

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 Point Aquarius MUD 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 \$0.47 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 \$0.47 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 \$21,000,000.00 , 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 2) 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 \$N/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. 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 Conroe 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: Lots 11, 12 Block 5 Point Aquarius Şec 01, 49091 Signature of Seller Signature of Seller Date Alejandra Mondragon 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 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, _ _ " for the words "this date" and place the correct calendar year in the appropriate space. HAR400 7/06/2020 @2020 ©2020 Houston REALTORS® Information Service, Inc.

Dixie Estep, Real Estate Broker, 7112 Pleasure Lake Dr Willis TX 77318

Db. 0254000500

14695 Aquila Ct E

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com



PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

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 Address and City) (Name of Property Owners Association, (Association) and Phone Number) A. SUBDIVISION INFORMATION: "Subdivision Information" means: (i) a current copy of the restrit to the subdivision and bylaws and rules of the Association, and (ii) a resale certificate, all of which a Section 207.003 of the Texas Property Code. (Check only one box): 1. Within	
A. SUBDIVISION INFORMATION: "Subdivision Information" means: (i) a current copy of the restri to the subdivision and bylaws and rules of the Association, and (ii) a resale certificate, all of which a Section 207.003 of the Texas Property Code. (Check only one box): 1. Within days after the effective date of the contract, Seller shall obtain, pay the Subdivision Information to the Buyer. If Seller delivers the Subdivision Information, Buyer the contract within 3 days after Buyer receives the Subdivision Information, Buyer and the earnest money will be refunded to Buyer. If Buyer does not receive Information, Buyer, as Buyer's sole remedy, may terminate the contract at any time prior to earnest money will be refunded to Buyer. 2. Within days after the effective date of the contract, Buyer shall obtain, pay for copy of the Subdivision Information to the Seller. If Buyer obtains the Subdivision Information required, Buyer may terminate the contract within 3 days after Buyer receives the Information or prior to closing, whichever occurs first, and the earnest money will be refunded Buyer, due to factors beyond Buyer's control, is not able to obtain the Subdivision Information required, Buyer may, as Buyer's sole remedy, terminate the contract within 3 days after the prior to closing, whichever occurs first, and the earnest money will be refunded to Buyer. 3. Buyer has received and approved the Subdivision Information before signing the contract does not require an updated resale certificate. If Buyer requires an updated resale certificate from Buyer. Buyer may terminate this contract and the earnest money will be refunded to the certificate from Buyer. Buyer may terminate this contract and the earnest money will be refunded to the certificate from Buyer. Buyer may terminate this contract and the earnest money will be refunded to the certificate within the time required. 2. Buyer does not require delivery of the Subdivision Information. 3. Buyer does not require delivery of the Subdivision In	
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Check only one box): 1. Within	ire described by
1. Within days after the effective date of the contract, Seller shall obtain, pay the Subdivision Information to the Buyer. If Seller delivers the Subdivision Information, Buyer the contract within 3 days after Buyer receives the Subdivision Information or prior to close occurs first, and the earnest money will be refunded to Buyer. If Buyer does not receive Information, Buyer, as Buyer's sole remedy, may terminate the contract at any time prior to earnest money will be refunded to Buyer. 2. Within days after the effective date of the contract, Buyer shall obtain, pay for copy of the Subdivision Information to the Seller. If Buyer obtains the Subdivision Information time required, Buyer may terminate the contract within 3 days after Buyer receives the Information or prior to closing, whichever occurs first, and the earnest money will be refunded buyer, due to factors beyond Buyer's control, is not able to obtain the Subdivision Information required, Buyer may, as Buyer's sole remedy, terminate the contract within 3 days after the prior to closing, whichever occurs first, and the earnest money will be refunded to Buyer. 3. Buyer has received and approved the Subdivision Information before signing the contract does not require an updated resale certificate. If Buyer requires an updated resale certificate. If Buyer requires an updated resale certificate from Buyer. Buyer may terminate this contract and the earnest money will be refunded to Buyer. 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 Information ONLY upon receipt of the required fee for the Subdivision Information frobligated to pay. B. MATERIAL CHANGES. If Seller becomes aware of any material changes in the Subdivision Seller shall promptly give notice to Buyer. Buyer may terminate the contract prior to closing by giving the stall promptly give notice to Buyer. Buyer may terminate the contract prior to closing by giving	
the Subdivision Information to the Buyer. If Seller delivers the Subdivision Information, Buye the contract within 3 days after Buyer receives the Subdivision Information or prior to close occurs first, and the earnest money will be refunded to Buyer. If Buyer does not receive Information, Buyer, as Buyer's sole remedy, may terminate the contract at any time prior to earnest money will be refunded to Buyer. 2. Within days after the effective date of the contract, Buyer shall obtain, pay for copy of the Subdivision Information to the Seller. If Buyer obtains the Subdivision Information required, Buyer may terminate the contract within 3 days after Buyer receives to Information or prior to closing, whichever occurs first, and the earnest money will be refund Buyer, due to factors beyond Buyer's control, is not able to obtain the Subdivision Information required, Buyer may, as Buyer's sole remedy, terminate the contract within 3 days after the aprior to closing, whichever occurs first, and the earnest money will be refunded to Buyer. 3. Buyer has received and approved the Subdivision Information before signing the contract. does not require an updated resale certificate. If Buyer requires an updated resale certificate and the earnest money will be refunded seller fails to deliver the updated resale certificate within the time required. 3. Buyer does not require delivery of the Subdivision Information. 3. Buyer does not require delivery of the Subdivision Information. 4. Buyer does not require delivery of the Subdivision Information. 4. Buyer does not require delivery of the Subdivision Information. 4. Buyer does not require delivery of the Subdivision Information. 5. The title company or its agent is authorized to act on behalf of the parties to obtain the Information ONLY upon receipt of the required fee for the Subdivision Information obligated to pay. 8. MATERIAL CHANGES. If Seller becomes aware of any material changes in the Subdivision Seller shall promptly give notice to Buyer. Buyer may term	.
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copy of the Subdivision Information to the Seller. If Buyer obtains the Subdivision Informatime required, Buyer may terminate the contract within 3 days after Buyer receives the Information or prior to closing, whichever occurs first, and the earnest money will be refunded Buyer, due to factors beyond Buyer's control, is not able to obtain the Subdivision Information required, Buyer may, as Buyer's sole remedy, terminate the contract within 3 days after the prior to closing, whichever occurs first, and the earnest money will be refunded to Buyer. 3. Buyer has received and approved the Subdivision Information before signing the contract. does not require an updated resale certificate. If Buyer requires an updated resale certificate Buyer's expense, shall deliver it to Buyer within 10 days after receiving payment for the certificate from Buyer. Buyer may terminate this contract and the earnest money will be refunded to deliver the updated resale certificate within the time required. 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 Information ONLY upon receipt of the required fee for the Subdivision Information frobligated to pay. B. MATERIAL CHANGES. If Seller becomes aware of any material changes in the Subdivision Seller shall promptly give notice to Buyer. Buyer may terminate the contract prior to closing by giving	
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Seller shall promptly give notice to Buyer. Buyer may terminate the contract prior to closing by giving	
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to Seller if: (i) any of the Subdivision Information provided was not true; or (ii) any material adverse	
Subdivision Information occurs prior to closing, and the earnest money will be refunded to Buyer.	h .
C. FEES AND DEPOSITS FOR RESERVES: Except as provided by Paragraphs A and D, Buyer sha	
all Association fees, deposits, reserves, and other charges associated with the transfer of the Propert	ly not to exceed
\$ 275.00 and Seller shall pay any excess.	
D. AUTHORIZATION: Seller authorizes the Association to release and provide the Subdivision and any updated resale certificate if requested by the Buyer, the Title Company, or any broker to this does not require the Subdivision Information or an updated resale certificate, and the Title Company information from the Association (such as the status of dues, special assessments, violations of restrictions, and a waiver of any right of first refusal), X Buyer Seller shall pay the Title Company obtaining the information prior to the Title Company ordering the information.	is sale. If Buyer mpany requires covenants and any the cost of
NOTICE TO BUYER REGARDING REPAIRS BY THE ASSOCIATION: The Association may	
responsibility to make certain repairs to the Property. If you are concerned about the condition of a Property which the Association is required to repair, you should not sign the contract unless you are sa	any part of the
Association will make the desired repairs.	
Buyer Seller Alejandra Mondragon	
Buyer Seller	
The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate licensees. made as to the legal validity or adequacy of any provision in any specific transactions. It is not intended for complex transactions. 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. 36-9.	

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TREC NO. 36-9