



CONDOMINIUM RESALE CERTIFICATE (Section 82.157, Texas Property Code)



Condominium Certificate concerning Condominium Unit 107, in Building 28/N, of Townhomes
on the park _____, a condominium project, located at 8589 Sands Point Dr.
77036 (Address), City of Houston

County of Harris, Texas, on behalf of the condominium owners' association
(the Association) by the Association's governing body (the Board).

- A. The Declaration does does not contain a right of first refusal or other restraint that restricts the right to transfer the Unit. If a right of first refusal or other restraint exists, see Section _____ of the Declaration.
- B. The periodic common expense assessment for the Unit is \$ 344.40 per _____ month _____.
- C. There is is not a common expense or special assessment due and unpaid by the Seller to the Association. The total unpaid amount is \$ _____ and is for _____.
- D. Other amounts are are not payable by Seller to the Association. The total unpaid amount is \$ 344.40 and is for October HOA Dues.
- E. Capital expenditures approved by the Association for the next 12 months are \$ _____ 4000.00.
- F. Reserves for capital expenditures are \$ _____ 10000.00; of this amount \$ _____ 4000.00 has been designated for Painting and Siding.
- G. The current operating budget and balance sheet of the Association is attached.
- H. The amount of unsatisfied judgments against the Association is \$ _____ 0.00.
- I. There are are not any suits pending against the Association. The nature of the suits is _____.
- J. The Association does does not provide insurance coverage for the benefit of unit owners as per the attached summary from the Association's insurance agent.
- K. The Board has has no knowledge of alterations or improvements to the Unit or to the limited common elements assigned to the Unit or any portion of the project that violate any provision of the Declaration, by-laws or rules of the Association. Known violations are: _____.
- L. The Board has has not received notice from a governmental authority concerning violations of health or building codes with respect to the Unit, the limited common elements assigned to the Unit, or any other portion of the condominium project. Notices received are: _____.
- M. The remaining term of any leasehold estate that affects the condominium is _____ N/A and the provisions governing an extension or a renewal of the lease are: _____.
- N. The Association's managing agent is Century 21 Olympian (Name of Agent)
6060 Richmond Ave. Ste100 Houston, TX 77057 (Mailing Address)
713-291-3953 (Phone) _____ (Fax)
broker@olympiantexas.com (E-mail Address)

8589 Sands Point Dr.
(Address of Property)

O. Association fees resulting from the transfer of the unit described above:

<u>Description</u>	<u>Paid To</u>	<u>Amount</u>
<u>Two months from Buyer</u>	<u>Townhomes on the Park</u>	<u>688.80 + 344.40 (Oct.Fees)</u>
<u>Transfer Fee</u>	<u>Century 21 Olympian</u>	<u>200.00</u>
<u>Resale Certificate</u>	<u>Century 21 Olympian</u>	<u>50.00</u>

P. Required contribution, if any, to the capital reserves account \$ 0.00.

REQUIRED ATTACHMENTS:

1. Operating Budget
2. Insurance Summary
3. Balance Sheet

NOTICE: The Certificate must be prepared no more than three months before the date it is delivered to Buyer.

Townhomes on the Park HOA
Name of Association

By: 

Name: Stephen Williams

Title: Agent For Association

Date: 10/15/20

Mailing Address: 060 Richmond Ave. Ste100 Houston, TX 77057

E-mail: broker@olympiantexas.com



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