

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

30000			3039 Tandem Ct	Rosenberg
-	125			(Street Address and City)
Br	iarwe	bod	Crossing Community	y Association 881-579-0761 ners Association, (Association) and Phone Number)
A.	SUBDI	VISION	INFORMATION: "Subdivision	n Information" means: (i) a current copy of the restrictions applying
to the subdivision and bylaws and rules of the Association, and (ii) a resale of			ion and bylaws and rules of th	e Association, and (ii) a resale certificate, all of which are described by
	Section	207.00	3 of the Texas Property Code	
	(Check			
	□ 1.	Within	days after the el	fective date of the contract, Seller shall obtain, pay for, and deliver
		occur Inforn	ubdivision Information to the Bontract within 3 days after Bus first, and the earnest mone	uyer. If Seller delivers the Subdivision Information, Buyer may terminate yer receives the Subdivision Information or prior to closing, whichever y will be refunded to Buyer. If Buyer does not receive the Subdivision remedy, may terminate the contract at any time prior to closing and the
	□ 2.	Within		
	L 2.	copy time Inforn Buyer requir	of the Subdivision Information required, Buyer may termina nation or prior to closing, which due to factors beyond Buyer's ed, Buyer may, as Buyer's sol	ective date of the contract, Buyer shall obtain, pay for, and deliver a to the Seller. If Buyer obtains the Subdivision Information within the te the contract within 3 days after Buyer receives the Subdivision hever occurs first, and the earnest money will be refunded to Buyer. If a control, is not able to obtain the Subdivision Information within the time a remedy, terminate the contract within 3 days after the time required or st, and the earnest money will be refunded to Buyer.
	3.	Buyer doe Buyer certific	has received and approved to as not require an updated residual se expense, shall deliver it to cate from Buyer. Buyer may te	the Subdivision Information before signing the contract. Buyer does alle certificate. If Buyer requires an updated resale certificate, Seller, at Buyer within 10 days after receiving payment for the updated resale rminate this contract and the earnest money will be refunded to Buyer if sale certificate within the time required.
	4.		does not require delivery of th	
	The title company or its agent is authorized to act on behalf of the parties to obtain the Sub			
Information QNLY upon receipt of the required fee for the Subdivision In			required fee for the Subdivision Information from the party	
	obligate	ed to p	ay.	
B. MATERIAL CHANGES. If Seller becomes aware of any material changes in the Subdivision Information, Seller s				
promptly give notice to Buyer. Buyer may terminate the contract prior to closing by giving written notice to Sc (i) any 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.				
C. FEES AND DEPOSITS FOR RESERVES: Buyer shall pay any and all Association fees, deposits, reserve				iver shall pay any and all Association fees denosits reserves and other
	charges excess.	This p	ated with the transfer of the laragraph does not apply to: (Property not to exceed \$ 150.00 and Seller shall pay any i) regular periodic maintenance fees, assessments, or dues (including 13, and (ii) costs and fees provided by Paragraphs A and D.
D. AUTHORIZATION: Seller authorizes the Association to release and provide the Subdivision Infor			sociation 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			Buyer, the Title Company, or any broker to this sale. If Buyer does	
	not requ	ire the	Subdivision Information or an	updated resale certificate, and the Title Company requires information
	from the	ASSOC	iation (such as the status of d	ues, special assessments, violations of covenants and restrictions, and
	a waive	r of an	y right of first refusal), Bu	yer Seller shall pay the Title Company the cost of obtaining the
	into	rmation	prior to the Title Company or	dering the information.
NO	HCE TO	BUY	ER REGARDING REPAIRS	BY THE ASSOCIATION: The Association may have the sole
LLOI	perty whi	ich the	ake certain repairs to the Property Association is required to repairs the desired repairs.	operty. If you are concerned about the condition of any part of the air, you should not sign the contract unless you are satisfied that the
			TPWT	RIC
Buy	er			Seller Ricky Cruz O
Buy	Ar			Soller Big Con
	-			Seller Rita Cruz
TR	EC max	iacis. Sud	in approval relates to this contract form of the legal validity or adequacy of any oro	ne Texas Real Estate Commission for use only with similarly approved or promulgated forms of only. TREC forms are intended for use only by trained real estate licensees. No representation is rision in any specific transactions. It is not intended for complex transactions. Texas Real Estate
Should a said	WICHELD LOT	unission,	LU. BOX 12168, AUSTIN, TX 78711-2188, (512	936-3000 (www.trec.texas.gov) TREC No. 36-10. This form replaces TREC No. 36-9.

TXR-1922

TREC NO. 36-10