

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



(NOT FOR USE WITH CONDOMINIUMS)

ADDENDUM TO CONTRACT CONCERNING THE PROPERTY AT

.5807 Cottage Ivy Cir	Tomball
(Street A	Address and City)
illas at Lakewood Park Community Association,	Inc / 281-870-0585
(Name of Property Owners Asso	ciation, (Association) and Phone Number)
SUBDIVISION INFORMATION: "Subdivision Inforto the subdivision and bylaws and rules of the Associate Section 207.003 of the Texas Property Code.	mation" means: (i) a current copy of the restrictions applyin tion, and (ii) a resale certificate, all of which are described b
(Check only one box):	
the Subdivision Information to the Buyer. If Sell the contract within 3 days after Buyer receive occurs first, and the earnest money will be re	date of the contract, Seller shall obtain, pay for, and delive ler delivers the Subdivision Information, Buyer may terminat s the Subdivision Information or prior to closing, whicheve funded to Buyer. If Buyer does not receive the Subdivision by terminate the contract at any time prior to closing and the
copy of the Subdivision Information to the Sell time required, Buyer may terminate the cor Information or prior to closing, whichever occur Buyer, due to factors beyond Buyer's control, is	late of the contract, Buyer shall obtain, pay for, and deliver er. If Buyer obtains the Subdivision Information within the stract within 3 days after Buyer receives the Subdivisions is first, and the earnest money will be refunded to Buyer. not able to obtain the Subdivision Information within the time required contract within 3 days after the time required contract money will be refunded to Buyer.
Buyer's expense, shall deliver it to Buyer with	vision Information before signing the contract. Buyer does ate. If Buyer requires an updated resale certificate, Seller, a nin 10 days after receiving payment for the updated resa is contract and the earnest money will be refunded to Buyer te within the time required.
4. Buyer does not require delivery of the Subdivision	n Information.
The title company or its agent is authorized to Information ONLY upon receipt of the require obligated to pay.	act on behalf of the parties to obtain the Subdivisio d fee for the Subdivision Information from the part
MATERIAL CHANGES. If Seller becomes aware of ar promptly give notice to Buyer. Buyer may terminate th (i) any of the Subdivision Information provided was not information occurs prior to closing, and the earnest materials.	ly material changes in the Subdivision Information, Seller sha ne contract prior to closing by giving written notice to Seller i ot true; or (ii) any material adverse change in the Subdivision oney will be refunded to Buyer.
charges associated with the transfer of the Property	periodic maintenance fees, assessments, or dues (includin
updated resale certificate if requested by the Buyer, not require the Subdivision Information or an updated from the Association (such as the status of dues, special contents).	to release and provide the Subdivision Information and an the Title Company, or any broker to this sale. If Buyer doe resale certificate, and the Title Company requires information cial assessments, violations of covenants and restrictions, and Seller shall pay the Title Company the cost of obtaining the formation.
OTICE TO BUYER REGARDING REPAIRS BY T sponsibility to make certain repairs to the Property. Soperty which the Association is required to repair, you sociation will make the desired repairs.	HE ASSOCIATION: The Association may have the so if you are concerned about the condition of any part of the should not sign the contract unless you are satisfied that the
	Co Mulle
Buyer	Seller
	Aucle
Buyer	Seller



Notice to a Purchaser of Real Property in a Water District

Note: This Notice should be completed and given to a prospective purchaser prior to execution of a binding contract of sale and purchase, should be executed by the seller and purchaser and should be attached as a separate portion of a purchase contract. Please see NOTE at bottom of page.

The real property, described below, that you are about to pauthority separate from any other taxing authority and may, subtax in payment of such bonds. As of this date, the rate of taxes assessed valuation. If the district has not yet levied taxes, the movaluation. The total amount of bonds, excluding refunding between the received or expected to be received under a contract date, be issued in \$ $\frac{49,440,000.00}{}$ and the aggregate the district and payable in whole or in part from property taxes	pject to voter approval, issue an unlimited amount of bons levied by the district on real property located in the district or real property located in the district or recent projected rate of tax, as of this date, is \$0.36 ponds and any bonds or any portion of bonds issued with a governmental entity, approved by the voters and initial principal amounts of all bonds issued for one or m	ds and levy an unlimited rate of ict is \$0.360n each \$100 of on each \$100 of assessed that are payable solely from which have been or may, at this
The district has the authority to adopt and impose a standard services available but not connected and which does substantially utilize the utility capacity available to the propert of this date, the most recent amount of the standby fee is \$ property at the time of imposition and is secured by a lien on the any, of unpaid standby fees on a tract of property in the district	not have a house, building, or other improvement I y. The district may exercise the authority without holdin An unpaid standby fee is a personal obligation ne property. Any person may request a certificate from the	ocated thereon and does not g an election on the matter. As n of the person that owned the
3) Mark an "X" in one of the following three spaces and then con	mplete as instructed.	
Notice for Districts Located in Whole or in Part within the	Corporate Boundaries of a Municipality (Complete Parag	graph A).
 Notice for Districts Located in Whole or in Part in the Extr Located within the Corporate Boundaries of a Municipalit 		icipalities and Not
Notice for Districts that are NOT Located in Whole or in Jurisdiction of One or More Home-Rule Municipalities.	Part within the Corporate Boundaries of a Municipality	or the Extraterritorial
A) The district is located in whole or in part within the column subject to the taxes imposed by the municipality and by the boundaries of a municipality may be dissolved by municipal or a municip	the district until the district is dissolved. By law, a distric	ct located within the corporate
B) The district is located in whole or in part in the extrate extraterritorial jurisdiction of a municipality may be annexed withe district is dissolved.		By law, a district located in the rict. When a district is annexed,
4) The purpose of this district is to provide water, sewer, dra bonds payable in whole or in part from property taxes. The o these utility facilities are owned or to be owned by the district. Lot 31 Block 1 Villas at Lakewood Park Sec	ost of these utility facilities is not included in the purch. The legal description of the property you are acquiring is	ase price of your property, and
Conf MUllul (2/7/23 Signature of Seller Date	Signature of Seller	(e 7 2923 Date
PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON ROUTINELY ESTABLISHES TAX RATES DURING THE MONTHS OF S THE TAX RATES ARE APPROVED BY THE DISTRICT. PURCHASER OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON T	SEPTEMBER THROUGH DECEMBER OF EACH YEAR, EFFECTIS ADVISED TO CONTACT THE DISTRICT TO DETERMINE	CTIVE FOR THE YEAR IN WHICH
The undersigned purchaser hereby acknowledges receipt of the real property described in such notice or at closing of purchase	· · · · · · · · · · · · · · · · · ·	ntract for the purchase of the
Signature of Purchaser Date	Signature of Purchaser	Date
NOTE: Correct district name, tax rate, bond amounts. and lega	· ·	
an addendum or paragraph of a purchase contract, the notice		

NOTE: Correct district name, tax rate, bond amounts. and legal description are to be placed in the appropriate space. Except for notices included as an addendum or paragraph of a purchase contract, the notice shall be executed by the seller and purchaser, as indicated. If the district does not propose to provide one or more of the specified facilities and services, the appropriate purpose may be eliminated. If the district has not yet levied taxes, a statement of the district's most recent projected rate of tax is to be placed in the appropriate space. If the district does not have approval from the commission to adopt and impose a standby fee, the second paragraph of the notice may be deleted. For the purposes of the notice form required to be given to the prospective purchaser prior to execution of a binding contract of sale and purchase, a seller and any agent, representative, or person acting on the seller's behalf may modify the notice by substitution of the words "January 1, 2021" for the words "this date" and place the correct calendar year in the appropriate space.



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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License No.	Email 6/2/2023	Phone
	License No. 0415360 License No. 649471 License No. 0422242 License No.	License No. Brokerage@garygreene.com License No. 649471 License No. Email Brenda.schafer@garygreene.com Email 0422242 Stephanieonthelake@gmail.com License No. Email

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

Fay: 9368561070