

ADDENDUM FOR PROPERTY SUBJECT TO MANDATORY MEMBERSHIP IN A PROPERTY OWNERS ASSOCIATION



(NOT FOR USE WITH CONDOMINIUMS)

ADDENDUM TO CONTRACT CONCERNING THE PROPERTY AT

to the subdivision and bylaws and rules of the Association, and (ii) a resale certificate, all of which are described b Section 207.003 of the Texas Property Code. (Check only one box): 1. Within	7103 Sagebranch Court	Richmond
SUBDIVISION INFORMATION: "Subdivision Information" means: (i) a current copy of the restrictions applyin to the subdivision and bylaws and rules of the Association, and (ii) a resale certificate, all of which are described b Section 207.030 of the Texas Property Code. (Check only one box): 1. Within	(Stree	et Address and City)
SUBDIVISION INFORMATION: "Subdivision Information" means: (i) a current copy of the restrictions applying to the subdivision and bylaws and rules of the Association, and (ii) a resale certificate, all of which are described be Section 207.003 of the Texas Property Code. (Check only one box): Nithin		
Section 207.003 of the Texas Property Code. (Check only one box): 1. Within	(Name of Property Owners As:	sociation, (Association) and Filone Number)
ays after the effective date of the contract, Seller shall obtain, pay for, and deliver the Subdivision Information to the Buyer. If Seller delivers the Subdivision Information, Buyer may terminat the contract within 3 days after Buyer receives the Subdivision Information or prior to closing, whichever cocrus first, and the earnest money will be refunded to Buyer. If Buyer does not receive the Subdivisio Information, Buyer, as Buyer's sole remedy, may terminate the contract at any time prior to closing and the earnest money will be refunded to Buyer. □ 2. Within days after the effective date of the contract, Buyer shall obtain, pay for, and deliver copy of the Subdivision Information to the Seller. If Buyer obtains the Subdivision Information within the time required, Buyer may terminate the contract within 3 days after Buyer receives the Subdivision Information or 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. Buyer □ does not require an updated resale certificate. If Buyer requires an updated resale certificate are subdivision Information better for the updated resale certificate within 10 days after receiving payment for the updated resale certificate within the time required. □ 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 Subdivision Information ONLY upon receipt of the required fee for the Subdivision Information for the updated resale certificate within the time required. □ 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 Subdivision Information on ONLY upon receipt of the required fee for the Subdivision Information from the Days and Subdivision Information for the Subdivision Information of the Subdivision Information of the Subdivision Inform	to the subdivision and bylaws and rules of the Assoc Section 207.003 of the Texas Property Code.	formation" means: (i) a current copy of the restrictions applying ciation, and (ii) a resale certificate, all of which are described by
the Subdivision Information to the Buyer. If Seller delivers the Subdivision Information, Buyer may terminat the contract within 3 days after Buyer receives the Subdivision Information or prior to closing, whichever occurs first, and the earnest money will be refunded to Buyer. If Buyer does not receive the Subdivisio Information, Buyer, as Buyer's sole remedy, may terminate the contract at any time prior to closing and the earnest money will be refunded to Buyer. 2. Within 3. Description and the super may terminate the contract the Subdivision Information within the time required, Buyer may terminate the contract within 3 days after subdivision Information or prior to closing, whichever occurs first, and the earnest money will be refunded to Buyer. Buyer, due to factors beyond Buyer's control, is not able to obtain the Subdivision Information within the time required, Buyer may, as Buyer's sole remedy, terminate the contract within 3 days after the time required or 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. Buyer Guyer's expense, shall deliver it to Buyer within 10 days after receiving payment for the updated resal certificate from Buyer. Buyer may terminate this contract and the earnest money will be refunded to Buyer. Seller fails to deliver the updated resale certificate within the time required. 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 Subdivision Information on ONLY upon receipt of the required fee for the Subdivision Information from the part obligated to pay. MATERIAL CHANGES. If Seller becomes aware of any material changes in the Subdivision Information of the Subdivision Information occurs prior to closing, and the earnest money will be refunded to Buyer. FEES AND DEPOSITS FOR RESERVES: Except as provided by Paragraphs A and D, Buyer shall pa		
copy of the Subdivision Information to the Seller. If Buyer obtains the Subdivision Information within the time required, Buyer may terminate the contract within 3 days after Buyer receives the Subdivision Information or prior to closing, whichever occurs first, and the earnest money will be refunded to Buyer. Buyer, due to factors beyond Buyer's control, is not able to obtain the Subdivision Information within the time required, Buyer may, as Buyer's sole remedy, terminate the contract within 3 days after the time required or 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. Buyer is does not require an updated resale certificate. If Buyer requires an updated resale certificate, Seller, a Buyer's expense, shall deliver it to Buyer within 10 days after receiving payment for the updated resale certificate within 10 days after receiving payment for the updated resale certificate within the time required. 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 Subdivision Information ONLY upon receipt of the required fee for the Subdivision Information from the part obligated to pay. 8. MATERIAL CHANGES. If Seller becomes aware of any material changes in the Subdivision Information Seller shall promptly give notice to Buyer. Buyer may terminate the contract prior to closing by giving written notic to Seller if: (i) any of the Subdivision Information provided was not true; or (ii) any material adverse change in the Subdivision Information occurs prior to closing, and the earnest money will be refunded to Buyer. FEES AND DEPOSITS FOR RESERVES: Except as provided by Paragraphs A and D, Buyer shall pay any excess. AUTHORIZATION: Seller authorizes the Association to release and provide the Subdivision Information and any updated resale certificate if requested by the Buyer, the Titl	the Subdivision Information to the Buyer. If So the contract within 3 days after Buyer receiv occurs first, and the earnest money will be r Information, Buyer, as Buyer's sole remedy, r earnest money will be refunded to Buyer.	eller delivers the Subdivision Information, Buyer may terminate ves the Subdivision Information or prior to closing, whicheve refunded to Buyer. If Buyer does not receive the Subdivision may terminate the contract at any time prior to closing and the
Buyer's expense, shall deliver it to Buyer within 10 days after receiving payment for the updated resal certificate from Buyer. Buyer may terminate this contract and the earnest money will be refunded to Buyer Seller fails to deliver the updated resale certificate within the time required. □ 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 Subdivision Information ONLY upon receipt of the required fee for the Subdivision Information from the part obligated to pay. MATERIAL CHANGES. If Seller becomes aware of any material changes in the Subdivision Information Seller shall promptly give notice to Buyer. Buyer may terminate the contract prior to closing by giving written notic Seller if: (i) any of the Subdivision Information provided was not true; or (ii) any material adverse change in th Subdivision Information occurs prior to closing, and the earnest money will be refunded to Buyer. FEES AND DEPOSITS FOR RESERVES: Except as provided by Paragraphs A and D, Buyer shall pay any an all Association fees, deposits, reserves, and other charges associated with the transfer of the Property not to excee and Seller shall pay any excess. AUTHORIZATION: Seller authorizes the Association to release and provide the Subdivision Information and any updated resale certificate if requested by the Buyer, the Title Company, or any broker to this sale. If Buyed does not require the Subdivision Information or an updated resale certificate, and the Title Company require information from the Association (such as the status of dues, special assessments, violations of covenants an restrictions, and a waiver of any right of first refusal), □ Buyer □ Seller shall pay the Title Company the cost obtaining the information prior to the Title Company ordering the information. OTICE TO BUYER REGARDING REPAIRS BY THE ASSOCIATION: The Association may have the sole obtaining the information prior to the Title Company ordering the info	copy of the Subdivision Information to the Setime required, Buyer may terminate the confirmation or prior to closing, whichever occurs Buyer, due to factors beyond Buyer's control, irequired, Buyer may, as Buyer's sole remedy,	eller. If Buyer obtains the Subdivision Information within the contract within 3 days after Buyer receives the Subdivision urs first, and the earnest money will be refunded to Buyer. It is not able to obtain the Subdivision Information within the time terminate the contract within 3 days after the time required o
The title company or its agent is authorized to act on behalf of the parties to obtain the Subdivision Information ONLY upon receipt of the required fee for the Subdivision Information from the part obligated to pay. MATERIAL CHANGES. If Seller becomes aware of any material changes in the Subdivision Information Seller shall promptly give notice to Buyer. Buyer may terminate the contract prior to closing by giving written notic to Seller if: (i) any of the Subdivision Information provided was not true; or (ii) any material adverse change in the Subdivision Information occurs prior to closing, and the earnest money will be refunded to Buyer. FEES AND DEPOSITS FOR RESERVES: Except as provided by Paragraphs A and D, Buyer shall pay any an all Association fees, deposits, reserves, and other charges associated with the transfer of the Property not to excee and Seller shall pay any excess. AUTHORIZATION: Seller authorizes the Association to release and provide the Subdivision Information and any updated resale certificate if requested by the Buyer, the Title Company, or any broker to this sale. If Buye does not require the Subdivision Information or an updated resale certificate, and the Title Company require information from the Association (such as the status of dues, special assessments, violations of covenants an restrictions, and a waiver of any right of first refusal), Buyer Seller shall pay the Title Company the cost obtaining the information prior to the Title Company ordering the information. NOTICE TO BUYER REGARDING REPAIRS BY THE ASSOCIATION: The Association may have the solesponsibility to make certain repairs to the Property. If you are concerned about the condition of any part of the roperty which the Association is required to repair, you should not sign the contract unless you are satisfied that the sociation will make the desired repairs. Buyer Buyer Seller	does not require an updated resale certif Buyer's expense, shall deliver it to Buyer wi certificate from Buyer. Buyer may terminate tl	ficate. If Buyer requires an updated resale certificate, Seller, a ithin 10 days after receiving payment for the updated resale his contract and the earnest money will be refunded to Buyer i
Information ONLY upon receipt of the required fee for the Subdivision Information from the part obligated to pay. MATERIAL CHANGES. If Seller becomes aware of any material changes in the Subdivision Information Seller shall promptly give notice to Buyer. Buyer may terminate the contract prior to closing by giving written notic to Seller if: (i) any of the Subdivision Information provided was not true; or (ii) any material adverse change in th Subdivision Information occurs prior to closing, and the earnest money will be refunded to Buyer. FEES AND DEPOSITS FOR RESERVES: Except as provided by Paragraphs A and D, Buyer shall pay any an all Association fees, deposits, reserves, and other charges associated with the transfer of the Property not to excee and Seller shall pay any excess. AUTHORIZATION: Seller authorizes the Association to release and provide the Subdivision Information and any updated resale certificate if requested by the Buyer, the Title Company, or any broker to this sale. If Buye does not require the Subdivision Information or an updated resale certificate, and the Title Company require information from the Association (such as the status of dues, special assessments, violations of covenants an restrictions, and a waiver of any right of first refusal), Buyer Seller shall pay the Title Company the cost obtaining the information prior to the Title Company ordering the information. BOTICE TO BUYER REGARDING REPAIRS BY THE ASSOCIATION: The Association may have the solesponsibility to make certain repairs to the Property. If you are concerned about the condition of any part of the roperty which the Association is required to repair, you should not sign the contract unless you are satisfied that the ssociation will make the desired repairs. Buyer Seller	4. Buyer does not require delivery of the Subdivis	sion Information.
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and any updated resale certificate if requested by the Buyer, the Title Company, or any broker to this sale. If Buyer does not require the Subdivision Information or an updated resale certificate, and the Title Company require information from the Association (such as the status of dues, special assessments, violations of covenants an restrictions, and a waiver of any right of first refusal), Buyer Seller shall pay the Title Company the cost of obtaining the information prior to the Title Company ordering the information. BOTICE TO BUYER REGARDING REPAIRS BY THE ASSOCIATION: The Association may have the sole esponsibility to make certain repairs to the Property. If you are concerned about the condition of any part of the roperty which the Association is required to repair, you should not sign the contract unless you are satisfied that the inspect of the property is selled by: Buyer Seller Seller Seller	all Association fees, deposits, reserves, and other ch	narges associated with the transfer of the Property not to exceed
Buyer Seller Seller	and any updated resale certificate if requested by the does not require the Subdivision Information or a information from the Association (such as the stat restrictions, and a waiver of any right of first refus	te Buyer, the Title Company, or any broker to this sale. If Buye an updated resale certificate, and the Title Company required tus of dues, special assessments, violations of covenants and sal), Buyer Seller shall pay the Title Company the cost o
Buyer Seller Seller	esponsibility to make certain repairs to the Property roperty which the Association is required to repair, yo	THE ASSOCIATION: The Association may have the sole . If you are concerned about the condition of any part of the bu should not sign the contract unless you are satisfied that the
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<u>,</u>	Buyer	
	Buver	Seller
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contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate licensees. No representation	TREC made as to the legal validity or adequacy of any provision in Commission, P.O. Box 12188, Austin, TX 78711-2188, (512) 9	any specific transactions. It is not intended for complex transactions. Texas Real Esta 36-3000 (www.trec.texas.gov) TREC No. 36-9. This form replaces TREC No. 36-8.