



CONDOMINIUM RESALE CERTIFICATE

(Section 82.157, Texas Property Code)



Condominium Certificate concerning Condominium Unit 671, in Building _____, of Lafayette Place
(Section One) Council of Co-Owners Inc _____, a condominium project, located at 669-1/2 N Post Oak Ln

(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 34 of the Declaration.

B. The periodic common expense assessment for the Unit is \$ 194.00 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 \$ ----- and is for approx \$1350.31 was paid in full for condo insurance for Jul 2020-Jun 2021.

E. Capital expenditures approved by the Association for the next 12 months are \$ 10,000.

F. Reserves for capital expenditures are \$ 21,000; of this amount \$ 10,000 has been designated for repair of patio fences; balance for contingencies.

G. The current operating budget and balance sheet of the Association is attached.

H. The amount of unsatisfied judgments against the Association is \$ ---.

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 none and the provisions governing an extension or a renewal of the lease are: _____.

N. The Association's managing agent is no management company; association is managed by volunteer board
(Name of Agent)

(Mailing Address)

(Phone) _____ (Fax)

(E-mail Address)

671 N Post Oak Lane, Houston TX 77024-4606

(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>
transfer fee only on closing	Lafayette Place (Section One)	\$750.00
_____	_____	_____
_____	_____	_____

P. Required contribution, if any, to the capital reserves account \$ ---0---.

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.

Lafayette Place (Section One) Council of Co-Owners, Inc, a TX nonprofit corp subject to TUCA

Name of Association

By: Carol Caul

Name: Carol Caul

Title: Secretary to Board of Administration and Corporate Registered Agent

Date: February 8, 2021

Mailing Address: 669-1/2 N Post Oak Ln, Houston TX 77024-4606

E-mail: carolcaul@gmail.com



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