



ADDENDUM FOR PROPERTY SUBJECT TO MANDATORY MEMBERSHIP IN A PROPERTY OWNERS ASSOCIATION
(NOT FOR USE WITH CONDOMINIUMS)
ADDENDUM TO CONTRACT CONCERNING THE PROPERTY AT

2104 Lakeway Dr

League City

TX 77573

(Street Address and City)

South Shore Harbour

832-864-1200

(Name of Property Owners Association, (Association) and Phone Number)

A. SUBDIVISION INFORMATION: "Subdivision Information" means: (i) a current copy of the restrictions applying to the subdivision and bylaws and rules of the Association, and (ii) a resale certificate, all of which are described by Section 207.003 of the Texas Property Code.

(Check only one box):

- 1. Within _____ days after the effective date of the contract, Seller shall obtain, pay for, and deliver the Subdivision Information to the Buyer. If Seller delivers the Subdivision Information, Buyer may terminate the contract within 3 days after Buyer receives the Subdivision Information or prior to closing, whichever occurs first, and the earnest money will be refunded to Buyer. If Buyer does not receive the Subdivision Information, Buyer, as Buyer's sole remedy, may terminate the contract at any time prior to closing and the earnest money will be refunded to Buyer.
- 2. Within _____ days after the effective date of the contract, Buyer shall obtain, pay for, and deliver a copy of the Subdivision Information to the Seller. If Buyer obtains the Subdivision Information within the time required, Buyer may terminate the contract within 3 days after Buyer receives the Subdivision Information or prior to closing, whichever occurs first, and the earnest money will be refunded to Buyer. If Buyer, due to factors beyond Buyer's control, is not able to obtain the Subdivision Information within the time required, Buyer may, as Buyer's sole remedy, terminate the contract within 3 days after the time required or prior to closing, whichever occurs first, and the earnest money will be refunded to Buyer.
- 3. Buyer has received and approved the Subdivision Information before signing the contract. Buyer does does not require an updated resale certificate. If Buyer requires an updated resale certificate, Seller, at Buyer's expense, shall deliver it to Buyer within 10 days after receiving payment for the updated resale certificate from Buyer. Buyer may terminate this contract and the earnest money will be refunded to Buyer if Seller fails to deliver the updated resale certificate within the time required.
- 4. Buyer does not require delivery of the Subdivision Information.

The title company or its agent is authorized to act on behalf of the parties to obtain the Subdivision Information ONLY upon receipt of the required fee for the Subdivision Information from the party obligated to pay.

B. MATERIAL CHANGES. If Seller becomes aware of any material changes in the Subdivision Information, Seller shall promptly give notice to Buyer. Buyer may terminate the contract prior to closing by giving written notice to Seller if: (i) any of the Subdivision Information provided was not true; or (ii) any material adverse change in the Subdivision Information occurs prior to closing, and the earnest money will be refunded to Buyer.

C. FEES: Except as provided by Paragraphs A, D and E, Buyer shall pay any and all Association fees or other charges associated with the transfer of the Property not to exceed \$ 250.00 and Seller shall pay any excess.

D. DEPOSITS FOR RESERVES: Buyer shall pay any deposits for reserves required at closing by the Association.

E. AUTHORIZATION: Seller authorizes the Association to release and provide the Subdivision Information and any updated resale certificate if requested by the Buyer, the Title Company, or any broker to this sale. If Buyer does not require the Subdivision Information or an updated resale certificate, and the Title Company requires information from the Association (such as the status of dues, special assessments, violations of covenants and restrictions, and a waiver of any right of first refusal), Buyer Seller shall pay the Title Company the cost of obtaining the information prior to the Title Company ordering the information.

NOTICE TO BUYER REGARDING REPAIRS BY THE ASSOCIATION: The Association may have the sole responsibility to make certain repairs to the Property. If you are concerned about the condition of any part of the Property which the Association is required to repair, you should not sign the contract unless you are satisfied that the Association will make the desired repairs.

Buyer

Kroupa

Seller Martin Kroupa

Buyer

Vaneckova

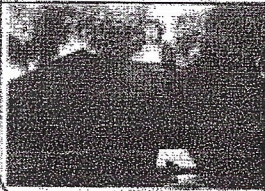
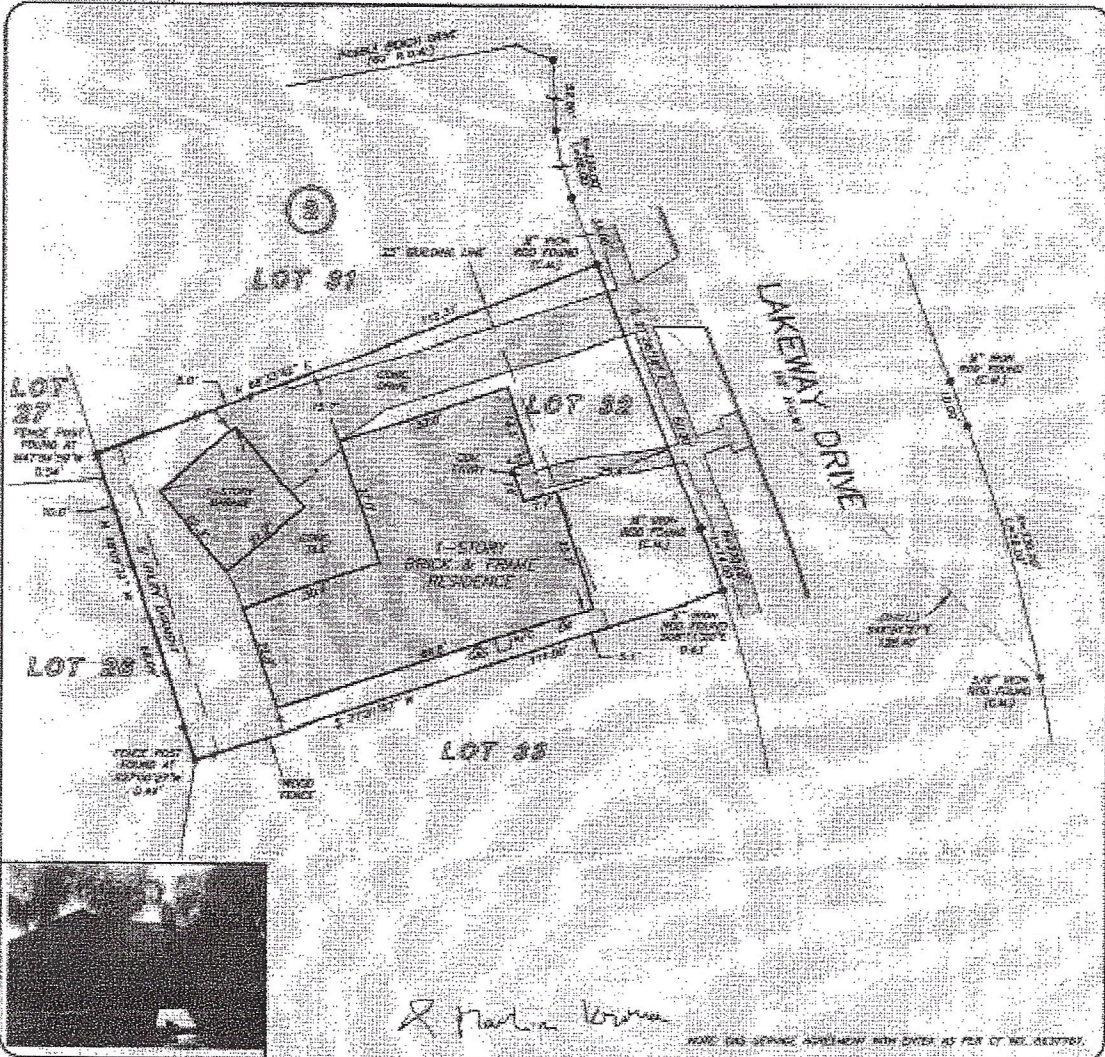
Seller Veronika Vaneckova

The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms of contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate licensees. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not intended for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, (512) 936-3000 (www.trec.texas.gov) TREC No. 36-8. This form replaces TREC No. 36-7.

OF NO. 1823001-1045 FIRST AMERICAN TITLE
 ADDRESS: 7304 LAKENAY DRIVE
 LEAGUE CITY, TEXAS 77573
 BORROWER: MARTIN KROUFA

LOT 32, BLOCK 2
SOUTH SHORE HARBOUR, SECTION 10
 A SUBDIVISION IN GALVESTON COUNTY, TEXAS
 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
 IN VOLUME 18, PAGE 18B OF THE MAP AND/OR PLAT
 RECORDS OF GALVESTON COUNTY, TEXAS

SCALE: 1" = 30'



James P. Jawlikowski

NAME HAS SERVICE AGREEMENT WITH OWNER AS PER CT. NO. 462377.

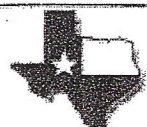
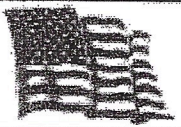
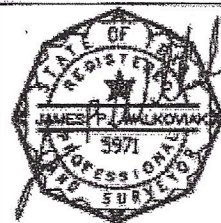
THIS PROPERTY DOES NOT LIE WITHIN THE
 100 YEAR FLOOD PLAIN AS PER FIRM
 PANEL NO. 48068A 0213 2
 MAP REVISION: 02/22/1999
 NONE IS
 BASED ONLY ON VISUAL EXAMINATION OF MAPS.
 UNLESS INDICATED OTHERWISE, ALL
 DETERMINATIONS WERE MADE BY FIELD SURVEY

A SUBSEQUENT INVESTIGATION
 MAY REVEAL THE SCOPE OF THIS SURVEY

A.C.L. - PROFESSIONAL CONTRACTORS
 RECORD ADDRESS: P.O. BOX 158, DALLAS, TX 75201

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
 ON THE 20th DAY OF MAY, 2014, AND THIS PLAT CORRECTLY
 REPRESENTS THE FACTS FOUND AT THE
 TIME OF SURVEY AND THAT THERE ARE NO
 UNDISCOVERED ENCUMBRANCES ON THE SURFACE
 EXCEPT AS SHOWN HEREON. THIS SURVEY IS
 CONSIDERED FOR THE INVESTIGATION ONLY AND
 NOT A GUARANTEE OF THE ACCURACY OF THE
 INFORMATION PROVIDED BY THE ABOVE.
 NOTARIZED TITLE COMMITMENT WAS MADE
 ONLY BY PROVISIONS OF THIS SURVEY.

JAMES P. JAWLIKOWSKI
 PROFESSIONAL LAND SURVEYOR
 NO. 5971
 448 S.W. 34th STREET
 MIAMI, FL 33135



PRECISION
 surveyors

7-808-CALIFORNIA
 714-962-1500 FAX 714-962-1507 TOLL-FREE 800-891-1505
 2801 W. 15th Street, Suite 100, Irving, TX 75039
 281-485-0607