



CONDOMINIUM INFORMATION STATEMENT

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Section 82.152, Property Code requires that a declarant (seller) of a new condominium must provide a condominium information statement to a prospective buyer. The condominium information statement must contain the information required by §82.153 and if the condominium contains a conversion building, the additional information required by §82.154, Property Code.

(1) Declarant's name: MARTIN D KRALIK & PATRICIA F JORDAN
Declarant's principal address: 6818 Vinesridge Dr, Dallas, TX, 75248

(2) Name of condominium: TOWNHOMES OF VILLAGE WEST, PHASE 1
Principal address of condominium: 1043 BARBARA UNIT 4, CANYON LAKE, TX 78133

(3) Generally describe the condominium: 2 B/R 2 bath apartment Main bedroom upstairs, ensuite
1/2 R, D/R, kitchen with bar counter, B/R, laundry room, bath
deck
Types of units: Studio apartments
Maximum number of units: 4

(4) Number of additional units, if any, that may be included in the condominium:
Maximum number: 0 Minimum number: 0

(5) Briefly describe any development rights reserved by declarant: UNKNOWN

Briefly describe any conditions relating to or limitations upon the exercise of development rights: UNKNOWN

(6) Generally describe each lien, lease, or encumbrance on or affecting title to the condominium after conveyance by the declarant: UNKNOWN

(7) Describe any unsatisfied judgments against the unit owners' association (the Association) and any pending suits to which the Association is a party or which are material to the land title and construction of the condominium of which declarant has actual knowledge: NONE

(8) Generally describe the insurance coverage provided for the benefit of unit owners: STATE FARM - BLANKET PROPERTY INSURANCE

(9) Fees or charges to be paid by unit owners for the use of common elements and other facilities related to the condominium:
Current fees: 75
Expected fees: _____

- (10) Section 82.153, Texas Property Code requires copies of the following to be attached to this statement:
- (a) the declaration and any amendments;
 - (b) Articles of Incorporation of the Association and any amendments;
 - (c) Bylaws of the Association and any amendments;
 - (d) Rules of the Association and any amendments;
 - (e) leases and contracts, other than loan documents, that declarant requires a buyer to sign at closing;
 - (f) projected pro forma budget for the Association for the first fiscal year of the Association following the date of the first conveyance to a buyer that: (i) complies with §82.153(b), Texas Property Code; (ii) identifies the person who prepared the budget; and (iii) states the budget's assumption concerning occupancy and inflation factors; and
 - (g) each written warranty provided by declarant.

- (11) Section 82.154, Texas Property Code requires the following additional information to be attached to this statement if the condominium contains a conversion building:
- (a) a dated statement by declarant, based on a report by an independent architect or engineer, describing the present condition of all structural components and mechanical and electrical installations material to the use and enjoyment of the building;
 - (b) a dated statement by the declarant of the expected useful life of each item reported in 11(a) or a statement that no representations are made in that regard; and
 - (c) a list of violations of building code or other governmental regulations of which the declarant has received notice and that have not been cured, together with the estimated cost of curing those violations.

Section 82.153(c), Property Code requires the declarant to promptly amend the condominium information statement to reflect material and substantial contents. If the change may adversely affect a prospective purchaser who has received a condominium information statement, the declarant shall furnish a copy of the amendment to the prospective purchaser before closing.

Declarant: Martin O. Kralik and Patricia F. Jordan

Date: 10/29/2023

By: Martin O. Kralik Patricia F. Jordan _____

Title: Owner/Seller

Receipt acknowledge by: _____
Buyer Date

Buyer Date