants:

All prospective Property Owners and Tenants are **required** to complete the attached application prior to closing on the property. All application requirements must be met **by the time** you move in.

We must have the original application for your membership file. You may fax or email your application for us to begin processing, however, the original needs to be mailed to the office or brought in with the warranty deed. Office hours are 8:00 a.m. – 4:30 p.m., Monday through Friday, or you may call the office any time and leave a detailed voice mail message.

The following are required to complete membership:

1. Close on your property. Submit to the Business Office a copy of your Warranty Deed or signed Lease Agreement.
2. To get your decal for the automated gate system, you will need to show driver's license, proof of insurance and permanent membership card at the Security Office.
3. **Property Owners are required** to pay a Transfer Fee of \$865.00 + \$58.39 tax, and an Initiation Fee of \$3474.00. The Transfer and Initiation Fees are collected at the property closing. The monthly Lot Assessment for a property owner is \$98.75. Through October 2024 a \$19.00 Special Road Assessment will be charged. There is also a \$20.00 VFD/EMS fee (\$137.75-total monthly). Trash fee is \$15.16 (homes only) total monthly amount for homes is \$153.08. The total monthly amount for lots only is \$137.75.
4. **Tenant Members** are required to pay an Administration Fee of \$969.00 + \$65.14 tax (non-refundable) and a Tenant Deposit of \$500.00 (refundable). The monthly Lot Assessment for a Tenant Member is \$98.75. Through October 2024 a \$19.00 Special Road Assessment will be charged. The \$20.00 VFD/EMS fee also applies. Trash fee is \$15.16, monthly total for tenants is \$151.93, either the owner **OR** tenant pays monthly fees, not both.
5. **Dependent Members** include the member's spouse, children and grandchildren (including stepchild or legally adopted child) until the child attains 21 years of age, and a member's unmarried child who has attained age 21 while registered in an accredited school as a full time student until the child attains 25 years of age.
6. *****IMPORTANT*** Moving Vans, or any vehicle used for moving purposes, either coming in or leaving Pecan Plantation must authorized by the member. The member may do so by contacting either of the security gates.**

We appreciate your cooperation, and our office staff will be happy to answer any questions to assist with the closing on your property or getting in your home.

New Member Orientations are held at the Clubhouse on the **first Saturday at 10:00 a.m.** and **third Tuesday at 10:00 a.m.** of each month. Orientations are not required, however, attendance is highly recommended due to the amount of useful information received during the meetings.



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 8650 WESTOVER CT. GRANBURY, TX 76049
 (817) 573-2641 ex 335 FAX (817) 573-2661
 Aaron Reid Aaron@ppoaweb.com
 (This information will be kept confidential)

Date Attending Meeting _____

Property Purchasing in PPOA (**Circle One**) Home Lot

911# _____ Lot# _____ Unit/Blk _____

Street Name _____

Type of Membership (**Circle one**) Regular Tenant

Estimated Closing Date _____

Full Name		Birthdate	SS#
Spouse		Birthdate	SS#
Your Present Address		City	State Zip
How Long at Present Address	Previous Address		City State Zip
E-Mail Address		Home Phone #	Alternate Phone #
Name and Address of Business Profession		Position	Business Telephone
Spouse's Name and Address of Business Profession		Position	Business Telephone
Mail Club Statements To: <input type="checkbox"/> Home <input type="checkbox"/> Business <input type="checkbox"/> U.S. Citizen			
Names of Children & Others Who Live in Your Home		Date of Birth	Relationship
Emergency Contacts		Telephone	Relationship

Any material misrepresentation as to the above matters shall justify permanent suspension from the club.

I agree to abide by the By-laws and all rules of the club at all times.

MEMBER SIGNATURE _____

MEMBER SIGNATURE _____

<u>Office Use Only</u>	
COMMITTEE _____	
DATE _____	ACCT# _____

REGULAR ASSOCIATION MEMBERSHIP

I hereby apply for membership in Pecan Plantation Owner's Association, Inc., a Texas non-profit corporation. I agree to abide by all By-laws, Rules and Regulations that may be established from time to time by the Association. I agree to comply with all restrictions and covenants for Pecan Plantation Subdivision. I understand that I am obligated, as an incident of owning property in Pecan Plantation, to pay a monthly assessment to the Association in the amount established by the Association in accordance with its By-laws. I agree to pay such assessments in advance, monthly, annually or at such intervals as may be authorized by the Association's Board of Directors. I also agree to pay when due, such other charges and assessments as may hereafter be incurred by me, members of my family or my authorized guests, and I also agree to pay such other dues, fees, and charges as the Association shall find necessary for the maintenance of the facilities and services of Pecan Plantation and other services and benefits which the Association may provide for the benefit of the lots, facilities and members. I understand that, under the terms of the restrictive covenants for Pecan Plantation, the Association shall have a lien upon my lot(s) to secure the payment of the aforementioned assessments, dues, fees and other charges. In the event that I am delinquent in the payment of my account to the Association, I agree to pay interest on such amount as provided in the Association's By-laws together with a reasonable attorney's fee and costs of court as may be incurred by the Association in the collection of such amount. I understand that Pecan Plantation will only verify my credit score to determine account privileges if I choose to open a charge account with my membership.

I understand that the privileges of membership in the Association can be suspended or revoked in case of deliberate violations of subdivision restrictions, the Association's By-laws, rules and regulations, and for the non-payment of membership assessments. I promise to respect the rights of other members to use and enjoy the Association's facilities and to be responsible for the actions of members of my family and my guest(s) who use the Association.

Prospective Member Signature

Date

TENANT MEMBERSHIP

I hereby apply for TENANT membership in Pecan Plantation Owners Association, Inc., and agree to abide by all the By-laws, Rules, and Regulations which may from time to time be established by the Association. I agree to be fully responsible for the actions of my family and guest(s) while using Association facilities. I understand that Association Privileges can be suspended or revoked for deliberate violations of subdivision restrictions, the Association's By-laws, Rules and Regulations, and for the non-payment of membership assessments and all other charges incurred. I agree to pay all assessments and charges incurred by me, members of my family, or authorized guests when due.

Tenant Signature

Date

PROPERTY OWNERS AGREEMENT TO LEASE

Upon acceptance of the above signed person as a tenant member of Pecan Plantation Owners Association, Inc., I agree to release my Association Membership privileges pertaining to the leased property, to the above named person. All assessments charged by the Association pertaining to the above property are to be paid by (check one):

Property Owner

Tenant

I understand that I, the property owner, am responsible for the payment of all assessments charged by the Association and all other charges incurred by the tenant, whether or not these charges are paid by the tenant. I understand that this tenant membership may be terminated by me or by the lessee at any time and will automatically terminate upon termination of the lease on the above property. I agree to notify the Association in writing of any termination.

Property Owner Signature

Date

Submit Form