

PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

11-07-2022

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



(NOT FOR USE WITH CONDOMINIUMS)
ADDENDUM TO CONTRACT CONCERNING THE PROPERTY AT

	6918 Nickaburr Creek Dr Magnolia	
	(Street Address and City)	
	Westwood Landowners Association (936) 321-1414	
	(Name of Property Owners Association, (Association) and Phone Number)	
A.	SUBDIVISION INFORMATION: "Subdivision Information" means: (i) a current copy of the restrictions a	
	to the subdivision and bylaws and rules of the Association, and (ii) a resale certificate, all of which are descri	ibed by
	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 for, and the Subdivision Information to the Buyer. If Seller delivers the Subdivision Information, Buyer may ter the contract within 3 days after Buyer receives the Subdivision Information or prior to closing, who occurs first, and the earnest money will be refunded to Buyer. If Buyer does not receive the Subdivision, Buyer, as Buyer's sole remedy, may terminate the contract at any time prior to closing a earnest money will be refunded to Buyer.	rminate ichever division
	2. Within days after the effective date of the contract, Buyer shall obtain, pay for, and decopy of the Subdivision Information to the Seller. If Buyer obtains the Subdivision Information with time required, Buyer may terminate the contract within 3 days after Buyer receives the Subdivision or prior to closing, whichever occurs first, and the earnest money will be refunded to Buyer, due to factors beyond Buyer's control, is not able to obtain the Subdivision Information within the required, Buyer may, as Buyer's sole remedy, terminate the contract within 3 days after the time required prior to closing, whichever occurs first, and the earnest money will be refunded to Buyer.	thin the division suyer. If he time uired or
	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, So Buyer's expense, shall deliver it to Buyer within 10 days after receiving payment for the updated certificate from Buyer. Buyer may terminate this contract and the earnest money will be refunded to Seller fails to deliver the updated resale certificate within the time required.	eller, at resale
	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 Subd	
	Information ONLY upon receipt of the required fee for the Subdivision Information from the party	
pro (i) a Info	MATERIAL CHANGES. If Seller becomes aware of any material changes in the Subdivision Information, Sellemptly give notice to Buyer. Buyer may terminate the contract prior to closing by giving written notice to Sany of the Subdivision Information provided was not true; or (ii) any material adverse change in the Subdivision occurs prior to closing, and the earnest money will be refunded to Buyer. FEES AND DEPOSITS FOR RESERVES: Buyer shall pay any and all Association fees, deposits, reserves, and charges associated with the transfer of the Property not to exceed \$ Buyer to pay all. and Seller shall percess. This paragraph does not apply to: (i) regular periodic maintenance fees, assessments, or dues (in	seller if: division and other bay any
D.	prepaid items) that are prorated by Paragraph 13, and (ii) costs and fees provided by Paragraphs A and D. AUTHORIZATION: Seller authorizes the Association to release and provide the Subdivision Information a updated resale certificate if requested by the Buyer, the Title Company, or any broker to this sale. If Buyer not require the Subdivision Information or an updated resale certificate, and the Title Company requires inform the Association (such as the status of dues, special assessments, violations of covenants and restriction a waiver of any right of first refusal), X Buyer Seller shall pay the Title Company the cost of obtain information prior to the Title Company ordering the information.	er does rmation ns, and
res Pro	TICE TO BUYER REGARDING REPAIRS BY THE ASSOCIATION: The Association may have the ponsibility to make certain repairs to the Property. If you are concerned about the condition of any part perty which the Association is required to repair, you should not sign the contract unless you are satisfied to cociation will make the desired repairs.	of the
Buy	ver Seller	
Buy	ver Seller	
TI	The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate licensees. No repress made as to the legal validity or adequacy of any provision in any specific transactions. It is not intended for complex transactions. Texas Romann P.O. Box 12188, Austin, TX 78711-2188, (512) 936-3000 (www.trec.texas.gov) TREC No. 36-10. This form replaces TREC No. 36-9.	entation is