

ADDENDUM FOR PROPERTY SUBJECT TO MANDATORY MEMBERSHIP IN A PROPERTY OWNERS ASSOCIATION

(NOT FOR USE WITH CONDOMINIUMS)

to the subdivision and bylaws and rules of the Association, and (ii) a resale certificate, all of which are described by Section 207.003 of the Texas Property Code. (Check only one box): 1. Within days after the effective date of the contract, Seller shall obtain, pay for, and deliver the Subdivision Information to the Buyer. If Seller delivers the Subdivision Information, Buyer may terminate the contract within 3 days after Buyer receives the Subdivision Information, Buyer may terminate the contract within 3 days after Buyer receives the Subdivision Information, Buyer, as Buyer's sole remedy, may terminate the contract at any time prior to closing, whichever occurs first, and the earnest money will be refunded to Buyer. 1. Within days after the effective date of the contract, Buyer shall obtain, pay for, and deliver a copy of the Subdivision Information to the Seller. If Buyer obtains the Subdivision Information within the time required, Buyer may terminate the contract within 3 days after subdivision Information or prior to closing, whichever occurs first, and the earnest money will be refunded to Buyer. If Buyer, due to factors beyond Buyer's control, is not able to obtain the Subdivision Information within the time required, Buyer may, as Buyer's sole remedy, terminate the contract within 3 days after the time required or prior to closing, whichever occurs first, and the earnest money will be refunded to Buyer. 12. Buyer has received and approved the Subdivision Information before signing the contract. Buyer does not require an updated resale certificate. If Buyer requires an updated resale certificate from Buyer. 12. Buyer's expense, shall deliver it to Buyer within 10 days after receiving payment for the updated resale certificate from Buyer. Buyer may terminate this contract and the earnest money will be refunded to Buyer. Buyer and be subdivision Information on the party obligated to pay. 23. Buyer does not require delivery of the Subdivision Information Information Information Promation Buyer Bu		ADDEND	UM TO CONT	RACT CONCERNIA	IG THE PROPERTY	AT	
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A. SUBJIVISION INFORMATION: "Subdivision Information" means: (i) a current copy of the restrictions applying to the subdivision and bylaws and rules of the Association, and (ii) a resale certificate, all of which are described by Section 207.003 of the Texas Property Code. (Check only one box): 1. Within days after the effective date of the contract, Seller shall obtain, pay for, and deliver the Subdivision Information to the Buyer. If Seller delivers the Subdivision Information, Buyer may terminate the contract within 3 days after Buyer receives the Subdivision Information, Buyer may terminate the contract of the Subdivision Information in thormation, Buyer, as Buyer's sole remedy, may terminate the contract at any time prior to closing, whichever occurs first, and the earnest money will be refunded to Buyer. 2. Within days after the effective date of the contract, Buyer shall obtain, pay for, and deliver a copy of the Subdivision Information to the Seller. If Buyer obtains the Subdivision Information within the time required, Buyer may terminate the contract within 3 days after Buyer receives the Subdivision Information within the time required, Buyer may, as Buyer's sole remedy, terminate the contract within 3 days after Buyer in the subdivision Information within the time required, Buyer may, as Buyer's sole remedy, terminate the contract within 3 days after the time required or prior to closing, whichever occurs first, and the earnest money will be refunded to Buyer. 3. Buyer has received and approved the Subdivision Information before signing the contract. Buyer Did does not require an updated resale certificate. If Buyer requires an updated resale certificate within 10 days after receiving payment be contract. Buyer B			vorvo c	0001719	THE DEEL WILL	11 28/35	59-1102
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The title company or its agent is authorized to act on behalf of the parties to obtain the Subdivision Information ONLY upon receipt of the required fee for the Subdivision Information from the party obligated to pay. B. MATERIAL CHANGES. If Seller becomes aware of any material changes in the Subdivision Information, Seller shall promptly give notice to Buyer. Buyer may terminate the contract prior to closing by giving written notice to Seller if: (i) any of the Subdivision Information provided was not true; or (ii) any material adverse change in the Subdivision Information occurs prior to closing, and the earnest money will be refunded to Buyer. C FEES: Except as provided by Paragraphs A, D and E, Buyer shall pay any and all Association fees or other charges associated with the transfer of the Property not to exceed \$ and Seller shall pay any excess. D. DEPOSITS FOR RESERVES: Buyer shall pay any deposits for reserves required at closing by the Association. E. AUTHORIZATION: Seller authorizes the Association to release and provide the Subdivision Information and any updated resale certificate if requested by the Buyer, the Title Company, or any broker to this sale. If Buyer does not require the Subdivision Information or an updated resale certificate, and the Title Company requires information from the Association (such as the status of dues, special assessments, violations of covenants and restrictions, and a waiver of any right of first refusal), □ Buyer Seller shall pay the Title Company the cost of obtaining the information prior to the Title Company ordering the information. NOTICE TO BUYER REGARDING REPAIRS BY THE ASSOCIATION: The Association may have the sole responsibility to make certain repairs to the Property. If you are concerned about the condition of any part of the Property which the Association is required to repair, you should not sign the contract unless you are satisfied that the Association will make the desired repairs. Buyer	4.Buyer doe	s not require delive	ery of the Subd	ivision Information	•		
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approval relates to this contract form only. TREC forms are intended for use only by trained real estate licensees. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not intended for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, (512) 936-3000 (www.trec.texas.gov) TREC No. 36-8. This form replaces TREC No. 36-7.



NON-REALTY ITEMS ADDENDUM

	TO CONTRACT CONCERNING	THE PROPERTY AI DOODS, KING WOOD.	e
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Box 12188, Austin, TX 78711-2188, 512-936-3000 (http://www.trec.texas.gov)

HARRIS COUNTY APPRAISAL DISTRICT REAL PROPERTY ACCOUNT INFORMATION 1135540000013



Owner and Property Information Owner Name & HOWARD DARRIN J Legal Description: LT 13 BLK 17 Mailing Address: 904 RUSSELL PALMER RD **HUNTERS RIDGE VILLAGE SEC 1** KINGWOOD TX 77339-1601 3107 VILLAGE WOODS DR Property Address: KINGWOOD TX 77339 Land Use Code State Class Code Total Living Land Neighborhood Neighborhood Market Area Key Map^{ï¿⅓} Мар Area Area Group Facet A1 -- Real, Residential, Single-1001 -- Residential 7,991 SF 1,374 SF 2370 18011 330 -- ISD 18 - Kingwood 5770B 297W Family Improved Area Value Status Information Value Status Notice Date Hearing-Status Shared CAD Noticed 3/31/2020 Protest Received Exemptions and Jurisdiction exemption Type Districts Jurisdictions Exemption Value ARB Status 2019 Rate 2020 Rate None IUMBLE ISD Not Certified 1.418350 040 HARRIS COUNTY Not Certified 0.407130 HARRIS CO FLOOD CHTRL 041 Not Certified 0.027920 PORT OF HOUSTON AUTHY 042 Not Certified 0.010740 043 HARRIS CO HOSP DIST Not Certified 0.165910 044 HARRIS CO EDUC DEPT Not Certified 0.005000 045 LONE STAR COLLEGE SYS Not Certified 0.107800 061 CITY OF HOUSTON Not Certified 0.567920 Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at HCAD's information center at 13013 NW Freeway. Valuations Value as of January 1, 2019 Value as of January 1, 2020 Market Appraised Appraised 30,556 Land 38,196 Improvement 118,557 Improvement 115,879 Total 149,113 149,113 Total 154,075 154,075 Land Market Value Land Site Unit Appr O/R Line Description Size Site Appr O/R Total Unit Adi Unit Units Code Type Value Factor Factor Factor Reason Adi Price Price 1001 -- Res Improved Table Value SF1 SF 7,600 1.00 1.00 1.00 1.00 5.00 5.00 38,000.00 2 1001 -- Res Improved Table Value SF3 SF 391 1.00 0.10 1.00 0.10 5.00 0.50 196.00 Building Building Year Built Style Quality Impr Sq Ft **Building Details** 1980 Residential Single Family Residential 1 Family Average 1,374 * * All HCAD residential building measurements are done from the exterior, with individual measurements rounded to the closest foot. This measurement includes all closet space, hallways, and interior staircases. Attached garages are not included in the square footage of living area, but valued separately. Living area above attached garages is included in the square footage living area of the dwelling. Living area above detached garages is not included in the square footage living area of the dwelling but is valued separately. This method is used on all residential properties in Harris County to ensure the uniformity of square footage of living area measurements district-wide. There can be a reasonable variance between the HCAD square footage and your square footage measurement, especially if your square footage measurement was an interior measurement or an exterior Building Details (1) **Building Data Building Areas** Element Detail Description Area Cond / Desir / Util Average BASE AREA PRI 1,374 Foundation Type Slab MAS/BRK GARAGE PRI 480 Grade Adjustment Heating / AC Central Heat/AC Physical Condition Average Exterior Wall Brick / Veneer Element Units Room: Total Room: Full Bath 2 Room: Bedroom 3

Fireplace: Metal Prefab

MLS 41280440 HCAD Tax Record



TEXAS ASSOCIATION OF REALTORS®

INTERMEDIARY RELATIONSHIP NOTICE

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS IS NOT AUTHORIZED. STEXES ASSOCIATION OF REALTORS INC. 2004

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o:	and			(Prospect
From:				(Broker's Firm
	31	o7 Village Wood	15, KMEWOOD	(Property)
Re: Date:			F	
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Brol	ker's firm represents the	owner under a listing agree	ment and also represents the pros	
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