

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

	6407 Cool Water DR	Sugar Land
	(Street Address a	ind City)
<u>-</u> -		565-0616
A. S	(Name of Property Owners Association, (A	Association) and Phone Number)
S	SUBDIVISION INFORMATION: "Subdivision Information" to the subdivision and bylaws and rules of the Association, Section 207.003 of the Texas Property Code. (Check only one box):	means: (i) a current copy of the restrictions applying and (ii) a resale certificate, all of which are described by
	the contract within 3 days after Buyer receives the occurs first, and the earnest money will be refund	the contract, Seller shall obtain, pay for, and deliver lelivers the Subdivision Information, Buyer may terminate e Subdivision Information or prior to closing, whichever ded to Buyer. If Buyer does not receive the Subdivision erminate the contract at any time prior to closing and the
	2. Within days after the effective date of copy of the Subdivision Information to the Seller. time required, Buyer may terminate the contract Information or prior to closing, whichever occurs find Buyer, due to factors beyond Buyer's control, is not required, Buyer may, as Buyer's sole remedy, terminate prior to closing, whichever occurs first, and the earn	the contract, Buyer shall obtain, pay for, and deliver a If Buyer obtains the Subdivision Information within the st within 3 days after Buyer receives the Subdivision irst, and the earnest money will be refunded to Buyer. If able to obtain the Subdivision Information within the time inate the contract within 3 days after the time required or nest money will be refunded to Buyer.
	3. Buyer has received and approved the Subdivision does not require an updated resale certificate. Buyer's expense, shall deliver it to Buyer within certificate from Buyer. Buyer may terminate this conseller fails to deliver the updated resale certificate.	Information before signing the contract. Buyer does If Buyer requires an updated resale certificate, Seller, at 10 days after receiving payment for the updated resale ntract and the earnest money will be refunded to Buyer if within the time required.
X	X 4. Buyer does not require delivery of the Subdivision I	nformation.
เก	The title company or its agent is authorized to act and information ONLY upon receipt of the required feel obligated to pay.	on behalf of the parties to obtain the Subdivision for the Subdivision Information from the party
oromp i) any	MATERIAL CHANGES. If Seller becomes aware of any map the pily give notice to Buyer. Buyer may terminate the contract of the Subdivision Information provided was not true; mation occurs prior to closing, and the earnest money will be	act prior to closing by giving written notice to Seller if: or (ii) any material adverse change in the Subdivision
C. FE ch ex	FEES AND DEPOSITS FOR RESERVES: Buyer shall pay a charges associated with the transfer of the Property not to excess. This paragraph does not apply to: (i) regular periodrepaid items) that are prorated by Paragraph 13, and (ii) co	ny and all Association fees, deposits, reserves, and other exceed \$ 1,500.00 and Seller shall pay any dic maintenance fees, assessments, or dues (including
D. Al up no fro	AUTHORIZATION: Seller authorizes the Association to respect to resolve the certificate if requested by the Buyer, the Tot require the Subdivision Information or an updated resalism the Association (such as the status of dues, special as waiver of any right of first refusal), Buyer X Seller information prior to the Title Company ordering the information prior to the Title Company ordering the information.	lease and provide the Subdivision Information and any itle Company, or any broker to this sale. If Buyer does e certificate, and the Title Company requires information sessments, violations of covenants and restrictions, and shall pay the Title Company the cost of obtaining the
espor	CE TO BUYER REGARDING REPAIRS BY THE A consibility to make certain repairs to the Property. If you erty which the Association is required to repair, you should	SSOCIATION: The Association may have the sole are concerned about the condition of any part of the
\ssoci	ciation will make the desired repairs.	•
		Barbara (Lheilener
Buyer	r	Seller Barbara C. Schelbner
Buyer	r	Seller
TRE	The form of this addendum has been approved by the Texas Real Esta contracts. Such approval relates to this contract form only. TREC forms at made as to the legal validity or adequacy of any provision in any specific Commission, P.O. Box 12188, Austin, TX 78711-2188, (512) 936-3000 (www.trec	te Commission for use only with similarly approved or promulgated forms of re intended for use only by trained real estate licensees. No representation is transactions. It is not intended for complex transactions. Texas Real Estate