PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

8-17-2015



CONDOMINIUM RESALE CERTIFICATE

(Section 82.157, Texas Property Code)
Condominium Certificate concerning Condominium Unit 004 in Building
(the Association) by the Association's governing body (the Board).
A. The Declaration \(\subseteq \does \) 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 $$1,036.12$ per month.
C. There is 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 Mare 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 \$
I. There \square are \square are not any suits pending against the Association. The nature of the suits is
J. The Association \(\square\$ 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 and the provisions governing an extension or a renewal of the lease are:
N. The Association's managing agent is OAK LEAF MANAGEMENT
9555 W. SAM HOUSTON PRWY, #250 HOUSTON, TX 77099 (Mailling Address)
713-659-1801 (Phone) 713-650-8957
(Phone) (Fax)
2016 hoamanager @ sbcglobal. net

* declarations still require homeowners insurance for TREC NO. 32-4 each curred unit.

Condominium Resale Certificate Concernin	9,	Page 2 of 2					
2016 MAIN ST. 7 -	HOUSTON, TX "	77002					
	(Address of Property)						
O. Association fees resulting fro	m the transfer of the unit	described above:					
Description	Paid To	Amount					
	2016 Main +						
Document Fee	2016 Maint	CO.COI & A.O.					
P. Required contribution, if any,		count \$ 1,036.12					
REQUIRED ATTACHMENTS: 1. Operating Budget 2. Insurance Summary 3. Balance Sheet							
NOTICE: The Certificate mus is delivered to Buyer.	t be prepared no more	than three months before the date it					
2016 MAIN OWNER	RE ASSOCIATION	ON, INC.					
	Name of Association	on					
By: Jarn	BC						
Name: GARY BE	ZNARD						
Title: General Manager							
Date:							
Mailing Address: 2016 Mr	HN ST., HOUSTON,	(X 1100Z					
E-mail: 2016 hoamanager	- @ sbcglobal. n	et					



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

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



EVIDENCE OF COMMERCIAL PROPERTY INSURANCE

DATE (MM/DD/YYYY)

11/12/2020

					THE STATE OF THE S				
THIS EVIDENCE OF COMMERCIAL PROPERTY INSURANCE UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVEN THE COVERAGE AFFORDED BY THE POLICIES BELOW. TO	/IDE	NCE	E DC	DES NOT AFI	FIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER JRANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN				
THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE	OR	PRO	DDC	CER, AND T	HE ADDITIONAL INTEREST				
PRODUCER NAME PHONE 713 578 2368			COMPANY NAM	ME AND ADDRESS NAIC NO 10014					
CONTACT PERSON AND ADDRESS TAC NO EAS				Affiliated FN	A Insurance Company				
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					02919-0750				
F MAN					IF MULTIPLE COMPANIES, COMPLETE SEPARATE FORM FOR EACH				
[A/C, No]: 713-521-1951 ADDRESS:				POLICY TYPE					
CODE: SUB CODE:					I P				
AGENCY CUSTOMER ID # 102016MAIN NAMED INSURED AND ADDRESS				LOAN NUMBER					
2016 Main Owners Association, Inc.					1075199				
2016 Main Street				SEES STORE DA					
Houston TX 77002				EFFECTIVE DA	CONTINUED UNTIL				
				11/15/2020	11/15/2021 TERMINATED IF CHECKED				
ADDITIONAL NAMED INSURED(S)				THIS REPLACE	S PRIOR EVIDENCE DATED				
and the restored to the state of the state o									
				in an aurian all	☐ BUILDING OR ☐ BUSINESS PERSONAL PROPERTY				
PROPERTY INFORMATION (ACORD 101 may be attached if	mor	e sp	ace	is required)	BOILDING ON BOSINESS PERSONAL PROFEREIT				
LOCATION / DESCRIPTION									
THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED	TO	THE	INS	URED NAMED	ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING				
ANY DECUMENT TERM OF CONDITION OF ANY CONTRACT OF	THI	ER D	OCU	IMENT WITH R	ESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY				
BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE	POLI	CIES	AIMS	SCRIBED HER	EIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS				
OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY	10000		TIMO	A CONTRACTOR OF THE CONTRACTOR	/				
COVERAGE INFORMATION PERILS INSURED	BA	SIC		BROAD	✓ SPECIAL				
COMMERCIAL PROPERTY COVERAGE AMOUNT OF INSURANCE: \$1	18,3	362,0	000		DED: 25,000				
	YES	NO	N/A						
☐ BUSINESS INCOME ☐ RENTAL VALUE				If YES, LIMIT:	Actual Loss Sustained; # of months:				
BLANKET COVERAGE		1		If YES, indicate value(s) reported on property identified above: \$					
TERRORISM COVERAGE				Attach Disclos	rure Notice / DEC				
IS THERE A TERRORISM-SPECIFIC EXCLUSION?	1								
	-	-	-						
IS DOMESTIC TERRORISM EXCLUDED?	-	1	-	WATER LINES	DED:				
LIMITED FUNGUS COVERAGE	-	1		If YES, LIMIT:	DEU.				
FUNGUS EXCLUSION (If "YES", specify organization's form used)	1								
REPLACEMENT COST	1								
AGREED VALUE			1						
COINSURANCE		1		If YES,	%				
EQUIPMENT BREAKDOWN (If Applicable)	1			If YES, LIMIT:	Included DED:25,000				
ORDINANCE OR LAW - Coverage for loss to undamaged portion of bidg	1			IfYES, LIMIT:	Combined Above DED:				
- Demolition Costs	1			If YES, LIMIT:					
And the second s	1		-		Combined Above DED:				
- Incr. Cost of Construction	1		-	If YES, LIMIT	Combined 7 to Co				
EARTH MOVEMENT (If Applicable)	1	-	-						
FLOOD (If Applicable)		-	-	If YES, LIMIT					
WIND / HAIL INCL YES NO Subject to Different Provisions:	1	-	-	If YES, LIMIT					
NAMED STORM INCL YES NO Subject to Different Provisions:	1			If YES, LIMIT	Policy Limit DED:3%				
PERMISSION TO WAIVE SUBROGATION IN FAVOR OF MORTGAGE									
HOLDER PRIOR TO LOSS	_								
CANCELLATION	Land III				THE TURNSTALL PARTY THE PROPERTY WATER THE TANK				
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES DELIVERED IN ACCORDANCE WITH THE POLICY PROVISION	BE ONS	CAN	NCE	LLED BEFO	RE THE EXPIRATION DATE THEREOF, NOTICE WILL BE				
ADDITIONAL INTEREST									
	SPA	YEE		LENDER SERV	ICING AGENT NAME AND ADDRESS				
MORTGAGEE									
NAME AND ADDRESS									
Informational Purposes Only									
				AUTHORIZED	REPRESENTATIVE				
				1	megan				
				Marsh Wo	rtham, a division of Marsh USA, Inc.				

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

11/24/2020

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

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Marsh Wortham,	CONTACT NAME: Marsh Wortham, a division of Marsh US					
a division of Marsh USA, Inc 2929 Allen Parkway Houston, TX 77019 www.marsh.com INSURED 2016 Main Owners Association c/o Oak Leaf Management 9555 W. Sam Houston Parkway South Suite 250 Houston TX 77099	PHONE (A/C, No, Ext) E-MAIL ADDRESS:	713-526-3366	(A/C, No):	713-5	521-1951	
			NAIC#			
	INSURER A:	: Philadelphia Indemnity Insurance Company			18058	
	INSURER B	Great American Alliance Insuran	ice Co		26832	
	INSURER C					
	INSURER E :	needs he as				

COVERAGES

CERTIFICATE NUMBER: 58745733

REVISION NUMBER:

THIS IS TO CERTIFY THAT 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 CERTIFICATE 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.

INSR		TYPE OF INSURANCE	ADDL SUBR			JCY EFF DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMIT	'S
Α	1	COMMERCIAL GENERAL LIABILITY		PHPK2206595	11/	15/2020	11/15/2021	EACH OCCURRENCE	\$1,000,000
		CLAIMS-MADE ✓ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000
	1	Deductible -0-						MED EXP (Any one person)	\$5,000
								PERSONAL & ADV INJURY	\$1,000,000
	GE	N'L AGGREGATE LIMIT APPLIES PER						GENERAL AGGREGATE	\$2,000,000
	1	POLICY PRO- JECT LOC						PRODUCTS - COMP/OP AGG	\$2,000,000
		OTHER.							S
Α	AU	TOMOBILE LIABILITY		PHPK2206595	11/	15/2020	11/15/2021	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
		ANY AUTO						BODILY INJURY (Per person)	s
		OWNED SCHEDULED AUTOS ONLY AUTOS						BODILY INJURY (Per accident)	\$
	1	HIRED NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	S
									5
В	1	UMBRELLA LIAB ✓ OCCUR		UM30181758	11/	15/2019	12/14/2020	EACH OCCURRENCE	s 10,000,000
		EXCESS LIAB CLAIMS-MADE						AGGREGATE	\$10,000,000
		DED ✓ RETENTION \$-0-						Products/Comp Opns	\$10,000,000
		RKERS COMPENSATION DEMPLOYERS' LIABILITY						PER OTH- STATUTE ER	
	ANY	PROPRIETOR/PARTNER/EXECUTIVE	N/A					E.L. EACH ACCIDENT	s
	(Ma	ICER/MEMBER EXCLUDED?	"'^					E.L. DISEASE - EA EMPLOYEE	s
	DES	es, describe under SCRIPTION OF OPERATIONS below		•				E.L. DISEASE - POLICY LIMIT	\$
DES	RIP	TION OF OPERATIONS / LOCATIONS / VEHIC	ES (ACORD	101, Additional Remarks Schedule, r	nay be attac	hed if mor	e space is requir	ed)	

CERTIFICATE HOLDER	CANCELLATION
For Informational Purposes Only	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	Marsh Wortham, a division of Marsh USA, Inc.

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