



APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)



SELLER'S DISCLOSURE NOTICE

CONCERNING THE PROPERTY AT 2611 Grants Lake Blvd# Apt 172, 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, U Disposal, Y Washer/Dryer Hookups, U Window Screens, U Rain Gutters, Y Security System, U Fire Detection Equipment, U Intercom System, Y Smoke Detector, 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, U Septic System, U Public Sewer System, Y Patio/Decking, N Outdoor Grill, U Fences, N Pool, N Sauna, N Spa, N Hot Tub, N Pool Equipment, N Pool Heater, U Automatic Lawn Sprinkler System, Fireplace(s) & Chimney (Wood burning), N Fireplace(s) & Chimney (Mock), N Natural Gas Lines, U Gas Fixtures, U Liquid Propane Gas, U LP Community (Captive), U LP on Property, Garage: N Attached, N Not Attached, N Carport, Garage Door Opener(s): N Electronic, N Control(s), Water Heater: N Gas, Y Electric, Water Supply: N City, N Well, N MUD, Y Co-op, Roof Type: Asphalt shingle roof, Age: 0-7 years (approx.)

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

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.

* 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> N </u> Driveways | <u> N </u> Intercom System |
| <u> N </u> Plumbing/Sewers/Septics | <u> N </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): _____

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 |
| | <u> N </u> Methamphetamine |

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

Age of roof indicates previous seller replaced it in prior years. - Details unknown

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)
- 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)?* 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.
- 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.
 - Homeowners' Association or maintenance fees or assessments.
 - Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others.
 - Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
 - Any lawsuits directly or indirectly affecting the Property.
 - Any condition on the Property which materially affects the physical health or safety of an individual.
 - 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.
 - 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): Grants Lake Tempos Association, Inc. Phone number: (713) 772-4420: Main fee:\$380.75 paid monthly. **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. Property is located in Fort Bend Subsidence District.**

- 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

11/16/2019
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

October 14, 2019

Thank you for contacting our office to order the Resale Certificate concerning the property located at 2611 GRANTS LAKE BLVD. #172, which is part of GRANTS LAKE TEMPOS ASSOCIATION, INC.. 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: NICHOLE ROWAN
Email: nrowan@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 (\$ 51.50) AND **TWO MONTHS** PREPAID ASSESSMENTS (\$ 761.50) PAYABLE TO GRANTS LAKE TEMPOS ASSOCIATION, INC.. 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 \$21.60.

_____ (BUYER) of 2611 GRANTS LAKE BLVD, #172 has been made aware of the monthly charges in the amount of \$380.75. Payment is due payable on or before the first (1st) day of each month and will incur a late charge of \$10.00 if payment is not received before the 15th of each month.

Please make check payable to: **GRANTS LAKE TEMPOS ASSOCIATION, INC.**
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 2611 GRANTS LAKE BLVD. #172 (street address), City of Sugar Land, Fort Bend County, Texas, (the "Property") on behalf of GRANTS LAKE TEMPOS ASSOCIATION, INC. (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 \$ 380.75, per month.

- 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 [X] are [] are not due and unpaid. The total amount of any due and unpaid regular assessment is \$ 51.50 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 \$0.00 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 \$ 51.50 (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 coverage on the dwelling and property and liability insurance coverage relating to the common areas and common elements as defined by the Declaration is attached. This coverage **DOES INCLUDE INSURANCE ON THE DWELLING**. For a certificate of insurance, contact the agent as follows: Brady, Chapman and Holland @ 713-979-9252.
- 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 \$21.60. (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 insurance on the dwelling and property and liability insurance for common areas and facilities – this certificate does 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, \$21.60, 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	GRANTS LAKE TEMPOS ASSOCIATION, INC.
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	10/14/2019
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: 10/14/2019

Delivered to: OSN Texas - bstafford@osnational.com

The legal documents were paid for an 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, \$ 21.60 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 10/14/2019, the fees resulting from the transfer of the unit to be collected at closing:

Check Payable to: GRANTS LAKE TEMPOS ASSOCIATION, INC.

Current Balance on Account	\$ 51.50 (breakdown follows)
Two Months Assessments – this will be applied to the first 2 months of ownership	\$ 761.50
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:

Item D:

10/01/2019 MAINTENANCE FEES 51.50

Item E:

Item F (total C, D and E):

10/01/2019 MAINTENANCE FEES 51.50

GRANTS LAKE TEMPOS ASSOCIATION, INC.
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
DIRECTORS & OFFICERS	180	180	180	180	0	198	181	181	181	181	181	181	2,004
FIDELITY BOND	65	65	65	65	0	65	59	59	59	59	59	59	679
GENERAL LIABILITY	312	312	312	312	0	343	313	313	313	313	313	313	3,469
PROPERTY CASUALTY	9,434	9,434	9,434	9,434	0	10,378	9,466	9,466	9,466	9,466	9,466	9,466	104,910
UMBRELLA	120	120	120	120	0	120	109	109	109	109	109	109	1,254
TOTAL INSURANCE EXPENSES	10,252	10,252	10,252	10,252	0	11,248	10,259	10,259	10,259	10,259	10,259	10,259	113,810
GENERAL & ADMINISTRATIVE													
ACCOUNTING/AUDITS	0	0	0	0	0	0	0	2,150	0	0	0	0	2,150
BANK CHARGES	35	35	35	35	35	35	35	35	35	35	35	35	420
LEGAL-CORPORATE	240	240	240	240	240	240	240	240	240	240	240	240	2,880
LEGAL-INDIVIDUAL	600	600	600	600	600	600	600	600	600	600	600	600	7,200
MANAGEMENT FEE	1,925	1,925	1,925	1,925	1,925	1,925	1,925	1,925	1,925	1,925	1,925	1,925	23,100
MISC ADMINISTRATIVE	15	15	15	15	15	15	15	15	15	15	15	15	180
MEETING EXPENSE	60	60	60	60	60	60	60	60	60	60	60	60	720
OFFICE SUPPLIES&PRINTING	125	125	125	125	125	125	125	125	125	125	125	125	1,500
POSTAGE	60	60	60	60	60	60	60	60	60	60	60	60	720
TOTAL GEN'L & ADMINISTRAT	3,060	3,060	3,060	3,060	3,060	3,060	3,060	5,210	3,060	3,060	3,060	3,060	38,870
ELECTRICITY	590	590	590	590	590	590	590	590	590	590	590	590	7,080
WATER & SEWER	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	60,000
TELEPHONE	100	100	100	100	100	100	100	100	100	100	100	100	1,200
TOTAL UTILITIES	5,690	5,690	5,690	5,690	5,690	5,690	5,690	5,690	5,690	5,690	5,690	5,690	68,280
TOTAL OPERATING EXPENSES	32,390	32,390	33,890	32,390	22,138	33,386	32,397	34,547	32,397	32,397	32,397	32,397	383,116
CAPITAL IMPROVEMENTS													
BUILDING	19,598	19,606	19,598	19,598	19,598	19,598	19,598	19,598	19,598	19,598	19,598	19,598	235,184
TOTAL CAPITAL IMPROVEMENT	19,598	19,606	19,598	19,598	19,598	19,598	19,598	19,598	19,598	19,598	19,598	19,598	235,184
TOTAL EXPENSES	51,988	51,996	53,488	51,988	41,736	52,984	51,995	54,145	51,995	51,995	51,995	51,995	618,300
TOTAL EXPENSES AND NOTE P	51,988	51,996	53,488	51,988	41,736	52,984	51,995	54,145	51,995	51,995	51,995	51,995	618,300
NET INCOME/(LOSS)	(463)	(471)	(1,963)	(463)	9,789	(1,459)	(470)	(2,620)	(470)	(470)	(470)	(470)	0

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

		ENDING BALANCE	TOTAL
ASSETS			
CURRENT ASSETS			
1105	UNION BANK OPERATING ACCOUNT	1,051,138.79	
1500	INSURANCE CLAIMS FIRE LOSS	(1,020,866.68)	
	TOTAL CURRENT ASSETS		30,272.11
RESERVES			
1903	UNION BANK RESERVE BUILDING	129,690.80	
1903	UNION BANK RESERVE FENCE RESERVES	14,496.00	
1903	UNION BANK RESERVE INSURANCE RESERVE	4,558.00	
1903	UNION BANK RESERVE LANDSCAPING	500.00	
1903	UNION BANK RESERVE MONEY MARKET FUNDS	43,810.75	
1903	UNION BANK RESERVE ROOF RESERVES	118,366.46	
1903	UNION BANK RESERVE SPRINKLERS	500.00	
	TOTAL RESERVES		311,922.01
	TOTAL ASSETS		342,194.12
LIABILITIES AND CAPITAL			
CAPITAL			
3910	RETAINED EARNINGS	298,908.30	
	CURRENT INCOME	43,285.82	
	TOTAL CAPITAL		342,194.12
	TOTAL LIABILITIES/CAPITAL		342,194.12

GRANTS LAKE TEMPOS ASSOCIATION, INC.
STATEMENT OF OPERATIONS VARIANCE
09/30/2019

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	38,445.98	40,000	(1,554.02)	357,885.19	360,000	(2,114.81)	480,000 (122,114.81)
4275	INSURANCE	10,548.11	11,000	(451.89)	98,913.81	99,000	(86.19)	132,000 (33,086.19)
4300	INTEREST	45.14	50	(4.86)	312.16	450	(137.84)	600 (287.84)
4350	KEYS/CARDS/REMOTES	25.00	0	25.00	125.00	0	125.00	0 125.00
4400	LATE CHARGE	60.00	75	(15.00)	670.00	675	(5.00)	900 (230.00)
4450	LEGAL	0.00	400	(400.00)	150.97	3,600	(3,449.03)	4,800 (4,649.03)
4550	OTHER	22.61	0	22.61	176.53	0	176.53	0 176.53
4755	TRANSFER FEE	175.00	0	175.00	300.00	0	300.00	0 300.00
	TOTAL INCOME	49,321.84	51,525	(2,203.16)	458,533.66	463,725	(5,191.34)	618,300 (159,766.34)
OPERATING EXPENSES								
MAINTENANCE & REPAIRS								
5015	ACCESS GATE REPAIRS	0.00	25	25.00	0.00	225	225.00	300 300.00
5025	BUILDING	263.45	900	636.55	4,820.63	8,100	3,279.37	10,800 5,979.37
5040	CARPORTS/DRIVEWAYS/SIDEWALKS	0.00	125	125.00	1,435.57	1,125	(310.57)	1,500 64.43
5045	ELECTRICAL	0.00	50	50.00	950.25	450	(500.25)	600 (350.25)
5070	EXTERMINATING-EXTERIOR	0.00	75	75.00	2,690.01	675	(2,015.01)	900 (1,790.01)
5073	EXTERMINATING-TERMITES	0.00	335	335.00	0.00	3,015	3,015.00	4,020 4,020.00
5075	FENCES	0.00	40	40.00	772.90	360	(412.90)	480 (292.90)
5100	GUTTERS	0.00	300	300.00	406.60	2,700	2,293.40	3,600 3,193.40
5102	HEAVY TRASH REMOVAL	517.44	125	(392.44)	2,386.31	1,125	(1,261.31)	1,500 (886.31)
5110	KEYS & LOCKS	210.68	25	(185.68)	594.96	225	(369.96)	300 (294.96)
5115	LANDSCAPING	2,584.00	300	(2,284.00)	8,438.00	4,200	(4,238.00)	5,100 (3,338.00)
5120	LIGHTING	0.00	500	500.00	3,770.62	4,500	729.38	6,000 2,229.38
5122	MAILBOXES	0.00	0	0.00	1,225.75	0	(1,225.75)	0 (1,225.75)
5135	PAINTING & S/R - INTERIOR	0.00	750	750.00	1,079.08	6,750	5,670.92	9,000 7,920.92
5140	PLUMBING	0.00	800	800.00	1,172.50	7,200	6,027.50	9,600 8,427.50
5143	PLUMBING-JET LINES	0.00	800	800.00	0.00	7,200	7,200.00	9,600 9,600.00
5150	POOL REPAIR & SUPPLIES	0.00	50	50.00	0.00	450	450.00	600 600.00
5155	PORTER SERVICE	240.00	100	(140.00)	4,531.62	900	(3,631.62)	1,200 (3,331.62)
5165	ROOF REPAIRS	0.00	500	500.00	4,784.98	4,500	(284.98)	6,000 1,215.02
5175	SIGNS	0.00	50	50.00	0.00	450	450.00	600 600.00
5180	SPRINKLERS	0.00	350	350.00	2,576.90	3,150	573.10	4,200 1,623.10
5185	SUPPLIES	0.00	0	0.00	191.55	0	(191.55)	0 (191.55)
5197	TREES	0.00	200	200.00	0.00	1,800	1,800.00	2,400 2,400.00
	TOTAL MAINTENANCE & REPAIRS	3,815.57	6,400	2,584.43	41,828.23	59,100	17,271.77	78,300 36,471.77
CONTRACT SERVICES EXPENSES								
5325	EXTERMINATING CONTRACT-TERMI	0.00	338	338.00	0.00	3,042	3,042.00	4,056 4,056.00
5330	LANDSCAPE CONTRACT	3,800.00	3,800	0.00	35,922.00	34,200	(1,722.00)	45,600 9,678.00
5340	POOL CONTRACT	368.05	370	1.95	3,312.45	3,330	17.55	4,440 1,127.55
5343	POOL TELEPHONE MONITORING	0.00	30	30.00	0.00	270	270.00	360 360.00
5355	TRASH CONTRACT	2,087.41	2,450	362.59	18,701.25	22,050	3,348.75	29,400 10,698.75
	TOTAL CONTRACT SERVICES	6,255.46	6,988	732.54	57,935.70	62,892	4,956.30	83,856 25,920.30
INSURANCE EXPENSES								
5402	BOILER & MACHINERY	116.57	131	14.43	994.81	1,101	106.19	1,494 499.19
5405	DIRECTORS & OFFICERS	169.60	181	11.40	1,354.98	1,461	106.02	2,004 649.02
5410	FIDELITY BOND	59.87	59	(0.87)	484.29	502	17.71	679 194.71
5417	GENERAL LIABILITY	286.49	313	26.51	2,317.43	2,530	212.57	3,469 1,151.57
5427	PROPERTY CASUALTY	10,332.72	9,466	(866.72)	76,902.20	76,512	(390.20)	104,910 28,007.80
5435	UMBRELLA	110.19	109	(1.19)	891.33	927	35.67	1,254 362.67
5440	WORKER'S COMPENSATION	0.00	0	0.00	401.00	0	(401.00)	0 (401.00)
	TOTAL INSURANCE EXPENSES	11,075.44	10,259	(816.44)	83,346.04	83,033	(313.04)	113,810 30,463.96
GENERAL & ADMINISTRATIVE								
5505	ACCOUNTING/AUDITS	0.00	0	0.00	2,300.00	2,150	(150.00)	2,150 (150.00)
5515	BANK CHARGES	48.23	35	(13.23)	276.67	315	38.33	420 143.33
5530	LEGAL-CORPORATE	50.00	240	190.00	2,025.00	2,160	135.00	2,880 855.00
5535	LEGAL-INDIVIDUAL	0.00	600	600.00	427.00	5,400	4,973.00	7,200 6,773.00

GRANTS LAKE TEMPOS ASSOCIATION, INC.
STATEMENT OF OPERATIONS VARIANCE
09/30/2019

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
5540	MANAGEMENT FEE	1,925.00	1,925	0.00	17,325.00	17,325	0.00	23,100	5,775.00
5545	MISC ADMINISTRATIVE	9.00	15	6.00	247.03	135	(112.03)	180	(67.03)
5550	MEETING EXPENSE	0.00	60	60.00	400.00	540	140.00	720	320.00
5555	OFFICE SUPPLIES&PRINTING	68.55	125	56.45	958.95	1,125	166.05	1,500	541.05
5562	POSTAGE	40.99	60	19.01	821.95	540	(281.95)	720	(101.95)
	TOTAL GEN'L & ADMINISTRATIVE	<u>2,141.77</u>	<u>3,060</u>	<u>918.23</u>	<u>24,781.60</u>	<u>29,690</u>	<u>4,908.40</u>	<u>38,870</u>	<u>14,088.40</u>
5605	ELECTRICITY	534.02	590	55.98	5,451.88	5,310	(141.88)	7,080	1,628.12
5615	WATER & SEWER	3,340.85	5,000	1,659.15	31,038.49	45,000	13,961.51	60,000	28,961.51
5620	TELEPHONE	101.86	100	(1.86)	903.51	900	(3.51)	1,200	296.49
	TOTAL UTILITIES	<u>3,976.73</u>	<u>5,690</u>	<u>1,713.27</u>	<u>37,393.88</u>	<u>51,210</u>	<u>13,816.12</u>	<u>68,280</u>	<u>30,886.12</u>
	TOTAL OPERATING EXPENSES	<u>27,264.97</u>	<u>32,397</u>	<u>5,132.03</u>	<u>245,285.45</u>	<u>285,925</u>	<u>40,639.55</u>	<u>383,116</u>	<u>137,830.55</u>
	CAPITAL IMPROVEMENTS								
6040	BUILDING	0.00	19,598	19,598.00	0.00	176,390	176,390.00	235,184	235,184.00
6170	ROOFS	0.00	0	0.00	169,962.39	0	(169,962.39)	0	(169,962.39)
	TOTAL CAPITAL IMPROVEMENTS	<u>0.00</u>	<u>19,598</u>	<u>19,598.00</u>	<u>169,962.39</u>	<u>176,390</u>	<u>6,427.61</u>	<u>235,184</u>	<u>65,221.61</u>
	TOTAL EXPENSES	<u>27,264.97</u>	<u>51,995</u>	<u>24,730.03</u>	<u>415,247.84</u>	<u>462,315</u>	<u>47,067.16</u>	<u>618,300</u>	<u>203,052.16</u>
	TOTAL EXPENSES AND NOTE PAYM	<u>27,264.97</u>	<u>51,995</u>	<u>24,730.03</u>	<u>415,247.84</u>	<u>462,315</u>	<u>47,067.16</u>	<u>618,300</u>	<u>203,052.16</u>
	NET INCOME/(LOSS)	<u>22,056.87</u>	<u>(470)</u>	<u>22,526.87</u>	<u>43,285.82</u>	<u>1,410</u>	<u>41,875.82</u>	<u>0</u>	<u>43,285.82</u>



CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY) 6/28/2019

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.

PRODUCER Brady, Chapman, Holland & Associates 10055 West Gulf Bank Houston TX 77040	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="font-size: x-small;">CONTACT NAME:</td> </tr> <tr> <td style="font-size: x-small;">PHONE (A/C. No. Ext):</td> <td style="font-size: x-small;">713-688-1500</td> </tr> <tr> <td style="font-size: x-small;">FAX (A/C. No.):</td> <td style="font-size: x-small;">713-688-7967</td> </tr> <tr> <td colspan="2" style="font-size: x-small;">E-MAIL ADDRESS: ehoacerts@bch-insurance.com</td> </tr> <tr> <td colspan="2" style="font-size: x-small;">PRODUCER CUSTOMER ID: GRANTSLAKE</td> </tr> </table>	CONTACT NAME:		PHONE (A/C. No. Ext):	713-688-1500	FAX (A/C. No.):	713-688-7967	E-MAIL ADDRESS: ehoacerts@bch-insurance.com		PRODUCER CUSTOMER ID: GRANTSLAKE					
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E-MAIL ADDRESS: ehoacerts@bch-insurance.com															
PRODUCER CUSTOMER ID: GRANTSLAKE															
INSURED Creative Management Company Grants Lake Tempos Association, Inc. c/o Creative Management Company 8323 SW Freeway, Ste 330 Houston TX 77074	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="font-size: x-small;">INSURER(S) AFFORDING COVERAGE</th> <th style="font-size: x-small;">NAIC #</th> </tr> <tr> <td style="font-size: x-small;">INSURER A : Westchester Surplus Lines Ins Co</td> <td style="font-size: x-small;">10172</td> </tr> <tr> <td style="font-size: x-small;">INSURER B : Travelers PropertyCasualty Insurance Co</td> <td style="font-size: x-small;">36161</td> </tr> <tr> <td style="font-size: x-small;">INSURER C : TravelersPropertyCasualtyof America-TRV</td> <td style="font-size: x-small;">25674</td> </tr> <tr> <td style="font-size: x-small;">INSURER D :</td> <td></td> </tr> <tr> <td style="font-size: x-small;">INSURER E :</td> <td></td> </tr> <tr> <td style="font-size: x-small;">INSURER F :</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Westchester Surplus Lines Ins Co	10172	INSURER B : Travelers PropertyCasualty Insurance Co	36161	INSURER C : TravelersPropertyCasualtyof America-TRV	25674	INSURER D :		INSURER E :		INSURER F :	
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INSURER D :															
INSURER E :															
INSURER F :															

COVERAGES **CERTIFICATE NUMBER: 597619655** **REVISION NUMBER:**

LOCATION OF PREMISES / DESCRIPTION OF PROPERTY (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
 2510 & 2611 Grants Lake Blvd, Sugar Land, TX 77479 (134 Units, 25 Buildings) Deductibles: \$10,000 Other Perils; \$15,000 Water Damage, \$25,000 Windstorm-Hail; 2% Per Building Windstorm-Hail(NAMED STORM)

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	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	COVERED PROPERTY	LIMITS	
A	<input checked="" type="checkbox"/> PROPERTY	D37421893006	7/1/2019	7/1/2020	<input type="checkbox"/> BUILDING	\$	
	CAUSES OF LOSS				DEDUCTIBLES	<input type="checkbox"/> PERSONAL PROPERTY	\$
	<input type="checkbox"/> BASIC				<input type="checkbox"/> BUILDING	<input type="checkbox"/> BUSINESS INCOME	\$
	<input type="checkbox"/> BROAD				<input type="checkbox"/> CONTENTS	<input type="checkbox"/> EXTRA EXPENSE	\$
	<input checked="" type="checkbox"/> SPECIAL				<input type="checkbox"/> EARTHQUAKE	<input type="checkbox"/> RENTAL VALUE	\$
	<input checked="" type="checkbox"/> WIND				<input type="checkbox"/> FLOOD	<input checked="" type="checkbox"/> BLANKET BUILDING	\$ 19,441,229
	<input type="checkbox"/> FLOOD				<input type="checkbox"/> Replacement	<input checked="" type="checkbox"/> BLANKET PERS PROP	\$ 20,000
	<input checked="" type="checkbox"/> Cost				<input type="checkbox"/> BLANKET BLDG & PP	<input type="checkbox"/> Deductibles	\$
	<input type="checkbox"/> INLAND MARINE	TYPE OF POLICY			<input type="checkbox"/> See Above	\$	
	CAUSES OF LOSS	POLICY NUMBER				\$	
	NAMED PERILS					\$	
B	<input checked="" type="checkbox"/> CRIME	106457995	7/1/2017	7/1/2020	<input checked="" type="checkbox"/> Limit	\$ \$200,000	
	TYPE OF POLICY				<input checked="" type="checkbox"/> Deductible	\$ \$1,000	
	Employee Dishonesty					\$	
C	<input checked="" type="checkbox"/> BOILER & MACHINERY / EQUIPMENT BREAKDOWN	BME1304D5479	7/1/2019	7/1/2020	<input checked="" type="checkbox"/> Limit	\$ 19,461,229	
					<input checked="" type="checkbox"/> Deductible	\$ 5,000	
						\$	
						\$	

SPECIAL CONDITIONS / OTHER COVERAGES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 The Property Insurance Limit shown above is subject to an Occurrence Limit of \$125,000,000 to be shared by all Locations included within this Master Insurance Policy. This is a Master Policy which includes Multiple Unaffiliated Properties.
 Property: Coverage includes Windstorm, Hurricane, and Hail.
 Property: Co Insurance - none
 Property: Coverage includes the following types of property contained within a unit, if the Condominium Association Agreement requires it: Fixtures, See Attached...

CERTIFICATE HOLDER <div style="border: 1px solid black; padding: 5px; text-align: center; margin-top: 20px;">*For Insurance Verification</div>	CANCELLATION 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 <div style="text-align: center; margin-top: 10px;"> </div>
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ADDITIONAL REMARKS SCHEDULE

AGENCY Brady, Chapman, Holland & Associates		NAMED INSURED Creative Management Company Grants Lake Tempos Association, Inc. c/o Creative Management Company 8323 SW Freeway, Ste 330 Houston TX 77074	
POLICY NUMBER		EFFECTIVE DATE:	
CARRIER	NAIC CODE		

ADDITIONAL REMARKS

**THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: 24 FORM TITLE: CERTIFICATE OF PROPERTY INSURANCE**

SPECIAL CONDITIONS:

improvements and alterations that are a part of the interior building or structure.
Property: Coverage includes Ordinance or Law - \$10,000,000 subject to: \$1,000,000 sub limit per location for buildings built 1975 and newer and \$500,000 for pre 1975 construction per occurrence.
Crime: Includes Employees of Creative Management Company and Members of the Association Board of Directors

Primary Carrier: Westchester Surplus Lines Insurance Company
A.M. Best Rating (A++, XV)
Limit of Liability - \$10,000,000 per occurrence
Additional Carriers: RSUI Indemnity Company
A.M. Best Rating (A+, XIV)
Limit of Liability—\$10,000,000 part of \$40,000,000 excess of \$10,000,000 per occurrence
Ironshore Specialty Insurance Company
A.M. Best Rating (A, XV)
Limit of Liability— \$5,000,000 part of \$40,000,000 excess of \$10,000,000 per occurrence
Evanston Insurance Company
A.M. Best Rating (A, XV)
Limit of Liability— \$3,500,000 part of \$40,000,000 excess of \$10,000,000 per occurrence
Interstate Fire & Casualty Company
A.M. Best Rating (A+, XV)
Limit of Liability— \$6,000,000 part of \$40,000,000 excess of \$10,000,000 per occurrence
Underwriters at Lloyds, London
Limit of Liability— \$7,500,000 part of \$40,000,000 excess of \$10,000,000 per occurrence
Arch Specialty Insurance Company
A.M. Best Rating (A+, XV)
Limit of Liability— \$8,000,000 part of \$40,000,000 excess of \$10,000,000 per occurrence
Colony Insurance Company
A.M. Best Rating (A, XIV)
James River Insurance Company
A.M. Best Rating (A, X)
Limit of Liability- \$12,500,000 part of \$75,000,000 excess of \$50,000,000 per occurrence
Scottsdale Insurance Company
A.M. Best Rating (A+, XV)
Limit of Liability- \$25,000,000 part of \$75,000,000 excess of \$50,000,000 per occurrence
Interstate Fire & Casualty Company
A.M. Best Rating (A+, XV)
Lloyds of London
Independent Specialty Insurance Company
A.M. Best Rating (A, IX)
Limit of Liability- \$37,500,000 part of \$75,000,000 excess of \$50,000,000 per occurrence



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

6/28/2019

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 Inc. 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	
INSURED GRANTSLAKE Grants Lake Tempos Association, Inc. c/o Creative Management Company 8323 SW Freeway, Ste 330 Houston TX 77074		INSURER(S) AFFORDING COVERAGE
		NAIC #
		INSURER A: Navigators Ins. Co. (Crump Ins.)
		INSURER B: Central Mutual Insurance Co.
		INSURER C: Continental Casualty Company (IAG)
		INSURER D:
		INSURER E:
		INSURER F:

COVERAGES

CERTIFICATE NUMBER: 65448724

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
B	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Hired/Non Owned <input checked="" type="checkbox"/> Ded: \$1,000 GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:			CLP9916028	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 Hired/Non Owned Auto \$ Included
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<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			HO19EXC375596IV	7/1/2019	7/1/2020	EACH OCCURRENCE \$ 15,000,000 AGGREGATE \$ 15,000,000 \$
B	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	N/A	WC9764661	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
C	Directors & Officers Liability			0598984049	7/1/2019	7/1/2020	Limit Deductible \$1,000,000 \$1,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The General Liability insurance shown above applies to the common areas of the Association and not to individual units. Separation of Insured's applies.

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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