

PONDEROSA PROPERTY OWNERS ASSOCIATION

P O BOX 38, SUGAR TREE TN 38380

ponderosabusinessoffice@gmail.com

731-847-2645

The Ponderosa Property Owners Association is the governing organization managing a beautiful secluded residential and recreational community. The PPOA is an exclusive community consisting of private homes and approximately sixteen hundred wooded acres of common property on the west shore of Kentucky Lake off the Tennessee River in north east Decatur County, TN. located just minutes south of exit 126 off Interstate.

The Ponderosa is governed by a nine member board of directors, elected by the 165 members, who serve rotating three year terms. The Board manages the business of the common property and adherence to the Charter, Rules and Regulations, Restrictions and Covenants, and By Laws established by the membership. The strict Restriction and Covenants protects the members and their investment in private property located adjacent to the PPOA common properties.

Membership is exclusive to property owners, only and entitles members and their guests access to the use of the common amenities that include:

private in-ground pool

clubhouse

picnic pavilion

community cook shack

five pier marina

trailer storage parking

fish cleaning station

office and gathering space

Marina veranda and pavilion

private lake

and over sixteen hundred acres of prime permit hunting land and trails for recreational enjoyment.

The PPOA membership is funded through annual membership dues which provide the revenue for daily operations under the supervision of Independent Contractors for Administrative Assistant, Water Operator, and Maintenance Operator. The PPOA maintains a privately owned and operated water system and provides garbage service to members for additional fees billed twice annually. The Marina consists of five piers of pontoon sized slips, for the exclusive use of the members. There is a waiting list for slips at this time, which are leased annually.

Prospective members must complete a membership application and pay transfer fees for both membership and water (if applicable). Sellers should provide the original membership certificate to the purchaser and sellers must present recorded deed and recorded survey of the property purchased, along with appropriate transfer fees and application within 30 days of closing on private property. The Board will consider membership transfer request for approval at regularly scheduled quarterly meetings.

For more information contact the PPOA office directly via email or phone.