

APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)



INEC	SELLER'S DISCLOSURE NO	TICE OPPORTUNITY
TEXAS REAL ESTATE COMMISSION		
CONCERNING THE PROPERTY AT	22127 Rustling Spring	gs Dr, Spring, TX 77389
CONCERNING THE PROPERTY AT	(Street Add	dress and City)
	R ANY INSPECTIONS OR WARRANTIES TH	OF THE PROPERTY AS OF THE DATE SIGNED BY E PURCHASER MAY WISH TO OBTAIN. IT IS NOT A
Seller \square is \boxtimes is not occupying the	Property. If unoccupied, how long since S	Seller has occupied the Property? Occupied
1. The Property has the items checked	d below [Write Yes (Y), No (N), or Unknow	n (U)]:
Y _{Range}	Y Oven	Y Microwave
Y Dishwasher		
Y Washer/Dryer Hookups	U Window Screens	U Rain Gutters
Y Security System	Fire Detection Equipment	Intercom System
	Y Smoke Detector	
Buyer is aware that security system does not convey with sale of home.	U Smoke Detector-Hearing Impai	red
Kwikset 914 lock will be replaced upon close.	U _Carbon Monoxide Alarm	
ироп сюзе.	Emergency Escape Ladder(s)	
TV Antenna	Cable TV Wiring	Satellite Dish
Y Ceiling Fan(s)	N Attic Fan(s)	YExhaust Fan(s)
YX2 Central A/C	YX2 Central Heating	Wall/Window Air Conditioning
YPlumbing System	N Septic System	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
N Fireplace(s) & Chimney (Wood burning)		γ Fireplace(s) & Chimney (Mock)
Y Natural Gas Lines		U Gas Fixtures
Liquid Propane Gas	U LP Community (Captive)	U LP on Property
Garage: Y Attached	Not Attached	N Carport
Garage Door Opener(s):	Y Electronic	UControl(s)
Water Heater:	Y Gas	N Electric
Water Supply: UCity	N Well Y MUD	NCo-op
Roof Type: Shingle	Age:	5 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 Vinknown. 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.

Seller's Disclosure Notice Concerning the Does the property have working smoke 766, Health and Safety Code?* Yes (Attach additional sheets if necessary):	detectors installed	in accordance with	Address and City) th the smoke detector requirements of Chapter returns to this question is no or unknown, explain ode for age of home.
Seller has never occupied this property. Seller encoun	ages Buyer to have their o	wn inspections performe	ed and verify all information relating to this property.
installed in accordance with the requirincluding performance, location, and perfect in your area, you may check unknown require a seller to install smoke detecto will reside in the dwelling is hearing impalicensed physician; and (3) within 10 d	ements of the build ower source require own above or conta rs for the hearing ir aired; (2) the buyer ays after the effection d and specifies the	ding code in effect ements. If you do act your local build npaired if: (1) the gives the seller w we date, the buyer locations for the in	ily dwellings to have working smoke detectors in the area in which the dwelling is located o not know the building code requirements in ding official for more information. A buyer may buyer or a member of the buyer's family who ritten evidence of the hearing impairment from makes a written request for the seller to install installation. The parties may agree who will bears to install.
	ects/malfunctions ir	any of the follow	ring? Write Yes (Y) if you are aware, write No (N
if you are not aware. N Interior Walls	N Ceilings		N _{Floors}
N Exterior Walls	N Doors		N Windows
N Roof	N Foundation	on/Slab(s)	N Sidewalks
N Walls/Fences	N Driveways	5	N Intercom System
N Plumbing/Sewers/Septics	N Electrical	Systems	N Lighting Fixtures
If the answer to any of the above is yes, e	explain. (Attach add	litional sheets if no	ecessary):
Seller has never occupied this property. Seller encour	ages Buyer to have their o	wn inspections performe	ed and verify all information relating to this property.
Are you (Seller) aware of any of the follow	wing conditions? W	rite Yes (Y) if you	are aware, write No (N) if you are not aware.
Are you (Seller) aware of any of the following Nactive Termites (includes wood de	ving conditions? Westroying insects)	rite Yes (Y) if you on N	are aware, write No (N) if you are not aware. s Structural or Roof Repair
Are you (Seller) aware of any of the following Nactive Termites (includes wood de Nactive Termite or Wood Rot Damage Nee	ving conditions? Westroying insects)	rite Yes (Y) if you a N Previous	are aware, write No (N) if you are not aware. s Structural or Roof Repair ous or Toxic Waste
Are you (Seller) aware of any of the following Nactive Termites (includes wood de Nactive Termite or Wood Rot Damage New Previous Termite Damage	ving conditions? Westroying insects)	rite Yes (Y) if you a Note Previous Note Hazardo	are aware, write No (N) if you are not aware. s Structural or Roof Repair ous or Toxic Waste s Components
Are you (Seller) aware of any of the follow N Active Termites (includes wood do N Termite or Wood Rot Damage New N Previous Termite Damage Previous Termite Treatment	ving conditions? Westroying insects)	rite Yes (Y) if you and a Previous Note Hazardo Note Asbesto Note Urea-for	are aware, write No (N) if you are not aware. s Structural or Roof Repair ous or Toxic Waste s Components rmaldehyde Insulation
Are you (Seller) aware of any of the follow N Active Termites (includes wood do N Termite or Wood Rot Damage New N Previous Termite Damage N Previous Termite Treatment N Improper Drainage	ving conditions? Westroying insects) eding Repair	rite Yes (Y) if you and Previous National Hazardo N Asbesto N Urea-for	are aware, write No (N) if you are not aware. S Structural or Roof Repair Ous or Toxic Waste S Components Smaldehyde Insulation
Are you (Seller) aware of any of the follow N Active Termites (includes wood do N Termite or Wood Rot Damage New N Previous Termite Damage New N Previous Termite Treatment N Improper Drainage Nate N Water Damage Not Due to a Flood N N	ving conditions? Westroying insects) eding Repair	rite Yes (Y) if you and Previous N Hazardo N Asbesto N Urea-for N Radon G	are aware, write No (N) if you are not aware. S Structural or Roof Repair ous or Toxic Waste s Components rmaldehyde Insulation ias sed Paint
Are you (Seller) aware of any of the follow N Active Termites (includes wood de N Termite or Wood Rot Damage Nee N Previous Termite Damage Previous Termite Treatment N Improper Drainage N Water Damage Not Due to a Flood N Landfill, Settling, Soil Movement, I	ving conditions? Westroying insects) eding Repair I Event Fault Lines	rite Yes (Y) if you and Previous National Hazardo National Asbesto National Hazardo Nationa	are aware, write No (N) if you are not aware. S Structural or Roof Repair ous or Toxic Waste S Components rmaldehyde Insulation Gas sed Paint um Wiring
Are you (Seller) aware of any of the follow N Active Termites (includes wood do N Termite or Wood Rot Damage New N Previous Termite Damage New N Previous Termite Treatment N Improper Drainage N Water Damage Not Due to a Flood N Landfill, Settling, Soil Movement, I	ving conditions? Westroying insects) eding Repair I Event Fault Lines	rite Yes (Y) if you and Previous N Previous N Hazardo N Asbesto N Urea-for N Radon G N Lead Bat N Aluminu N Previous	are aware, write No (N) if you are not aware. So Structural or Roof Repair ous or Toxic Waste so Components smaldehyde Insulation Gas seed Paint sim Wiring so Fires
Are you (Seller) aware of any of the follow N Active Termites (includes wood de N Termite or Wood Rot Damage Nee N Previous Termite Damage Previous Termite Treatment N Improper Drainage N Water Damage Not Due to a Flood N Landfill, Settling, Soil Movement, I	ving conditions? Westroying insects) eding Repair I Event Fault Lines	rite Yes (Y) if you and Previous North Hazardo North Hazar	are aware, write No (N) if you are not aware. S Structural or Roof Repair ous or Toxic Waste S Components rmaldehyde Insulation Gas sed Paint um Wiring
Are you (Seller) aware of any of the follow N Active Termites (includes wood de N Termite or Wood Rot Damage Nee N Previous Termite Damage Previous Termite Treatment N Improper Drainage N Water Damage Not Due to a Flood N Landfill, Settling, Soil Movement, I	ving conditions? Westroying insects) eding Repair Event Fault Lines ol/Hot Tub/Spa*	rite Yes (Y) if you and Previous National Previous National National Previous National National Previous National National Previous National Nation	are aware, write No (N) if you are not aware. So Structural or Roof Repair ous or Toxic Waste so Components smaldehyde Insulation sas seed Paint sum Wiring so Fires seed Easements seed Easements seed Easements seed Structure or Pits so Use of Premises for Manufacture of sphetamine

	Seller's Disclosure Notice Concerning the Property at 22127 Rustling Springs Dr, Spring, TX 77389 Page 3 Page 3
	(Street Address and City)
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
	Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir
	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 O wholly O partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR)
	N 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)?* Types X 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? \square Yes \bowtie 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.

	Seller	's Disclosure Notice Con	cerning the Property at	22127	Rustling Springs Dr, Spring, (Street Address and City)	TX 77389 Page 4 09-01-2019
9.	Are y	ou (Seller) aware of any	of the following? Write Y	es (Y) if y	you are aware, write No (N) if you a	are not aware.
	N 		tural modifications, or othe ling codes in effect at that		tions or repairs made without nec	essary permits or not in
	Υ	Homeowners' Associa	tion or maintenance fees o	r assess	ments.	
	N	Any "common area" (f with others.	acilities such as pools, tenr	is court	s, walkways, or other areas) co-ow	ned in undivided interest
	N	Any notices of violatio Property.	ns of deed restrictions or <u>c</u>	jovernm	nental ordinances affecting the co	ndition or use of the
	Ν	Any lawsuits directly o	r indirectly affecting the P	roperty.		
	N	— Any condition on the l	Property which materially	affects t	he physical health or safety of an i	ndividual.
	N	Any rainwater harvest supply as an auxiliary		propert	y that is larger than 500 gallons ar	nd that uses a public water
	Y	_Any portion of the pro	perty that is located in a g	roundw	ater conservation district or a sub	sidence district.
	If the	answer to any of the al	oove is yes, explain. (Attac	h additi	onal sheets if necessary):Property local	ted in Harris Galveston Subsidence District
	Sav	vhill Ranch Homeowne	s Association - Main Fee	\$300.0	0 - 713-772-4420	
11.	mayk adjad This zone Insta	pe required for repairs cent to public beaches f property may be locate s or other operations. I llation Compatible Use nternet website of the	or improvements. Conta or more information. d near a military installation nformation relating to hig Zone Study or Joint Land	ct the I n and n h noise Use Stu	n beachfront construction certification call government with ordinance nay be affected by high noise or a seand compatible use zones is availy prepared for a military installation and any municipality in whi	ir installation compatible use hilable in the most recent Air tion and may be accessed on
1	, a.50		red signer on behalf of door Property J LLC 10-09-2	019		
S igr	nature of	Seller	Date		Signature of Seller	Date
Th	e unde	ersigned purchaser here	by acknowledges receipt o	of the fo	regoing notice.	
Sign	nature of	f 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



August 02, 2019

Thank you for contacting our office to order the Resale Certificate concerning the property located at 22127 RUSTLING SPRINGS DRIVE, which is part of SAWMILL RANCH HOMEOWNERS ASSOCIATION. 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.

<u>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</u>. 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



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) AND \$206.25 FOR A NON-REFUNDABLE RESERVE FEE PAYABLE TO SAWMILL RANCH HOMEOWNERS ASSOCIATION. 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 \$9.95. (BUYER) of 22127 RUSTLING SPRINGS DRIVE has been made aware of the annual assessment in the amount of \$907.50. Payment is due payable on or before the first (1st) day of January and will incur a late charge of \$25.00 if payment is not received by the 10th day of January. Postmarks are not honored. Please make check payable to: SAWMILL RANCH HOMEOWNERS ASSOCIATION c/o Creative Management Company 8323 Southwest Freeway, Suite 330 Houston, Texas 77074 PLEASE COMPLETE THE FOLLOWING: 1. Closing Date _____ or Residence _____ 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 ______, 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 <u>22127 RUSTLING SPRINGS DRIVE</u> (street address), City of Houston, Harris County, Texas, (the "Property") on behalf of SAWMILL RANCH HOMEOWNERS ASSOCIATION (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.

- The Property [] is [X] is not subject to a right of first refusal or other restraint contained in the Α. 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. The current regular expense assessment for the Property is \$_____ per year. B. 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)

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- 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 [X] 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 [X] 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: Associations Insurance Agency, Inc. (866) 384-8579.
- L. The Owners' Association [] has actual knowledge [X] 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 [X] 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 [X] 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. <u>OBTAIN UPDATE OF RESALE CERTIFICATE</u>. 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.

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Tage 3 013 Troberty 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 <u>(not applicable)</u> and the provisions governing an extension or renewal of the lease are <u>(not applicable)</u>.
- Τ. 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' The Owner's Association's dedicatory instruments which may include Association is not aware. 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 \$9.95. (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

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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 <u>mandatory</u>. The cost for the documents is not included in the cost for this certificate, however, they can be obtained for the costs of reproduction, \$9.95, or the <u>seller</u> (only) may obtain the documents free of charge to provide to the buyer by logging on as a Homeowner on our website at <u>www.cmctx.com</u> 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	SAWMILL RANCH HOMEOWNERS ASSOCIATION
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	08/02/2019
Person Signing for Association	Joyce Gaytan, Managing Agent
Signature of Preparer	Jouge Saytan

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.

information this is set forth within the promulgated form and other information which may be of interest.
DELIVERY INFORMATION (see attached form)
Date: 08/02/2019
Delivered to: Lauren Dodson – hoaresearch#avantarisk.com

[X] The legal documents were not ordered; providing the buyer with a set of the legal documents (Restrictions, Rules and Bylaws) is <u>mandatory</u>. The cost for the documents is not included in the cost for this certificate, however, they can be obtained for the cost of reproduction, \$ 9.95 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.

[] The legal documents were paid for an taken when the resale certificate was ordered.

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Addendum A

(Attachment to Resale Certificate)

As of 08/02/2019, the fees resulting from the transfer of the unit to be collected at closing:

Check Payable to: SAWMILL RANCH HOMEOWNERS ASSOCIATION

Current Balance on Account	\$.00 (breakdown follows)
Working Capital Contribution	\$206.25
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

<u>Item D</u>:

Item E:

00.00

Item F (total C, D and E):

00.00

SAWMILL RANCH HOMEOWNERS ASSOCIATION	BUDGET ANALYSIS SPREADSHEET	01/01/2019

Page:

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

1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1,		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Y-T-D
SES 14,249 24,24	NCOME ASSESSMENTS BAD DEBT NTEREST LATE CHARGE	23,822 (76) 3 167 333	23,822 (76) 3 167 333	23,822 (76) 3 167 333	23,822 (76) 3 167 333	23,822 (76) 3 167 333	23,822 (76) 3 167 333	23,822 (76) 3 167 333	23,822 (76) 3 167 333	23,822 (76) 3 167 333	23,822 (76) 3 167 333	23,822 (76) 3 167 333	23,820 (71) 2 163 337	285,862 (907) 35 2,000 4,000
S	TOTAL INCOME	24,249	24,249	24,249	24,249	24,249	24,249	24,249	24,249	24,249	24,249	24,249	24,251	290,990
158 58 58 58 58 58 58 58	OPERATING EXPENSES MAINTENANCE & REPAIRS ELECTRICAL	167	167	167	167	167	167	167	167	167	167	167	163	2,000
125 125	FENCES HOLIDAY DECORATIONS	58 45 1	154	154 154	154 154	55 154 154	154 154	154 154	5. 15.4 15.4	154 154	154 154	154	62 156	1,850
125 125	IRRIGATION LAKE MAINTENANCE	125 542 20	125 542 20	125 542 20	125 542 20	125 542 39	125 542 20	125 542 20	125 542 20	125 542 39	125 542 30	125 542 39	125 538	1,500 6,500
SES 158 158 158 158 158 158 158 158 158 158	MISCELLANEOUS POOL REPAIR & SUPPLIES SIGNS	125	125	125	125	125	125	125	125	125	125	125	125	1,500
5ES 1583 2,432 2,432 2,432 2,432	TOTAL MAINTENANCE & REPAI	1,217	1,217	1,217	1,217	1,217	1,217	1,217	1,217	1,217	1,217	1,217	1,213	14,600
433 433 433 433 433 433 433 433 433 433 433 433 433 433 433 433 433 433 2,800 5,500	CONTRACT SERVICES EXPENSES MOSQUITO CONTROL LANDSCAPE CONTRACT	158 5.438	158 5.438	158 5.438	158 5.438	158 5.438	158 5.438	158 5.438	158 5.438	158 5.438	158 5.438	158 5,438	162 5.432	1,900
5,500 5,500 <th< td=""><td>LAKE MANAGEMENT</td><td>433</td><td>433 2833</td><td>433</td><td>433</td><td>433</td><td>433</td><td>433</td><td>433</td><td>433</td><td>433</td><td>433</td><td>433</td><td>5,196</td></th<>	LAKE MANAGEMENT	433	433 2833	433	433	433	433	433	433	433	433	433	433	5,196
14,904 14,904<	PUMPAGE COST-LAKE TRASH CONTRACT	5,500	542	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	6,500
156 158 238 238 238 238 238 238 238 238 238 238 239 <td>TOTAL CONTRACT SERVICES</td> <td>14,904</td> <td>14,902</td> <td>178,846</td>	TOTAL CONTRACT SERVICES	14,904	14,904	14,904	14,904	14,904	14,904	14,904	14,904	14,904	14,904	14,904	14,902	178,846
S 917 917 917 917 917 917 917 9 25 25 25 25 25 25 25 25	INSURANCE EXPENSES DIRECTORS & OFFICERS FIDELITY BOND GENERAL LIABILITY PROPERTY CASUALTY UMBRELLA WORKER'S COMPENSATION	156 31 238 392 71	156 31 238 392 71 29	156 31 238 392 71	156 31 238 392 71 29	156 31 238 392 71 29	156 31 238 392 71	156 31 238 392 71	156 31 238 392 71	156 31 238 392 71	156 31 238 392 71	156 31 238 392 71 71	159 232 388 69 31	1,875 370 2,850 4,700 850 350
25 25 25 25 25 25 25	TOTAL INSURANCE EXPENSES	917	917	917	917	917	917	917	917	917	917	917	806	10,995
	GENERAL & ADMINISTRATIVE ACCOUNTING/AUDITS	25	25	25	25	25	25	25	25	25	25	25	25	300

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SAWMILL RANCH HOMEOWNERS ASSOCIATION 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
BANK CHARGES	24	24	24	24	24	24	24	24	24	24	24	21	285
COMMUNITY FUNCTIONS	42	42	42	42	42	42	42	42	42	42	42	38	200
LEGAL-CORPORATE	42	42	42	42	42	42	42	42	42	42	42	38	200
LEGAL-INDIVIDUAL	333	333	333	333	333	333	333	333	333	333	333	337	4,000
MANAGEMENT FEE	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	13,800
MISC ADMINISTRATIVE	21	21	21	21	21	21	21	21	21	21	21	19	250
OFFICE SUPPLIES&PRINTING	33	33	33	33	33	33	33	33	33	33	33	37	400
POSTAGE	8	33	33	33	33	33	33	33	33	33	33	37	400
TOTAL GEN'L & ADMINISTRAT	1,703	1,703	1,703	1,703	1,703	1,703	1,703	1,703	1,703	1,703	1,703	1,702	20,435
ELECTRICITY WATER & SEWER TELEPHONE	3,208 1,333 58	3,212 1,337 62	38,500 16,000 700										
TOTAL UTILITIES	4,599	4,599	4,599	4,599	4,599	4,599	4,599	4,599	4,599	4,599	4,599	4,611	55,200
TAX EXPENSES PROPERTY ADVALOREM TAX	808	808	808	808	808	808	808	808	808	808	808	812	9,700
TOTAL TAXES	808	808	808	808	808	808	808	808	808	808	808	812	9,700
TOTAL OPERATING EXPENSES	24,148	24,148	24,148	24,148	24,148	24,148	24,148	24,148	24,148	24,148	24,148	24,148	289,776
CAPITAL IMPROVEMENTS RESERVES	101	101	101	101	101	101	101	101	101	101	101	103	1,214
TOTAL CAPITAL IMPROVEMENT	101	101	101	101	101	101	101	101	101	101	101	103	1,214
TOTAL EXPENSES	24,249	24,249	24,249	24,249	24,249	24,249	24,249	24,249	24,249	24,249	24,249	24,251	290,990
TOTAL EXPENSES AND NOTE P	24,249	24,249	24,249	24,249	24,249	24,249	24,249	24,249	24,249	24,249	24,249	24,251	290,990
NET INCOME/(LOSS)	0	0	0	0	0	0	0	0	0	0	0	0	0

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SAWMILL RANCH HOMEOWNERS ASSOCIATION BALANCE SHEET 06/30/2019

Page: 1

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

		ENDING BALANCE	TOTAL
	ASSETS		
1105	CURRENT ASSETS UNION BANK OPERATING ACCOUNT	89,051.58	
	TOTAL CURRENT ASSETS		89,051.58
1903	RESERVES UNION BANK RESERVE MONEY MARKET FUNDS	354.92	
	TOTAL RESERVES		354.92
	TOTAL ASSETS		89,406.50 ———
	LIABILITIES AND CAPITAL		
3910	CAPITAL RETAINED EARNINGS CURRENT INCOME	65,427.01 23,979.49	
	TOTAL CAPITAL		89,406.50
	TOTAL LIABILITIES/CAPITAL		89,406.50

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SAWMILL RANCH HOMEOWNERS ASSOCIATION STATEMENT OF OPERATIONS VARIANCE 06/30/2019

Page: 1

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	4,017.27	23,822	(19,804.73)	193,192.31	142,932	50,260.31	285,862	(92,669.69)
4110	BAD DEBT	0.00	(76)	76.00	0.00	(456)	456.00	(907)	907.00
4217	CAPITAL RESERVES	0.00	0	0.00	227.00	0	227.00	0	227.00
4300	INTEREST	0.03	3	(2.97)	0.39	18	(17.61)	35	(34.61)
4400	LATE CHARGE	250.83	167	83.83	3,892.20	1,002	2,890.20	2,000	1,892.20
4450	LEGAL	825.00	333	492.00	5,139.49	1,998	3,141.49	4,000	1,139.49
4573	PAYMENT AGREEMENT	0.00	0	0.00	75.00	0	75.00	0	75.00
	TOTAL INCOME	5,093.13	24,249	(19,155.87)	202,526.39	145,494	57,032.39	290,990	(88,463.61)
	OPERATING EXPENSES								
	MAINTENANCE & REPAIRS								
5045	ELECTRICAL	0.00	167	167.00	228.95	1,002	773.05	2,000	1,771.05
5075	FENCES	0.00	58	58.00	0.00	348	348.00	700	700.00
5104	HOLIDAY DECORATIONS	0.00	154	154.00	683.42	924	240.58	1,850	1,166.58
5108	IRRIGATION	0.00	125	125.00	1,287.61	750	(537.61)	1,500	212.39
5110	KEYS & LOCKS	214.34	0	(214.34)	214.34	0	(214.34)	0	(214.34)
5113	LAKE MAINTENANCE	949.93	542	(407.93)	5,442.70	3,252	(2,190.70)	6,500	1,057.30
5125	MISCELLANEOUS	0.00	29	29.00	0.00	174	174.00	350	350.00
5137	PLAYGROUND MAINTENANCE	0.00	0	0.00	250.00	0	(250.00)	0	(250.00)
5150	POOL REPAIR & SUPPLIES	0.00	125	125.00	1,947.35	750	(1,197.35)	1,500	(447.35)
5175	SIGNS	0.00	17	17.00	0.00	102	102.00	200	200.00
	TOTAL MAINTENANCE & REPAIRS	1,164.27	1,217	52.73	10,054.37	7,302	(2,752.37)	14,600	4,545.63
	CONTRACT SERVICES EXPENSES			/aa .a.					
5322	MOSQUITO CONTROL	257.49	158	(99.49)	568.52	948	379.48	1,900	1,331.48
5330	LANDSCAPE CONTRACT	11,275.26	5,438	(5,837.26)	45,804.66	32,628	(13,176.66)	65,250	19,445.34
5334	LAKE MANAGEMENT	433.00	433	0.00	3,031.00	2,598	(433.00)	5,196	2,165.00
5340	POOL CONTRACT	15,141.31	2,833	(12,308.31)	19,294.57	16,998	(2,296.57)	34,000	14,705.43
5347	PUMPAGE COST-LAKE	0.00	542	542.00	0.00	3,252	3,252.00	6,500	6,500.00
5355	TRASH CONTRACT	6,372.40	5,500	(872.40)	43,727.93	33,000	(10,727.93)	66,000	22,272.07
	TOTAL CONTRACT SERVICES	33,479.46	14,904	(18,575.46)	112,426.68	89,424	(23,002.68)	178,846	66,419.32
	INSURANCE EXPENSES								
5405	DIRECTORS & OFFICERS	0.00	156	156.00	0.00	936	936.00	1,875	1,875.00
5410	FIDELITY BOND	0.00	31	31.00	0.00	186	186.00	370	370.00
5417	GENERAL LIABILITY	0.00	238	238.00	0.00	1,428	1,428.00	2,850	2,850.00
5427	PROPERTY CASUALTY	748.64	392	(356.64)	4,491.84	2,352	(2,139.84)	4,700	208.16
5435	UMBRELLA	0.00	71	71.00	0.00	426	426.00	850	850.00
5440	WORKER'S COMPENSATION	0.00	29	29.00	0.00	174	174.00	350	350.00
	TOTAL INSURANCE EXPENSES	748.64	917	168.36	4,491.84	5,502	1,010.16	10,995	6,503.16
	GENERAL & ADMINISTRATIVE								
5505	ACCOUNTING/AUDITS	0.00	25	25.00	300.00	150	(150.00)	300	0.00
5515	BANK CHARGES	29.40	24	(5.40)	97.23	144	46.77	285	187.77
5520	COMMUNITY FUNCTIONS	0.00	42	42.00	0.00	252	252.00	500	500.00
5530	LEGAL-CORPORATE	0.00	42	42.00	0.00	252	252.00	500	500.00
5535	LEGAL-INDIVIDUAL	291.60	333	41.40	6,116.66	1,998	(4,118.66)	4,000	(2,116.66)
5540	MANAGEMENT FEE	1,150.00	1,150	0.00	6,900.00	6,900	0.00	13,800	6,900.00
5545	MISC ADMINISTRATIVE	2.93	21	18.07	202.93	126	(76.93)	250	47.07
5554	OFFICE EQUIPMENT	0.00	0	0.00	12.75	0	(12.75)	0	(12.75)
5555	OFFICE SUPPLIES&PRINTING	305.56	33	(272.56)	575.73	198	(377.73)	400	(175.73)
5562	POSTAGE	163.50	33	(130.50)	677.55	198_	(479.55)	400	(277.55)
	TOTAL GEN'L & ADMINISTRATIVE	1,942.99	1,703	(239.99)	14,882.85	10,218	(4,664.85)	20,435	5,552.15
5605	ELECTRICITY	2,954.90	3,208	253.10	17,313.87	19,248	1,934.13	38,500	21,186.13
5615	WATER & SEWER	2,478.06	1,333	(1,145.06)	6,209.84	7,998	1,788.16	16,000	9,790.16
5620	TELEPHONE	512.96	58	(454.96)	495.09	348	(147.09)	700	204.91

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SAWMILL RANCH HOMEOWNERS ASSOCIATION STATEMENT OF OPERATIONS VARIANCE 06/30/2019

Page: 2

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 PROPERTY ADVALOREM TAX	0.00	808	808.00	12,672.36	4,848	(7,824.36)	9,700	(2,972.36)
	TOTAL TAXES	0.00	808	808.00	12,672.36	4,848	(7,824.36)	9,700	(2,972.36)
	TOTAL OPERATING EXPENSES	43,281.28	24,148	(19,133.28)	178,546.90	144,888	(33,658.90)	289,776	111,229.10
6010	CAPITAL IMPROVEMENTS RESERVES	0.00	101	101.00	0.00	606	606.00	1,214	1,214.00
	TOTAL CAPITAL IMPROVEMENTS	0.00	101	101.00	0.00	606	606.00	1,214	1,214.00
	TOTAL EXPENSES	43,281.28	24,249	(19,032.28)	178,546.90	145,494	(33,052.90)	290,990	112,443.10
	TOTAL EXPENSES AND NOTE PAYM	43,281.28	24,249	(19,032.28)	178,546.90	145,494	(33,052.90)	290,990	112,443.10
	NET INCOME/(LOSS)	(38,188.15)	0	(38,188.15)	23,979.49	0	23,979.49	0	23,979.49



CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/YY/YYY) 08/06/2018

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.

RE	PR	ESENTATIVE (OR PRODUCER	, AND THE CERTIFICATE HO	LDER.						
			being prepared	for a party who has an insura	able inter	est in the	property, do not ι	ıse 1	this form. Use ACOR	RD 27 or A	CORD 28.
PROD			nsurance Age	angy Ing		CONTACT	NAME: Associat	ion	s Insurance Age	ency, I	nc.
			tral Express	- ·		PHONE: (866) 384-8579		FAX: (214	751-23	390
		315	crar Express	sway		E-MAIL ADI	DRESS: info@as:	soc	iationsinsuran	ceagenc	y.com
		s, TX 7520)5			PRODUCER	CUSTOMER ID: 000	039	21		
		,					INSURER(S) A	FFOF	RDING COVERAGE		NAIC #
INSUF						INSURER A	: Lloyds of Lo	ndo	n		
			Community As			INSURER E	B: Scottsdale				
			anagement Co Fwy., Ste.			INSURER C	:				
		con TX 7707	<u> </u>	330		INSURER D) :				
			-			INSURER E					
						INSURER F					
CO	/FF	RAGES		CERTIFICATE NUMBER:		MOORENT	•	RF	VISION NUMBER:		
			DESCRIPTION OF PR	OPERTY (Attach ACORD 101, Additio	nal Remarks	Schedule, it	f more space is require		THOION NOMBER.		
TOT	'AL	# OF UNIT	'S: 312								
IND CEI	ICA RTIF	TED. NOTWITHS	STANDING ANY F ISSUED OR MA	ES OF INSURANCE LISTED BEI REQUIREMENT, TERM OR CON Y PERTAIN, THE INSURANCE A CH POLICIES. LIMITS SHOWN M	DITION OI AFFORDEI	F ANY CO D BY THE	NTRACT OR OTHE POLICIES DESCRIE	R DO BED	OCUMENT WITH RESP HEREIN IS SUBJECT	ECT TO W	HICH THIS
INSR LTR		TYPEOFINS	SURANCE	POLICY NUMBER		EFF DATE DD/YYY)	POLICY EXP DATE (MM/DD/YYY)		COVERED PROPERTY		LIMITS
	\boxtimes	PROPERTY			((BUILDING	\$	600,000
		J USES OF LOSS	DEDUCTIBLES					F	PERSONAL PROPERTY	\$,
	071	BASIC	BUILDING						BUSINESS INCOME	\$	
		BROAD	2,500						EXTRA EXPENSE	\$	
A	M		CONTENTS	TCAPP000775	08/01	L/2018	08/01/2019	_		\$	
	\triangle	SPECIAL						-	RENTAL VALUE		
	$\overline{}$	EARTHQUAKE							BLANKET BUILDING	\$	
	Ц	NAMED WIND							BLANKET PERS PROP	\$	
	_	FLOOD						L	BLANKET BLDG & PP	\$	
	\sqsubseteq	WATER						Щ	ICE DAMMING DED.	\$	
С	Ш	W/H DED. BB						\boxtimes	WIND & HAIL DED.	\$	15,000
		INLAND MARINE		TYPE OF POLICY						\$	
	CAL	JSES OF LOSS								\$	
		NAMED PERILS		POLICY NUMBER						\$	
										\$	
	\boxtimes	CRIME						\boxtimes	EMPLOYEE THEFT	\$	100,000
В	TYP	E OF POLICY		RBS0015766	08/01	L/2018	08/01/2019	\boxtimes	DEDUCTIBLE	\$	1,000
	Cr:	ime / Employ	yee Theft						İ	\$	
A		BOILER & MACHIN						\boxtimes	LIMIT	\$	Included
		EQUIPMENT BREA							1	\$	
		Building Ord	indiice & Law					\vdash		\$	
								\vdash	1	\$	
SPEC	IAL	CONDITIONS / OTH	IER COVERAGES (A	I ttach ACORD 101, Additional Remarks	Schedule.	if more space	l e is required)	_		Ψ	
				% Replacement Cost.				nit	exceed the Tot	tal Ins	ured
Va]	ue	(reflecte	d here in t	the Building Value)	if part	ial lo	ss is sustair	ned	•		
						041105					
CE	RTI	FICATE HOLD	ER			CANCE	LLATION				
						BEFORE		DATE	SCRIBED POLICIES BE THEREOF, NOTICE WI Y PROVISIONS.		
]	INSURANCE V	ERIFICATION		AUTHORIZI	ED REPRESENTATIVE				
						Dana H	odae	1	Oana Ruwlj	thed.	ga

COMMENTS / REMARKS

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Sawmill	Kancn	Community	Association	_	CERTIFICATE	OF.	PROPERTY	INSURANCE	CONT.

Ιf	Proper	ty cov	erage	is	purchased	by t	the Ins	ure	d, the C	Certi	ficat	e Holder	, if	a mor	tgagee	or	lienholder,
is	a Loss	Payee	as t	neir	interest	may	appear	as	respect	s to	the E	Property	cove	rage.			

If a Wind/Hail Deductible Buy Back policy is purchased by the Insured, the Wind/Hail Deductible Buy Back supersedes the Wind/Hail deductible on the Property policy.

If Crime coverage is purchased by the Insured, the management company is an Additional Insured with respects to the Crime policy.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/YY/YYY) 08/06/2018

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.

	TRESENTATIVE OR FRODUCER, A				4.1 41			0000.55
	this certificate is being prepared for	a pa	rty w	T		• ·		
_	DUCER sociations Insurance Agen	CV -	Inc		CONTACT NAME: A	ssociations	Insurance Agency, I	
	01 North Central Expresswa			` [PHONE: (866) 38	84-8579	FAX: (214)751-23	390
	ite 315	~1			E-MAIL ADDRESS:	info@associ	ationsinsuranceagenc	y.com
	llas, TX 75205				PRODUCER CUSTON	IER ID: 0000392	1	
				ľ	ı	NSURER(S) AFFORD	ING COVERAGE	NAIC#
INSU					INSURER A: Scot	tsdale		
	wmill Ranch Community Ass			n			al Insurance Company	
	o Creative Management Comp		?	-			ir insurance company	
	23 Southwest Fwy., Ste. 3	30			INSURER C : Scot	tsdale		
Но	uston TX 77074				INSURER D :			
					INSURER E :			
					INSURER F:			
CO	VERAGES	CEF	RTIFI	CATE NUMBER:		RE	VISION NUMBER:	
INE CE EX	IS IS TO CERTIFY THAT THE POLICIES DICATED. NOTWITHSTANDING ANY RECERTIFICATE MAY BE ISSUED OR MAY FOLISIONS AND CONDITIONS OF SUCH	QUIRE PERTA POLIC	MENT AIN, T CIES.	T, TERM OR CONDITION OF THE INSURANCE AFFORDED LIMITS SHOWN MAY HAVE I	ANY CONTRACT BY THE POLICIE BEEN REDUCED B	OR OTHER DOO S DESCRIBED H Y PAID CLAIMS.	CUMENT WITH RESPECT TO W	HICH THIS
INSR LTR	TYPE OF INSURANCE		SUBR WVD	POLICY NUMBER	POLICY EFF DATE (MM/DD/YYY)	POLICY EXP DATE (MM/DD/YYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY					,,	EACH OCCURRENCE \$	1,000,000
	CLAIMS-MADE OCCUR						DAMAGE TO RENTED ¢	100,000
							PREMISES (Fa occurrence)	5,000
_	SEVERABILITY OF INTEREST						MED EXP (Any one person) \$	•
A				RBS0015766	08/01/2018	08/01/2019	PERSONAL & ADV INJURY \$	1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE \$	2,000,000
	POLICY PROJECT LOC						PRODUCTS - COMP/OP AGG \$	2,000,000
	OTHER:						\$	
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea \$	1,000,000
	ANY AUTO						accident)	
_	ALL OWNED SCHEDULED						BODILY INJURY (Per person) \$	
A	AUTOS AUTOS			RBS0015766	08/01/2018	08/01/2019	BODILY INJURY (Per accident) \$	
	HIRED AUTOS NON-OWNED AUTOS						PROPERTY DAMAGE (Per accident)	
							\$	
							EACH OCCURRENCE \$	1,000,000
В	EXCESS LIAB CLAIMS-MADE			84152H180ALI	08/01/2018	08/01/2019	AGGREGATE \$	1,000,000
	DED RETENTION \$10,000						\$	
	WORKERS COMPENSATION						PER OTH- ¢	
	AND EMPLOYERS LIABILITY ANY PROPPREITOR/PARTNER/EXECUTIVE						STATUTE FR	
	OFFICER/MEMBER EXCLUDED?	N/A					E.L. EACH ACCIDENT \$	
	(Mandatory in NH) If yes, describe under						E.L. DISEASE - EA EMPLOYEE \$	
	DESCRIPTION OF OPERATIONS below						E.L. DISEASE - POLICY LIMIT \$	
~	Directors & Officers						LIMIT \$	1,000,000
С				RBS0015766	08/01/2018	08/01/2019	DEDUCTIBLE \$	1,000
SPE	CIAL CONDITIONS / OTHER COVERAGES (Attac	h ACO	RD 10	1, Additional Remarks Schedule, it	f more space is requir	red)		_,
Ιf	General Liability coverag	e is	s pu	rchased by the Ins	ured, the ma	nagement co	mpany is an Addition	al
Ins	sured with respects to the	Ge	nera	al Liability policy	y ·			
CE	RTIFICATE HOLDER				CANCELLATIO	ON		
					BEFORE THE EX		CRIBED POLICIES BE CANCELL THEREOF, NOTICE WILL BE DEL PROVISIONS.	
	INSURANCE VER	IFI	САТТ	ON	AUTHORIZED REPRE	SENTATIVE		
	INSSIGNED VIII							
						d	Dana Ruwly Hock	g-

ACORD 25 (2009/09)

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Dana Hodge

COMMENTS / REMARKS

	Sawmill Ran	ch Communit	y Associatio	on - CEI	RTIFICA	TE OF LIABII	LITY INSURA	NCE CONT.	
If Umbrella form as per	Liability co	overage is p Liability p	urchased by oolicy.	the Ins	ured, t	the Umbrella	Liability	policy is	following
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