

## PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

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

	23015 Adwick Ct	Katy
	(Street Address and City)	
Α.	(Name of Property Owners Association, (Association) and Phon  A. SUBDIVISION INFORMATION: "Subdivision Information" means: (i) a cut to the subdivision and bylaws and rules of the Association, and (ii) a resale Section 207.003 of the Texas Property Code.	urrent copy of the restrictions applying
	(Check only one box):	
	1. Within days after the effective date of the contract, S the Subdivision Information to the Buyer. If Seller delivers the Subdivision In occurs first, and the earnest money will be refunded to Buyer. If Information, Buyer, as Buyer's sole remedy, may terminate the con earnest money will be refunded to Buyer.	ivision Information, Buyer may terminate formation or prior to closing, whichever Buyer does not receive the Subdivision
	2. Within days after the effective date of the contract, Bu copy of the Subdivision Information to the Seller. If Buyer obtains time required, Buyer may terminate the contract within 3 days Information or prior to closing, whichever occurs first, and the earn Buyer, due to factors beyond Buyer's control, is not able to obtain the required, Buyer may, as Buyer's sole remedy, terminate the contract prior to closing, whichever occurs first, and the earnest money will be	s the Subdivision Information within the after Buyer receives the Subdivision nest money will be refunded to Buyer. If the Subdivision Information within the time at within 3 days after the time required or
	3. Buyer has received and approved the Subdivision Information before does not require an updated resale certificate. If Buyer requires Buyer's expense, shall deliver it to Buyer within 10 days after recertificate from Buyer. Buyer may terminate this contract and the ease Seller fails to deliver the updated resale certificate within the time re	an updated resale certificate, Seller, at ceiving payment for the updated resale innest money will be refunded to Buyer if
	X 4. 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 Sunformation ONLY upon receipt of the required fee for the Subdivision Information from obligated to pay.		
		division information from the party
Sel to S	<b>B. MATERIAL CHANGES.</b> If Seller becomes aware of any material changes shall promptly give notice to Buyer. Buyer may terminate the contract to Seller if: (i) any of the Subdivision Information provided was not true; or (Subdivision Information occurs prior to closing, and the earnest money will be reference.	orior to closing by giving written notice ii) any material adverse change in the unded to Buyer.
C.	<b>FEES AND DEPOSITS FOR RESERVES:</b> Except as provided by Paragraphs A and D, Buyer shall pay any and all Association fees, deposits, reserves, and other charges associated with the transfer of the Property not to exceed \$300.00 and Seller shall pay any excess.	
D.	D. AUTHORIZATION: Seller authorizes the Association to release and and any updated resale certificate if requested by the Buyer, the Title Comp does not require the Subdivision Information or an updated resale certifinformation from the Association (such as the status of dues, special associations, and a waiver of any right of first refusal), X Buyer Seller sobtaining the information prior to the Title Company ordering the information	pany, or any broker to this sale. If Buyer icate, and the Title Company requires sessments, violations of covenants and hall pay the Title Company the cost of
	NOTICE TO BUYER REGARDING REPAIRS BY THE ASSOCIATION:	•
Pro	responsibility to make certain repairs to the Property. If you are concerned Property which the Association is required to repair, you should not sign the concerned Association will make the desired repairs.	about the condition of any part of the ontract unless you are satisfied that the
	Mamta Y	<b>erneni</b> 07/16/2021
Buy	<u> </u>	al Anventments, LLC
Buy	Buyer Seller	
<u>//</u>	The form of this addendum has been approved by the Texas Real Estate Commission for use contracts. Such approval relates to this contract form only. TREC forms are intended for use only made as to the legal validity or adequacy of any provision in any specific transactions. It is no	y by trained real estate licensees. No representation is
11	made as to the legal validity or adequacy of any provision in any specific transactions. It is no Commission P.O. Box 12188. Austin, TX 78711-2188. (512) 936-3000 (www.trec.texas.gov) TREC No. 36	

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