



### CONDOMINIUM RESALE CERTIFICATE (Section 82.157, Texas Property Code)



Condominium Certificate concerning Condominium Unit 1805, in Building 1, of 1  
2016 MAIN CONDOMINIUMS, a condominium project, located at 2016 MAIN  
ST. 77002 (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 \$ 724.15 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 \_\_\_\_\_.
- E. Capital expenditures approved by the Association for the next 12 months are \$ 193,440.
- F. Reserves for capital expenditures are \$ 355,858; of this amount \$ 193,440 has been designated for RENOVATIONS, Gym Expansion, Infrastructure.
- G. The current operating budget and balance sheet of the Association is attached.
- H. The amount of unsatisfied judgments against the Association is \$ 0.
- 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 OAK LEAF MANAGEMENT  
(Name of Agent)  
9555 W. SAM HOUSTON PKWY, #250 HOUSTON, TX 77099  
(Mailing Address)  
713-659-1801 713-650-8957  
(Phone) (Fax)  
2016hoamanager@sbcglobal.net  
(E-mail Address)

\*declarations still require homeowners insurance for each owned unit. (AR)

2016 MAIN ST., HOUSTON, TX 77002

(Address of Property)

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

Description	Paid To	Amount
1st Month Assessments	2016 Main	\$ 724.15
Document Fee	2016 Main	\$ 100.00
Move In Fee	2016 Main	\$ 200.00

P. Required contribution, if any, to the capital reserves account \$ 724.15

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.

2016 MAIN OWNERS ASSOCIATION, INC.

Name of Association

By: \_\_\_\_\_

Name: GARY BERNARD

Title: General Manager

Date: \_\_\_\_\_

Mailing Address: 2016 MAIN ST., HOUSTON, TX 77002

E-mail: 2016hoamanager@sbcglobal.net



This form has been approved by the Texas Real Estate Commission for use with similarly approved or promulgated contract forms. Such approval relates to this form only. TREC forms are intended for use only by trained real estate license holders. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not suitable for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (http://www.trec.texas.gov) TREC No. 32-4. This form replaces TREC No. 32-3.





## 2016 MAIN OWNERS ASSOCIATION, INC.

### 2021 BUDGET SUMMARY

PAYROLL SALARIES	\$713,911
PAYROLL BENEFITS	\$195,407
ADMINISTRATIVE EXPENSE	\$165,850
CONTRACT SERVICE	\$524,788
MAINTENANCE/REPAIRS	\$221,055
UTILITIES	\$474,843
MANAGEMENT	\$46,596
TAXES	\$1,100
INSURANCE	\$300,000
RESERVES	\$318,000
OTHER	\$63,300
<b>TOTAL</b>	<b>\$3,024,850</b>
<b>OTHER INCOME (LAUNDRY &amp; GUEST ROOM)</b>	<b>\$70,290</b>
<b>TOTAL ADJUSTED EXPENSES</b>	<b>\$2,954,560</b>
<b>TOTAL ASSESSMENT</b>	<b>\$2,954,560</b>



# EVIDENCE OF COMMERCIAL PROPERTY INSURANCE

DATE (MM/DD/YYYY)  
11/12/2020

THIS EVIDENCE OF COMMERCIAL PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST

<b>PRODUCER NAME</b> <b>CONTACT PERSON AND ADDRESS</b> <b>PHONE</b> 713 526 3366 (A/C No Ext) Marsh Wortham a division of Marsh USA, Inc. 2929 Allen Parkway Houston, TX 77019 Marsh Wortham, a division of Marsh USA, Inc. www.marsh.com	<b>COMPANY NAME AND ADDRESS</b> Affiliated FM Insurance Company NAIC NO: 10011  02919-0750 IF MULTIPLE COMPANIES, COMPLETE SEPARATE FORM FOR EACH
<b>FAX</b> <b>E-MAIL</b> (A/C No): 713-521-1951 <b>ADDRESS</b>  <b>CODE:</b> <b>SUB CODE:</b> <b>AGENCY</b> <b>CUSTOMER ID #:</b> 102016MAIN <b>NAMED INSURED AND ADDRESS</b> 2016 Main Owners Association, Inc. 2016 Main Street Houston TX 77002  <b>ADDITIONAL NAMED INSURED(S)</b>	<b>POLICY TYPE</b> Commercial Property  <b>LOAN NUMBER</b> <b>POLICY NUMBER</b>  1075199  <b>EFFECTIVE DATE</b> <b>EXPIRATION DATE</b> <b>CONTINUED UNTIL</b> 11/15/2020    11/15/2021    TERMINATED IF CHECKED THIS REPLACES PRIOR EVIDENCE DATED

**PROPERTY INFORMATION** (ACORD 101 may be attached if more space is required)     **BUILDING** OR  **BUSINESS PERSONAL PROPERTY**

LOCATION / DESCRIPTION

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

**COVERAGE INFORMATION**    PERILS INSURED    BASIC    BROAD     SPECIAL

COMMERCIAL PROPERTY COVERAGE AMOUNT OF INSURANCE:	\$ 118,362,000	DED: 25,000
<input type="checkbox"/> BUSINESS INCOME <input type="checkbox"/> RENTAL VALUE	YES NO N/A	Actual Loss Sustained, # of months.
BLANKET COVERAGE	✓	If YES, indicate value(s) reported on property identified above: \$
TERRORISM COVERAGE	✓	Attach Disclosure Notice / DEC
IS THERE A TERRORISM-SPECIFIC EXCLUSION?		
IS DOMESTIC TERRORISM EXCLUDED?	✓	
LIMITED FUNGUS COVERAGE	✓	If YES, LIMIT:    DED:
FUNGUS EXCLUSION (If "YES", specify organization's form used)	✓	
REPLACEMENT COST	✓	
AGREED VALUE		✓
COINSURANCE	✓	If YES, %
EQUIPMENT BREAKDOWN (If Applicable)	✓	If YES, LIMIT: Included    DED: 25,000
ORDINANCE OR LAW - Coverage for loss to undamaged portion of bldg	✓	If YES, LIMIT: Combined Above    DED:
- Demolition Costs	✓	If YES, LIMIT: 1,000,000    DED:
- Incr. Cost of Construction	✓	If YES, LIMIT: Combined Above    DED:
EARTH MOVEMENT (If Applicable)	✓	If YES, LIMIT: 25,000,000    DED: 100,000
FLOOD (If Applicable)	✓	If YES, LIMIT: 25,000,000    DED: 500,000
WIND / HAIL INCL <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO    Subject to Different Provisions:	✓	If YES, LIMIT: Policy Limit    DED: 25,000
NAMED STORM INCL <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO    Subject to Different Provisions:	✓	If YES, LIMIT: Policy Limit    DED: 3%
PERMISSION TO WAIVE SUBROGATION IN FAVOR OF MORTGAGE HOLDER PRIOR TO LOSS		

**CANCELLATION**  
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

<input type="checkbox"/> CONTRACT OF SALE <input type="checkbox"/> MORTGAGEE <b>NAME AND ADDRESS</b> Informational Purposes Only	<input type="checkbox"/> LENDER'S LOSS PAYABLE <input type="checkbox"/> LOSS PAYEE  <b>LENDER SERVICING AGENT NAME AND ADDRESS</b>  <b>AUTHORIZED REPRESENTATIVE</b>  Marsh Wortham, a division of Marsh USA, Inc.
---	--



