11-10-2020



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



(NOT FOR USE WITH CONDOMINIUMS)
ADDENDUM TO CONTRACT CONCERNING THE PROPERTY AT

(Street Ad	idress and City)
•	
'ownewest Homeowners Association (Name of Property Owners Associa	(713) 776-1771 ation, (Association) and Phone Number)
(Name of Property Commence	
SUBDIVISION INFORMATION: "Subdivision Inform to the subdivision and bylaws and rules of the Associati Section 207.003 of the Texas Property Code.	mation" means: (i) a current copy of the restrictions applying ion, and (ii) a resale certificate, all of which are described by
(Check only one box):	
the Subdivision Information to the Buyer. If Selle the contract within 3 days after Buyer receives occurs first, and the earnest money will be refu	ate of the contract, Seller shall obtain, pay for, and deliver or delivers the Subdivision Information, Buyer may terminate the Subdivision Information or prior to closing, whichever unded to Buyer. If Buyer does not receive the Subdivision terminate the contract at any time prior to closing and the
copy of the Subdivision Information to the Selle time required, Buyer may terminate the cont Information or prior to closing, whichever occurs Buyer, due to factors beyond Buyer's control, is n	ate of the contract, Buyer shall obtain, pay for, and deliver a r. If Buyer obtains the Subdivision Information within the cract within 3 days after Buyer receives the Subdivision first, and the earnest money will be refunded to Buyer. If not able to obtain the Subdivision Information within the time reminate the contract within 3 days after the time required or arnest money will be refunded to Buyer.
does not require an updated resale certificate Buyer's expense, shall deliver it to Buyer within	sion Information before signing the contract. Buyer does te. If Buyer requires an updated resale certificate, Seller, at n 10 days after receiving payment for the updated resale contract and the earnest money will be refunded to Buyer if e within the time required.
☑ 4. Buyer does not require delivery of the Subdivision	ı Information.
The title company or its agent is authorized to a Information ONLY upon receipt of the required obligated to pay.	act on behalf of the parties to obtain the Subdivision fee for the Subdivision Information from the party
Seller shall promptly give notice to Buyer. Buyer may to	any material changes in the Subdivision Information, erminate the contract prior to closing by giving written notice ided was not true; or (ii) any material adverse change in the earnest money will be refunded to Buyer.
FEES AND DEPOSITS FOR RESERVES: Except as all Association fees, deposits, reserves, and other charges and Seller shall pay any excess.	provided by Paragraphs A and D, Buyer shall pay any and ges associated with the transfer of the Property not to exceed
and any updated resale certificate if requested by the B does not require the Subdivision Information or an information from the Association (such as the status	ion to release and provide the Subdivision Information buyer, the Title Company, or any broker to this sale. If Buyer updated resale certificate, and the Title Company requires of dues, special assessments, violations of covenants and , Buyer Seller shall pay the Title Company the cost of dering the information.
sponsibility to make certain repairs to the Property. If	ASSOCIATION: The Association may have the sole you are concerned about the condition of any part of the should not sign the contract unless you are satisfied that the
Buyer	X John Dy 7/14 Seller
Duyer	Schol
	Darshay Genry 7/17/2
Buyer	Seller



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. 36-9. This form replaces TREC No. 36-8.



Notice to a Purchaser of Real Property in a Water District

Note: This Notice should be completed and given to a prospective purchaser prior to execution of a binding contract of sale and purchase, should be executed by the seller and purchaser and should be attached as a separate portion of a purchase contract. Please see NOTE at bottom of page.

1) The real property, described below, that you are about to purchase is located in the Fort Bend Co. MUD 2 District. The district has taxing authority separate from any other taxing authority and may, subject to voter approval, issue an unlimited amount of bonds and levy an unlimited rate of tax in payment of such bonds. As of this date, the rate of taxes levied by the district on real property located in the district is \$.63 on each \$100 of assessed valuation. If the district has not yet levied taxes, the most recent projected rate of tax, as of this date, is \$.63 on each \$100 of assessed valuation. The total amount of bonds, excluding refunding bonds and any bonds or any portion of bonds issued that are payable solely from revenues received or expected to be received under a contract with a governmental entity, approved by the voters and which have been or may, at this date, be issued in \$\$57,570,000.00 , and the aggregate initial principal amounts of all bonds issued for one or more of the specified facilities of the district and payable in whole or in part from property taxes is \$\$20,570,000.00
The district has the authority to adopt and impose a standby fee on property in the district that has water, sanitary sewer, or drainage facilities and services available but not connected and which does not have a house, building, or other improvement located thereon and does not substantially utilize the utility capacity available to the property. The district may exercise the authority without holding an election on the matter. As of this date, the most recent amount of the standby fee is $\frac{5n}{a}$. An unpaid standby fee is a personal obligation of the person that owned the property at the time of imposition and is secured by a lien on the property. Any person may request a certificate from the district stating the amount, if any, of unpaid standby fees on a tract of property in the district.
3) Mark an "X" in one of the following three spaces and then complete as instructed.
X Notice for Districts Located in Whole or in Part within the Corporate Boundaries of a Municipality (Complete Paragraph A).
Notice for Districts Located in Whole or in Part in the Extraterritorial Jurisdiction of One or More Home-Rule Municipalities and Not Located within the Corporate Boundaries of a Municipality (Complete Paragraph B).
Notice for Districts that are NOT Located in Whole or in Part within the Corporate Boundaries of a Municipality or the Extraterritorial
Jurisdiction of One or More Home-Rule Municipalities.
A) The district is located in whole or in part within the corporate boundaries of the City of <u>Sugar Land</u> . The taxpayers of the district are subject to the taxes imposed by the municipality and by the district until the district is dissolved. By law, a district located within the corporate boundaries of a municipality may be dissolved by municipal ordinance without the consent of the district or the voters of the district.
B) The district is located in whole or in part in the extraterritorial jurisdiction of the City of By law, a district located in the extraterritorial jurisdiction of a municipality may be annexed without the consent of the district or the voters of the district. When a district is annexed, the district is dissolved.
4) The purpose of this district is to provide water, sewer, drainage, or flood control facilities and services within the district through the issuance of bonds—payable in whole or in part from property taxes. The cost of these utility facilities is not included in the purchase price of your property, and these utility—facilities are owned or to be owned by the district. The legal description of the property you are acquiring is as follows: TOWNEWEST SEC 2, BLOCK 7, LOT 29.
X Jord There X Dorshing Burn Thomas
Signature of Seller Date Signature of Seller Date
PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ROUTINELY ESTABLISHES TAX RATES DURING THE MONTHS OF SEPTEMBER THROUGH DECEMBER OF EACH YEAR, EFFECTIVE FOR THE YEAR IN WHICH THE TAX RATES ARE APPROVED BY THE DISTRICT. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM. The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or prior to execution of a binding contract for the purchase of the
real property described in such notice or at closing of purchase of the real property.
Signature of Purchaser Date Signature of Purchaser Date
NOTE: Correct district name, tax rate, bond amounts, and legal description are to be placed in the appropriate space. Except for notices included as

NOTE: Correct district name, tax rate, bond amounts. and legal description are to be placed in the appropriate space. Except for notices included as an addendum or paragraph of a purchase contract, the notice shall be executed by the seller and purchaser, as indicated. If the district does not propose to provide one or more of the specified facilities and services, the appropriate purpose may be eliminated. If the district has not yet levied taxes, a statement of the district's most recent projected rate of tax is to be placed in the appropriate space. If the district does not have approval from the commission to adopt and impose a standby fee, the second paragraph of the notice may be deleted. For the purposes of the notice form required to be given to the prospective purchaser prior to execution of a binding contract of sale and purchase, a seller and any agent, representative, or person acting on the seller's behalf may modify the notice by substitution of the words "January 1,2021" for the words "this date" and place the correct calendar year in the appropriate space.