



# CONDOMINIUM RESALE CERTIFICATE

(Section 82.157 Texas Property Code)

Condominium Certificate concerning Condominium Unit 182, in Building J, of APRIL  
POINT NORTH 05 BLDG J UNIT 182 F#8925420, a condominium project, located at 182 April Point North  
(Address), City of Montgomery,  
County of Montgomery, 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 \$ 300.00 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 \$ \_\_\_\_\_ 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 \$ See Budget.

F. Reserves for capital expenditures are \$ See Financials; 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 \$ 0.

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

N. The Association's managing agent is Marshall Dozier  
(Name of Agent)

191 April Point Dr N. Montgomery TX 77356  
(Mailing Address)

936-588-3733  
(Phone)

\_\_\_\_\_  
(Fax)

APN # 500 @ gmail.com  
E-mail Address

**182 April Point North, Montgomery, TX 77356-8873**

(Address of Property)

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

Description	Paid To	Amount
Transfer Fee	Council of Co Owners	\$ 350.00
2 Months Maintenance Fees in advance	Council of Co Owners	\$ 600.00

P. Required contribution, if any, to the capital reserves account \$ 0.

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.**

April Point N. Section II, Council of Co Owners  
 Name of Association

By: [Signature]

Name: Marshall Dozier

Title: Property Mgr.

Date: 5/30/23

Mailing Address: 191 April Point Dr N.

E-mail: APN05CO@gmail.com

This form has been approved by the Texas Real Estate Commission for use with similarly approved or promulgated contract forms. Such approval relates to this form only. TREC forms are intended for use only by trained real estate license holders. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not suitable for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>) TREC No. 32-4. This form replaces TREC No. 32-3.