



APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)



SELLER'S DISCLOSURE NOTICE

CONCERNING THE PROPERTY AT 4007 Issacks Way, Sugar Land, TX 77479 (Street Address and City)

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PURCHASER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR SELLER'S AGENTS.

Seller [] is [X] is not occupying the Property. If unoccupied, how long since Seller has occupied the Property? Never Occupied

1. The Property has the items checked below [Write Yes (Y), No (N), or Unknown (U)]:

- Y Range, N Oven, Y Microwave, Y Dishwasher, U Trash Compactor, Y Disposal, Y Washer/Dryer Hookups, U Window Screens, Y Rain Gutters, Y Security System, U Fire Detection Equipment, U Intercom System, Y Smoke Detector

Buyer is aware that security system does not convey with sale of home. Kwikset 914 lock will be replaced upon close.

- U Smoke Detector-Hearing Impaired, U Carbon Monoxide Alarm, U Emergency Escape Ladder(s)

- U TV Antenna, U Cable TV Wiring, U Satellite Dish, Y Ceiling Fan(s), U Attic Fan(s), Y Exhaust Fan(s), Y Central A/C, Y Central Heating, N Wall/Window Air Conditioning, Y Plumbing System, N Septic System, Y Public Sewer System, Y Patio/Decking, N Outdoor Grill, Y Fences, N Pool, N Sauna, N Spa, N Hot Tub, N Pool Equipment, N Pool Heater, U Automatic Lawn Sprinkler System, Y Fireplace(s) & Chimney (Wood burning), N Fireplace(s) & Chimney (Mock)

- Y Natural Gas Lines, U Gas Fixtures, U Liquid Propane Gas, U LP on Property, Garage: Y Attached, N Not Attached, N Carport, Garage Door Opener(s): Y Electronic, U Control(s), Water Heater: Y Gas, N Electric, Water Supply: Y City, N Well, N MUD, N Co-op

Roof Type: Composition shingles Age: 11 years (approx.)

Are you (Seller) aware of any of the above items that are not in working condition, that have known defects, or that are in need of repair? [] Yes [] No [X] Unknown. If yes, then describe. (Attach additional sheets if necessary):

Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property.

2. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766, Health and Safety Code?* Yes No Unknown. If the answer to this question is no or unknown, explain (Attach additional sheets if necessary): Detectors have been brought to code for age of home.

Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property.

* Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information. A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing impaired and specifies the locations for the installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

3. Are you (Seller) aware of any known defects/malfunctions in any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

<u>N</u> Interior Walls	<u>N</u> Ceilings	<u>N</u> Floors
<u>N</u> Exterior Walls	<u>N</u> Doors	<u>N</u> Windows
<u>N</u> Roof	<u>N</u> Foundation/Slab(s)	<u>N</u> Sidewalks
<u>N</u> Walls/Fences	<u>Y</u> Driveways	<u>N</u> Intercom System
<u>N</u> Plumbing/Sewers/Septics	<u>Y</u> Electrical Systems	<u>N</u> Lighting Fixtures
<u>N</u> Other Structural Components (Describe): _____		

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): _____

Large section of driveway at front is damage. Breaker panel and main disconnect at main panel are outdated.

Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property.

4. Are you (Seller) aware of any of the following conditions? Write Yes (Y) if you are aware, write No (N) if you are not aware.

<u>N</u> Active Termites (includes wood destroying insects)	<u>Y</u> Previous Structural or Roof Repair
<u>N</u> Termite or Wood Rot Damage Needing Repair	<u>N</u> Hazardous or Toxic Waste
<u>N</u> Previous Termite Damage	<u>N</u> Asbestos Components
<u>N</u> Previous Termite Treatment	<u>N</u> Urea-formaldehyde Insulation
<u>N</u> Improper Drainage	<u>N</u> Radon Gas
<u>N</u> Water Damage Not Due to a Flood Event	<u>N</u> Lead Based Paint
<u>N</u> Landfill, Settling, Soil Movement, Fault Lines	<u>N</u> Aluminum Wiring
<u>N</u> Single Blockable Main Drain in Pool/Hot Tub/Spa*	<u>N</u> Previous Fires
	<u>N</u> Unplatted Easements
	<u>N</u> Subsurface Structure or Pits
	<u>N</u> Previous Use of Premises for Manufacture of Methamphetamine

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): _____

Previous seller filed a Claim for roof due to hurricane damage in 2008, insurance company replaced at time of incident

Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property.

* A single blockable main drain may cause a suction entrapment hazard for an individual.

5. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair? Yes (if you are aware) No (if you are not aware). If yes, explain (attach additional sheets if necessary): _____

Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property.

6. Are you (Seller) aware of any of the following conditions?* Write Yes (Y) if you are aware, write No (N) if you are not aware.
 N Present flood insurance coverage
 N Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir
 N Previous water penetration into a structure on the property due to a natural flood event

Write Yes (Y) if you are aware, and check wholly or partly as applicable, write No (N) if you are not aware.

- N Located wholly partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR)
- Y Located wholly partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded))
- N Located wholly partly in a floodway
- N Located wholly partly in a flood pool
- N Located wholly partly in a reservoir

If the answer to any of the above is yes, explain (attach additional sheets if necessary): _____

Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property.

*For purposes of this notice:

"100-year floodplain" means any area of land that:

- (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map;
- (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and
- (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that:

- (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and
- (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation of more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

7. Have you (Seller) ever filed a claim for flood damage to the property with any insurance provider, including the National Flood Insurance Program (NFIP)?* Yes No. If yes, explain (attach additional sheets as necessary): _____

Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property.

*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

8. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the property? Yes No. If yes, explain (attach additional sheets as necessary): _____

Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property.

9. Are you (Seller) aware of any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.
- N Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at that time.
 - Y Homeowners' Association or maintenance fees or assessments.
 - N Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others.
 - N Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
 - N Any lawsuits directly or indirectly affecting the Property.
 - N Any condition on the Property which materially affects the physical health or safety of an individual.
 - N Any rainwater harvesting system located on the property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.
 - Y Any portion of the property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): Property is located in Fort Bend Subsidence District

Chimneystone Planned Community Development HOA, (713) 772-4420 and main Fee: \$499.95 per year. Please see attached for HOA-related expenses provided to Seller at the time Seller purchased this property. Buyer is encouraged to contact HOA for current information.

Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property.

10. If the property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit maybe required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
11. This property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.

Authorized signer on behalf of **Opendoor Property Trust I**

Jason Cline
Signature of Seller

09-29-2019
Date

Signature of Seller

Date

The undersigned purchaser hereby acknowledges receipt of the foregoing notice.

Signature of Purchaser

Date

Signature of Purchaser

Date



This form was prepared by the Texas Real Estate Commission in accordance with Texas Property Code § 5.008(b) and is to be used in conjunction with a contract for the sale of real property entered into on or after September 1, 2019. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>) TREC NO. OP-H



CREATIVE MANAGEMENT COMPANY

August 14, 2019

Thank you for contacting our office to order the Resale Certificate concerning the property located at 4007 ISSACKS WAY, which is part of CHIMNEYSTONE PLANNED COMMUNITY DEVELOPMENT HOA. We hope that you will find this information useful when considering this investment.

Our transfer fee is normally \$300.00. However, since you have obtained this Resale Certificate prior to closing, the transfer fee has been reduced to only \$250.00. We offer a reduction in the transfer fee in order to ensure that all perspective buyers are made aware of the items detailed on this certificate prior to closing. Since \$125.00 was paid when this certificate was ordered only \$125.00 remains due for the balance of the transfer fee.

Please be sure that your Title Company is aware that only \$125.00 is due so they can account for the reduction on your closing statement. We suggest that you provide the Title Company with this certificate as soon as possible so they are sure to collect the proper fee.

Please be sure that the proper mailing address is reflected on your closing statement as this is the information that we use when setting up our account and to assure you receive all important information related to the community. We ask that you complete and return the Buyer's Affidavit as soon as possible after your closing. You may want to consider taking the Buyer's Affidavit with you to your closing and have your Title Company send it to our office along with your closing documents. Within weeks of receiving the closing documents from your Title Company, your account will be set up and you will receive a letter from our office welcoming you to the community.

As with any investment, we are sure that you will have questions in the first few months of ownership. As the managing agent for your community we are here to help answer those questions. You may contact a member of our staff between the hours 8:00 a.m. and 5:00 p.m., Monday through Friday. You may also visit our webpage at www.cmctx.com.

Your community manager is:

Creative Management Company
8323 Southwest Freeway #330
Houston, TX 77074
713-772-4420

Manager: CHRISTI KELLER
Email: ckeller@cmctx.com



CREATIVE MANAGEMENT COMPANY

BUYER'S AFFIDAVIT

FROM YOUR CLOSING, PLEASE RETURN THIS **BUYER'S AFFIDAVIT** ALONG WITH A COPY OF THE SETTLEMENT STATEMENT, ANY PAST DUE ASSESSMENTS (\$.00) PAYABLE TO CHIMNEYSTONE PLANNED COMMUNITY DEVELOPMENT HOA. ALSO, INCLUDE BY SEPARATE CHECK \$125.00 FOR THE UNPAID BALANCE OF THE \$250.00 **TRANSFER FEE** (which includes the cost of the resale certificate) PAYABLE TO CREATIVE MANAGEMENT COMPANY. A COPY OF THE ASSOCIATION'S DECLARATION AND BY-LAWS MUST BE PROVIDED TO THE BUYER AND MAY BE OBTAINED FROM OUR OFFICE FOR THE COST OF REPRODUCTION \$32.85.

_____ (BUYER) of 4007 ISSACKS WAY has been made aware of the annual assessment in the amount of \$499.95. Payment is due payable on or before the first (1st) day of January and will incur a late charge of \$\$40.00, plus interest at the rate of 12% per annum, if payment is not received before the 31st day of January. *Postmarks are not honored.*

Please make check payable to: **CHIMNEYSTONE PLANNED COMMUNITY DEVELOPMENT HOA**
c/o Creative Management Company
8323 Southwest Freeway, Suite 330
Houston, Texas 77074

PLEASE COMPLETE THE FOLLOWING:

- 1. Closing Date _____ Purchase is for an Investment _____ or Residence _____
- 2. Buyer's Name(s) _____
- 3. Buyer's Mailing Address _____
- 4. Buyer's Telephone Number (Cell) _____ (Work) _____
- 5. Buyer's Email Address _____
- 6. Buyer's Mortgage Company _____ Loan # _____

BY SIGNING THIS AFFIDAVIT, BUYER CONFIRMS THAT BUYER HAS BEEN PROVIDED WITH A RESALE CERTIFICATE, AS WELL AS A COPY OF THE DECLARATION AND BY-LAWS THAT GOVERN THE HOMEOWNERS ASSOCIATION.

BUYER'S SIGNATURE

BUYER'S SIGNATURE

Sworn before me this _____ day of _____, 20__.

Notary Public in and for the State of Texas
My Commission expires _____

**SUBDIVISION INFORMATION, INCLUDING RESALE CERTIFICATE FOR
PROPERTY SUBJECT TO MANDATORY MEMBERSHIP IN AN
OWNERS' ASSOCIATION**

THE INFORMATION PROVIDED HEREIN IS PURSUANT TO CHAPTER 207 OF THE TEXAS PROPERTY CODE AND IS CURRENT AS OF THE DATE ISSUED BY THE REPRESENTATIVE OF THE OWNERS' ASSOCIATION. AS CONDITIONS OF THE PROPERTY AND THE OWNERS' ASSOCIATION CAN CHANGE FREQUENTLY, OWNERS ARE ADVISED TO HAVE THIS RESALE CERTIFICATE UPDATED PRIOR TO CLOSING.

RESALE CERTIFICATE

RESALE CERTIFICATE concerning the Property (including any common area assigned to the Property) located at 4007 ISSACKS WAY (street address), City of Sugar Land, Fort Bend County, Texas, (the "Property") on behalf of CHIMNEYSTONE PLANNED COMMUNITY DEVELOPMENT HOA (the "Owners' Association") by the Association's governing body (the Board) as requested by the Owner(s) whose names appear below. The certificate contains the most current information and attachments available as of the preparation date of the certificate.

- A. The Property [] is [X] is not subject to a right of first refusal or other restraint contained in the restrictions or restrictive covenants that restricts the Owner's right to transfer the Owner's property. If a right of first refusal or other restraint exists, see Section ____ of the Declaration.
- B. The current regular expense assessment for the Property is \$499.95 per year.
- C. There IS NOT a special assessment for the Property due after the date this certificate is prepared. There IS NOT an installment past due and unpaid by the seller to the Owner's Association at this time. The total amount is \$.00
- D. Regular assessment(s) payable to the Association for the Property [] are [X] are not due and unpaid. The total amount of any due and unpaid regular assessment is \$.00 and is for (see attached addendum A)
- E. Other amounts payable to the Association for the Property [] are [X] are not due. The total amount due is \$.00 and is for (see attached addendum A)
- F. **The total of all amounts currently due and unpaid to the Owner's Association (i.e., all due and unpaid amounts in items C, D, & E) that are attributed to this property is \$.00 (Please refer to attached Addendum A)**

- G. The capital expenditures approved by the Owners' Association for its current fiscal year are \$000.00.
- H. The amount of reserves for capital expenditures is \$ see attached balance sheet and budget.
- I. Unsatisfied judgments against the Owners' Association total \$ 000.00 (zero).
- J. Other than lawsuits relating to unpaid ad valorem taxes of an individual member of the Association, there are are not any suits filed and/or pending against the Owners' Association. If applicable, the cause number, style, and court of each pending suit are attached.
- K. The association does or does not provide insurance on the building for the benefit of the Unit Owners. A copy of a certificate of insurance reflecting property and liability insurance coverage relating to the common areas and common elements as defined by the Declaration is attached. This coverage **DOES NOT INCLUDE INSURANCE ON THE DWELLING**. For a certificate of insurance, please contact the insurance agent as follows: Volmert Insurance Company, 817-763-8839
- L. The Owners' Association has actual knowledge has no actual knowledge of any alterations, improvements or any other conditions to the unit or to the limited common elements that are in violation of the restrictions applying to the subdivision or the By-Laws or Rules of the Owner's Association. Known violations are: No independent investigation or inspection of the unit has been made to determine whether any such alterations, improvements or violations exist.
- M. The Owners' Association has has not received notice from a governmental authority concerning violations of health or housing violations on the preparation date of this certificate and relating to the Property or any common areas or facilities owned or leased by the Association. If applicable, a copy of each notice is attached.
- N. The administrative transfer fee when ownership of the Property changes is \$300.00. This fee is reduced to \$250.00 when the resale certificate is obtained. The transfer fee is payable to Creative Management Company, and includes the cost of this certificate and one update of the certificate, if necessary. (See Item P)
- O. The restrictions do do not allow foreclosure of the Owners' Association's Lien on the Property for failure to pay any assessment charged to the unit.
- P. OBTAIN UPDATE OF RESALE CERTIFICATE. Information in a Resale Certificate and its attachments can change daily. Shortly before closing, the buyer should obtain a written Update of Resale Certificate to learn of any changes in the certificate or any of its attachments. One update is included with this certificate; all other updates will be provided at an expense of \$25.00 each. Update must be requested within 90 days. (See Item N)
- Q. **BUYER'S ADDRESS:** After closing, buyer should notify the Association of the buyer's name(s) and mailing address.

- R. THE OWNERS' ASSOCIATION AND MANAGEMENT COMPANY IS NOT AND SHALL NOT IN ANY WAY BE CONSIDERED AN INSURER OR GUARANTOR OF SECURITY WITHIN THE SUBDIVISION OR THE PROPERTY OF THE OWNER.
- S. The remaining term of any leasehold estate that affects the condominium is (not applicable) and the provisions governing an extension or renewal of the lease are (not applicable).
- T. COPIES OF DECLARATION AND DOCUMENTS. A selling owner is required by law to provide a copy of the Declaration, Restrictions, By-Laws, and Rules to the buyer. The Owner's Association is not a party to the above-referenced transaction and is providing the information contained in the Resale Certificate at the specific request of the Owner(s). The Owners' Association believes the information contained in this resale certificate is accurate. Information regarding deed restriction compliance may vary from day-to-day and is based on a cursory visual observation from a distance at regularly scheduled intervals, which may be as much as 30 days apart. An on-site inspection has not been conducted. Accordingly, a violation may exist at the premises in question, of which the Owners' Association is not aware. The Owner's Association's dedicatory instruments which may include Declaration of Covenants, Conditions and Restrictions (Deed Restrictions), Articles of Incorporation, By-Laws, Architectural Control Guidelines and Rules and Regulations, which are to Owners' Association's operative documents, are available for a cost of reproduction \$32.85. (If these documents are not obtained in conjunction with this resale certificate, then it has been represented to Management and/or the Owners' Association that the documents have previously been obtained, and are not necessary at this time). This resale certificate should not be construed, under any circumstances, to affect those documents in any respect.

ATTACHMENTS TO CERTIFICATE (shaded if applicable):

- Ledger of any amounts currently due (See Item F) and/or due at the time of sale
- Cause number, style, and court of any pending suits against the Association.
- Summary or copy of notice(s) from governmental authorities concerning existing health or building code violations of the Unit or the Association common areas or facilities.
- Architectural Control Publications (if any)
- Other _____

REQUIRED ATTACHMENTS:

1. *Restrictions
2. *Rules
3. *Bylaws
4. Current Balance Sheet
5. Current Operating Budget
6. Certificate of Insurance concerning property and liability insurance for common areas and facilities – this certificate does not include coverage on the dwelling
7. Governmental Notices of Health of Housing Code Violations (IF ANY)

* Providing the buyer with a set of the legal documents (Restrictions, Rules and Bylaws) is mandatory. The cost for the documents is not included in the cost for this certificate, however, they can be obtained for the costs of reproduction, \$32.85, or the seller (only) may obtain the documents free of charge to provide to the buyer by logging on as a Homeowner on our website at www.cmctx.com By acceptance of this certificate the seller agrees that he has provided the documents to the buyer and the buyer agrees that he has received the documents from the seller.

Association Name	CHIMNEYSTONE PLANNED COMMUNITY DEVELOPMENT HOA
Managing Agent	Creative Management Company 8323 Southwest Freeway #330 Houston, TX 77074-1692
Contact Information	Phone: 713.772.4420 Fax: 713.772.8655 Email: general@cmctx.com Website: www.cmctx.com
Date Certificate Prepared	08/14/2019
Person Signing for Association	Joyce Gaytan, Managing Agent
Signature of Preparer	

NOTICE: THIS SUBDIVISION INFORMATION MAY CHANGE AT ANY TIME

This form is a modified version of form 32-0 promulgated by the Texas Real Estate Commission and contains all information this is set forth within the promulgated form and other information which may be of interest.

DELIVERY INFORMATION (see attached form)

Date: 08/14/2019

Delivered to: Chloe Palladino – cpalladino@onational.com

The legal documents were paid for and taken when the resale certificate was ordered.

The legal documents were not ordered; providing the buyer with a set of the legal documents (Restrictions, Rules and Bylaws) is mandatory. The cost for the documents is not included in the cost for this certificate, however, they can be obtained for the cost of reproduction, \$ 32.85 or the seller (only) may obtain the documents free of charge to provide to the buyer by logging on as a Homeowner on our website at www.cmctx.com By acceptance of this certificate the seller agrees that he has provided the documents to the buyer and the buyer agrees that he has received the documents from the seller.

Addendum A

(Attachment to Resale Certificate)

As of 08/14/2019, the fees resulting from the transfer of the unit to be collected at closing:

Check Payable to: CHIMNEYSTONE PLANNED COMMUNITY DEVELOPMENT HOA

Current Balance on Account	\$.00 (breakdown follows)
Capital Reserve Contribution	\$ 00.00
Association Transfer Fee	\$ 00.00

Check Payable to: CREATIVE MANAGEMENT COMPANY

Transfer Fee	\$ 300.00
	\$ 125.00- paid when resale certificate was ordered
	\$ 50.00- discount for obtaining resale certificate
	\$ 125.00 BALANCE DUE AT CLOSING

Item C:

00.00

Item D:

00.00

Item E:

00.00

Item F (total C, D and E):

00.00

CHIMNEYSTONE PLANNED COMMUNITY DEVELOPMENT HOA
BUDGET ANALYSIS SPREADSHEET
 01/01/2019

C/O CREATIVE MANAGEMENT CO.
 8323 SOUTHWEST FRWY., STE. 330
 HOUSTON TX 77074

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Y-T-D
INCOME													
ASSESSMENTS	23,498	23,498	23,498	23,498	23,498	23,498	23,498	23,498	23,498	23,498	23,498	23,494	281,972
BAD DEBT	(42)	(42)	(42)	(42)	(42)	(42)	(42)	(42)	(42)	(42)	(42)	(38)	(500)
INTEREST	13	13	13	13	13	13	13	13	13	13	13	7	150
KEYS/CARDS/REMOTES	13	13	13	13	13	13	13	13	13	13	13	7	150
LATE CHARGE	233	233	233	233	233	233	233	233	233	233	233	237	2,800
LEGAL	233	233	233	233	233	233	233	233	233	233	233	237	2,800
WATER INCOME	17	17	17	17	17	17	17	17	17	17	17	13	200
TOTAL INCOME	23,965	23,965	23,965	23,965	23,965	23,965	23,965	23,965	23,965	23,965	23,965	23,957	287,572
OPERATING EXPENSES													
MAINTENANCE & REPAIRS													
IRRIGATION	250	250	250	250	250	250	250	250	250	250	250	250	3,000
LANDSCAPING	333	333	333	333	333	333	333	333	333	333	333	337	4,000
MISCELLANEOUS	125	125	125	125	125	125	125	125	125	125	125	125	1,500
MULCHING	238	238	238	238	238	238	238	238	238	238	238	242	2,860
POOL FURNITURE	21	21	21	21	21	21	21	21	21	21	21	19	250
POOL REPAIR & SUPPLIES	292	292	292	292	292	292	292	292	292	292	292	288	3,500
TENNIS COURTS	42	42	42	42	42	42	42	42	42	42	42	38	500
TREES	583	583	583	583	583	583	583	583	583	583	583	587	7,000
TOTAL MAINTENANCE & REPAIR	1,884	1,884	1,884	1,884	1,884	1,884	1,884	1,884	1,884	1,884	1,884	1,886	22,610
CONTRACT SERVICES EXPENSES													
IRRIGATION CONTRACT	100	100	100	100	100	100	100	100	100	100	100	100	1,200
LANDSCAPE CONTRACT	5,048	5,048	5,048	5,048	5,048	5,048	5,048	5,048	5,048	5,048	5,048	5,052	60,580
POOL CONTRACT	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	30,000
POOL TELEPHONE MONITORING	42	42	42	42	42	42	42	42	42	42	42	38	500
TOTAL CONTRACT SERVICES	7,690	7,690	7,690	7,690	7,690	7,690	7,690	7,690	7,690	7,690	7,690	7,690	92,280
INSURANCE EXPENSES													
DIRECTORS & OFFICERS	0	0	0	0	0	3,900	0	0	0	0	0	0	3,900
TCPP	0	0	0	0	0	12,000	0	0	0	0	0	0	12,000
UMBRELLA	0	0	0	0	0	1,580	0	0	0	0	0	0	1,580
WORKER'S COMPENSATION	0	0	0	0	0	520	0	0	0	0	0	0	520
TOTAL INSURANCE EXPENSES	0	0	0	0	0	18,000	0	0	0	0	0	0	18,000
GENERAL & ADMINISTRATIVE													
ACCOUNTING/AUDITS	200	200	200	200	200	200	200	200	200	200	200	200	2,400
BANK CHARGES	26	26	26	26	26	26	26	26	26	26	26	29	315
COMMUNITY FUNCTIONS	63	63	63	63	63	63	63	63	63	63	63	57	750

CHIMNEYSTONE PLANNED COMMUNITY DEVELOPMENT HOA
BUDGET ANALYSIS SPREADSHEET
 01/01/2019

C/O CREATIVE MANAGEMENT CO.
 8323 SOUTHWEST FRWY., STE. 330
 HOUSTON TX 77074

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Y-T-D
DUES MASTER	417	417	417	417	417	417	417	417	417	417	417	413	5,000
LEGAL-CORPORATE	83	83	83	83	83	83	83	83	83	83	83	87	1,000
LEGAL-INDIVIDUAL	292	292	292	292	292	292	292	292	292	292	292	288	3,500
MANAGEMENT FEE	2,678	2,678	2,678	2,678	2,678	2,678	2,678	2,678	2,678	2,678	2,678	2,678	32,136
MISC ADMINISTRATIVE	104	104	104	104	104	104	104	104	104	104	104	106	1,250
OFFICE SUPPLIES&PRINTING	250	250	250	250	250	250	250	250	250	250	250	250	3,000
POSTAGE	200	200	200	200	200	200	200	200	200	200	200	200	2,400
WEB SITE	30	30	30	30	30	30	30	30	30	30	30	30	360
TOTAL GEN'L & ADMINISTRAT	4,343	4,343	4,343	4,343	4,343	4,343	4,343	4,343	4,343	4,343	4,343	4,338	52,111
ELECTRICITY	500	500	500	500	500	500	500	500	500	500	500	500	6,000
WATER & SEWER	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	18,000
TOTAL UTILITIES	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	24,000
TAX EXPENSES													
PROPERTY ADVALOREM TAX	21	21	21	21	21	21	21	21	21	21	21	19	250
TOTAL TAXES	21	21	21	21	21	21	21	21	21	21	21	19	250
TOTAL OPERATING EXPENSES	15,938	15,938	15,938	15,938	15,938	33,938	15,938	15,938	15,938	15,938	15,938	15,933	209,251
CAPITAL IMPROVEMENTS													
RESERVES	6,583	6,583	6,583	6,583	6,583	6,583	6,583	6,583	6,583	6,583	6,583	6,587	79,000
TOTAL CAPITAL IMPROVEMENT	6,583	6,583	6,583	6,583	6,583	6,583	6,583	6,583	6,583	6,583	6,583	6,587	79,000
TOTAL EXPENSES	22,521	22,521	22,521	22,521	22,521	40,521	22,521	22,521	22,521	22,521	22,521	22,520	288,251
TOTAL EXPENSES AND NOTE P	22,521	22,521	22,521	22,521	22,521	40,521	22,521	22,521	22,521	22,521	22,521	22,520	288,251
NET INCOME/(LOSS)	1,444	1,444	1,444	1,444	1,444	(16,556)	1,444	1,444	1,444	1,444	1,444	1,437	(679)

C/O CREATIVE MANAGEMENT CO.
8323 SOUTHWEST FRWY., STE.
330
HOUSTON TX 77074

		ENDING BALANCE	TOTAL
ASSETS			
CURRENT ASSETS			
1105	UNION BANK OPERATING ACCOUNT	104,996.81	
1800	PETTY CASH DEBIT CARD	2,000.00	
	TOTAL CURRENT ASSETS		106,996.81
RESERVES			
1903	UNION BANK RESERVE MONEY MARKET FUNDS	173,284.74	
1970	MORGAN STANLEY MONEY MARKET	56,544.16	
	TOTAL RESERVES		229,828.90
	TOTAL ASSETS		336,825.71
LIABILITIES AND CAPITAL			
CAPITAL			
3910	RETAINED EARNINGS	439,825.57	
	CURRENT INCOME	(102,999.86)	
	TOTAL CAPITAL		336,825.71
	TOTAL LIABILITIES/CAPITAL		336,825.71

CHIMNEYSTONE PLANNED COMMUNITY DEVELOPMENT HOA
STATEMENT OF OPERATIONS VARIANCE
07/31/2019

C/O CREATIVE MANAGEMENT CO.
8323 SOUTHWEST FRWY., STE.
330
HOUSTON TX 77074

ACCT	M-T-D ACTUAL	MTD BUDGET	VARIANCE	Y-T-D ACTUAL	Y-T-D BUDGET	VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
INCOME								
4100	ASSESSMENTS	1,394.90	23,498	(22,103.10)	106,920.05	164,486	(57,565.95)	281,972 (175,051.95)
4110	BAD DEBT	0.00	(42)	42.00	0.00	(294)	294.00	(500) 500.00
4250	FINE/DAMAGE	749.95	0	749.95	2,345.78	0	2,345.78	0 2,345.78
4300	INTEREST	39.17	13	26.17	328.90	91	237.90	150 178.90
4350	KEYS/CARDS/REMOTES	15.00	13	2.00	45.00	91	(46.00)	150 (105.00)
4400	LATE CHARGE	125.87	233	(107.13)	3,215.86	1,631	1,584.86	2,800 415.86
4450	LEGAL	275.00	233	42.00	525.00	1,631	(1,106.00)	2,800 (2,275.00)
4573	PAYMENT AGREEMENT	(75.00)	0	(75.00)	15.00	0	15.00	0 15.00
4950	WATER INCOME	0.00	17	(17.00)	0.00	119	(119.00)	200 (200.00)
	TOTAL INCOME	2,524.89	23,965	(21,440.11)	113,395.59	167,755	(54,359.41)	287,572 (174,176.41)
OPERATING EXPENSES								
MAINTENANCE & REPAIRS								
5108	IRRIGATION	0.00	250	250.00	1,950.36	1,750	(200.36)	3,000 1,049.64
5115	LANDSCAPING	0.00	333	333.00	0.00	2,331	2,331.00	4,000 4,000.00
5125	MISCELLANEOUS	0.00	125	125.00	83.78	875	791.22	1,500 1,416.22
5130	MULCHING	0.00	238	238.00	0.00	1,666	1,666.00	2,860 2,860.00
5145	POOL FURNITURE	0.00	21	21.00	0.00	147	147.00	250 250.00
5150	POOL REPAIR & SUPPLIES	0.00	292	292.00	634.56	2,044	1,409.44	3,500 2,865.44
5190	TENNIS COURTS	0.00	42	42.00	0.00	294	294.00	500 500.00
5197	TREES	0.00	583	583.00	6,100.00	4,081	(2,019.00)	7,000 900.00
	TOTAL MAINTENANCE & REPAIRS	0.00	1,884	1,884.00	8,768.70	13,188	4,419.30	22,610 13,841.30
CONTRACT SERVICES EXPENSES								
5328	IRRIGATION CONTRACT	0.00	100	100.00	0.00	700	700.00	1,200 1,200.00
5330	LANDSCAPE CONTRACT	4,141.28	5,048	906.72	29,713.96	35,336	5,622.04	60,580 30,866.04
5340	POOL CONTRACT	0.00	2,500	2,500.00	12,596.24	17,500	4,903.76	30,000 17,403.76
5343	POOL TELEPHONE MONITORING	44.00	42	(2.00)	299.90	294	(5.90)	500 200.10
	TOTAL CONTRACT SERVICES	4,185.28	7,690	3,504.72	42,610.10	53,830	11,219.90	92,280 49,669.90
INSURANCE EXPENSES								
5401	ACCIDENT VOLUNTEERS	300.00	0	(300.00)	300.00	0	(300.00)	0 (300.00)
5405	DIRECTORS & OFFICERS	0.00	0	0.00	3,694.00	3,900	206.00	3,900 206.00
5430	TCPP	0.00	0	0.00	10,766.00	12,000	1,234.00	12,000 1,234.00
5435	UMBRELLA	0.00	0	0.00	1,200.00	1,580	380.00	1,580 380.00
5440	WORKER'S COMPENSATION	0.00	0	0.00	401.00	520	119.00	520 119.00
	TOTAL INSURANCE EXPENSES	300.00	0	(300.00)	16,361.00	18,000	1,639.00	18,000 1,639.00
GENERAL & ADMINISTRATIVE								
5505	ACCOUNTING/AUDITS	0.00	200	200.00	2,100.00	1,400	(700.00)	2,400 300.00
5515	BANK CHARGES	19.16	26	6.84	119.42	182	62.58	315 195.58
5520	COMMUNITY FUNCTIONS	0.00	63	63.00	44.00	441	397.00	750 706.00
5522	DUES MASTER	0.00	417	417.00	2,028.00	2,919	891.00	5,000 2,972.00
5530	LEGAL-CORPORATE	0.00	83	83.00	0.00	581	581.00	1,000 1,000.00
5535	LEGAL-INDIVIDUAL	0.00	292	292.00	1,681.00	2,044	363.00	3,500 1,819.00
5540	MANAGEMENT FEE	2,678.00	2,678	0.00	18,746.00	18,746	0.00	32,136 13,390.00
5545	MISC ADMINISTRATIVE	0.00	104	104.00	998.11	728	(270.11)	1,250 251.89
5555	OFFICE SUPPLIES&PRINTING	132.27	250	117.73	1,411.44	1,750	338.56	3,000 1,588.56
5562	POSTAGE	94.71	200	105.29	1,052.84	1,400	347.16	2,400 1,347.16
5586	WEB SITE	0.00	30	30.00	0.00	210	210.00	360 360.00
	TOTAL GEN'L & ADMINISTRATIVE	2,924.14	4,343	1,418.86	28,180.81	30,401	2,220.19	52,111 23,930.19
5605	ELECTRICITY	464.57	500	35.43	2,971.22	3,500	528.78	6,000 3,028.78
5615	WATER & SEWER	1,589.01	1,500	(89.01)	6,278.93	10,500	4,221.07	18,000 11,721.07
5620	TELEPHONE	0.00	0	0.00	233.45	0	(233.45)	0 (233.45)
	TOTAL UTILITIES	2,053.58	2,000	(53.58)	9,483.60	14,000	4,516.40	24,000 14,516.40

CHIMNEYSTONE PLANNED COMMUNITY DEVELOPMENT HOA
STATEMENT OF OPERATIONS VARIANCE
07/31/2019

C/O CREATIVE MANAGEMENT CO.
8323 SOUTHWEST FRWY., STE.
330
HOUSTON TX 77074

ACCT	M-T-D ACTUAL	MTD BUDGET	VARIANCE	Y-T-D ACTUAL	Y-T-D BUDGET	VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
5725	TAX EXPENSES							
	0.00	21	21.00	118.38	147	28.62	250	131.62
	PROPERTY ADVALOREM TAX							
	0.00	21	21.00	118.38	147	28.62	250	131.62
	TOTAL TAXES							
	9,463.00	15,938	6,475.00	105,522.59	129,566	24,043.41	209,251	103,728.41
	TOTAL OPERATING EXPENSES							
	CAPITAL IMPROVEMENTS							
6010	0.00	6,583	6,583.00	0.00	46,081	46,081.00	79,000	79,000.00
	RESERVES							
6040	0.00	0	0.00	1,855.00	0	(1,855.00)	0	(1,855.00)
	BUILDING							
6100	86,589.04	0	(86,589.04)	106,392.86	0	(106,392.86)	0	(106,392.86)
	FENCES							
6140	0.00	0	0.00	2,625.00	0	(2,625.00)	0	(2,625.00)
	POOL							
	86,589.04	6,583	(80,006.04)	110,872.86	46,081	(64,791.86)	79,000	(31,872.86)
	TOTAL CAPITAL IMPROVEMENTS							
	96,052.04	22,521	(73,531.04)	216,395.45	175,647	(40,748.45)	288,251	71,855.55
	TOTAL EXPENSES							
	96,052.04	22,521	(73,531.04)	216,395.45	175,647	(40,748.45)	288,251	71,855.55
	TOTAL EXPENSES AND NOTE PAYM							
	(93,527.15)	1,444	(94,971.15)	(102,999.86)	(7,892)	(95,107.86)	(679)	(102,320.86)
	NET INCOME/(LOSS)							



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

6/30/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Brady, Chapman, Holland & Associates 10055 West Gulf Bank Houston TX 77040	CONTACT NAME: PHONE (A/C. No. Ext): 713-688-1500	FAX (A/C. No): 713-688-7967
	E-MAIL ADDRESS: ehoacerts@bch-insurance.com	
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A : Central Mutual Insurance Co.		20230
INSURER B : Navigators Ins. Co. (Crump Ins.)		42307
INSURER C : Travelers Casualty and Surety Company		19038
INSURER D :		
INSURER E :		
INSURER F :		

COVERAGES **CERTIFICATE NUMBER:** 548000956 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC <input type="checkbox"/> OTHER:			CLP9178177	7/1/2019	7/1/2020	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ Excluded PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	<input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			CLP9178177	7/1/2019	7/1/2020	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 0			HO19XC375596IC	7/1/2019	7/1/2020	EACH OCCURRENCE \$ 15,000,000 AGGREGATE \$ 15,000,000 \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	N/A	WC9779181	7/1/2019	7/1/2020	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A C C	Property Employee Dishonesty Directors Officers Liability			CLP9178177 106579767 106579767	7/1/2019 7/1/2019 7/1/2019	7/1/2020 7/1/2020 7/1/2020	\$512,448 Limit \$250,000 Limit \$1,000,000 Limit *Deductible \$1,000 Deductible \$2,500 Deductible

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 *\$1,000 except 1% with \$2,500 Minimum for Wind & Hail; Replacement Cost applies to common area property

CERTIFICATE HOLDER**CANCELLATION**

*For Insurance Verification

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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