



# CONDOMINIUM RESALE CERTIFICATE

(Section 82.157 Texas Property Code)

Condominium Certificate concerning Condominium Unit 4, in Building B, of Sec. 13  
Manion Place Townhouses, a condominium project, located at 439 Yorktown Ln  
(Address), City of Beaumont

County of Jefferson, 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 \$ 78.00 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 \$ 0 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 \$ \_\_\_\_\_.

F. Reserves for capital expenditures are \$ \_\_\_\_\_; of this amount \$ \_\_\_\_\_ has been designated for \_\_\_\_\_.

G. The current operating budget and balance sheet of the Association is attached.

H. The amount of unsatisfied judgments against the Association is \$ none.

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 \_\_\_\_\_ and the provisions governing an extension or a renewal of the lease are: \_\_\_\_\_.

N. The Association's managing agent is Mary LeBlanc, President  
(Name of Agent)

437 Yorktown, Beaumont TX 77707  
(Mailing Address)

728-5369 (Phone) \_\_\_\_\_ (Fax)

nmleblanc@gt.rr.com  
E-mail Address

439 Yorktown Ln, Beaumont, TX 77707-1850

(Address of Property)

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

Description	Paid To	Amount
_____	_____	_____
_____	_____	_____
_____	_____	_____

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

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.**

Manion Place Townhouses Asso. #13

Name of Association

By: Linda Dobbs

Name: Linda Dobbs

Title: Treasurer

Date: March 30, 2022

Mailing Address: 439 Yorktown Ln, 77707

E-mail: ldobbs@gt.rr.com

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Kisha Roberts  
REALTOR

Condo/ Townhome/ Patio Home

HOA Checklist

- Blanket Insurance Carrier & Contact Number Braud Vaughn, Williamson
  - Renewal Date August Premium Amount \$ 409-833-8621
  - Is Interior (Contents) coverage a separate policy? Y/N Contact person - Vina
  - Is Flood coverage a separate policy? Y/N
  - Is Windstorm coverage a separate policy? Y/N Contact Ing. Co.
  - Roof repairs or replacement is the responsibility of: \_\_\_\_\_
- Homeowner's Association managed by: Mary LeBlanc, President
- HOA Officers/Contact Person: Mary LeBlanc
- Phone Number (409) 928-5369
- Maintenance Fee payment of \$ 78.00 Per month made out to: Manion Place Townhouses #13 When first day of each month
- Items covered by Maintenance fee:
  - street light
  - trash pickup
  - lawn service
  - painting and outside rotten board replacement on house
- Trash service provided by Association Can(s) provided? Y/(N)
- Trash Pick-up days? Monday and Friday
- Mailbox number & location call post office -

Kisha Roberts

Cell: 409-363-0306

[kisharoberts@remax.net](mailto:kisharoberts@remax.net)

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