

PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

08-18-2014

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

(NOT FOR USE WITH CONDOMINIUMS)

ADDENDUM TO CONTRACT CONCERNING THE PROPERTY AT

4435	Windmill Run Dr	Houston	TX 77069-2660
	(Street Address and City)		
VanMor	Properties (Name of Drawnth Courses Association (Association) and Dhana Mumhan)	832-593-7300
(Name of Property Owners Association, (Association) and Phone Number)			
to the	DIVISION INFORMATION: "Subdivision Information" means subdivision and bylaws and rules of the Association, and (ii) a on 207.003 of the Texas Property Code.	 (i) a current copy of the rest resale certificate, all of which 	rictions applying are described by
<u>`</u>	k only one box):		
	Within days after the effective date of the corthe Subdivision Information to the Buyer. If Seller delivers the the contract within 3 days after Buyer receives the Subdivisi occurs first, and the earnest money will be refunded to Buyer Information, Buyer, as Buyer's sole remedy, may terminate the earnest money will be refunded to Buyer.	Subdivision Information, Buye on Information or prior to clo er. If Buyer does not receive	r may terminate osing, whichever the Subdivision
	Within days after the effective date of the cont copy of the Subdivision Information to the Seller. If Buyer of time required, Buyer may terminate the contract within 3 Information or prior to closing, whichever occurs first, and the Buyer, due to factors beyond Buyer's control, is not able to obtain the contract of the self-buyer may, as Buyer's sole remedy, terminate the contract of the self-buyer may, whichever occurs first, and the earnest money is sole to the self-buyer may as Buyer's sole remedy, terminate the contract management of the self-buyer may are self-buyer.	obtains the Subdivision Inform days after Buyer receives earnest money will be refund ain the Subdivision Information ontract within 3 days after the	nation within the the Subdivision ed to Buyer. If n within the time
[E	Buyer has received and approved the Subdivision Informated does not require an updated resale certificate. If Buyer recognizer's expense, shall deliver it to Buyer within 10 days after tificate from Buyer. Buyer may terminate this contract and the fails to deliver the updated resale certificate within the times.	quires an updated resale certi er receiving payment for the the earnest money will be refu	ficate, Seller, at updated resale
X 4.E	Buyer does not require delivery of the Subdivision Information.		
The title company or its agent is authorized to act on behalf of the parties to obtain the Subdivision Information ONLY upon receipt of the required fee for the Subdivision Information from the party obligated to pay.			
promp (i) an	ERIAL CHANGES. If Seller becomes aware of any material char otly give notice to Buyer. Buyer may terminate the contract prio y of the Subdivision Information provided was not true; or (ii) a nation occurs prior to closing, and the earnest money will be ref	r to closing by giving written n any material adverse change ir	otice to Seller if:
c FEES assoc	Except as provided by Paragraphs A, D and E, Buyer shall palated with the transfer of the Property not to exceed \$ 175	y any and all Association fees •00 and Seller shall pay	or other charges any excess.
D. DEPO	SITS FOR RESERVES: Buyer shall pay any deposits for reserve	es required at closing by the As	ssociation.
updat not re from a wai	IORIZATION: Seller authorizes the Association to release and ded resale certificate if requested by the Buyer, the Title Compacture the Subdivision Information or an updated resale certificathe Association (such as the status of dues, special assessment over of any right of first refusal), B Buyer Seller shall pay shation prior to the Title Company ordering the information.	any, or any broker to this sale te, and the Title Company request, violations of covenants and	e. If Buyer does uires information restrictions, and
NOTICE TO BUYER REGARDING REPAIRS BY THE ASSOCIATION: The Association may have the sole esponsibility 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.			
	— Authentiscer		/17/2020
Buyer	James Wil Sellestratus	Miams/ Ames Williams	
	Authentiscer Quality Have		/17/2020
Buyer	Settle Control of the	andez acilia Hernandez	
The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms of contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate licensees. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not intended for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, (512) 936-3000 (www.trec.texas.gov) TREC No. 36-8. This form replaces TREC No. 36-7.			