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

	40 Harbour Lane		Coldspring
		(Street Address and City)	
		nle POA / Grand Manors - 936-653-3 Iners Association, (Association) and P	
	(Name of Frogerty Ow	ners Association, (Association) and r	none Number)
1	SUBDIVISION INFORMATION: "Subdivisi to the subdivision and bylaws and rules of the Section 207.003 of the Texas Property Code.	on Information" means: (i) a Association, and (ii) a resale	a current copy of the restrictions applying e certificate, all of which are described b
	Check only one box):		
	1. Within days after the ef the Subdivision Information to the Buyer the contract within 3 days after Buyer occurs first, and the earnest money wi Information, Buyer, as Buyer's sole rem earnest money will be refunded to Buyer	 If Seller delivers the Subdineceives the Subdivision In In Deliver. If be refunded to Buyer. If edy, may terminate the continuous 	formation or prior to closing, whicheve Buver does not receive the Subdivision
	2. Within days after the efficopy of the Subdivision Information to time required, Buyer may terminate Information or prior to closing, whichever Buyer, due to factors beyond Buyer's conrequired, Buyer may, as Buyer's sole reprior to closing, whichever occurs first, a	the Seller. If Buyer obtain the contract within 3 days er occurs first, and the earne ntrol, is not able to obtain th medy, terminate the contract	s after Buyer receives the Subdivision est money will be refunded to Buyer. I e Subdivision Information within the time t within 3 days after the time required o
	3. Buyer has received and approved the does not require an updated resale Buyer's expense, shall deliver it to Bu certificate from Buyer. Buyer may terming Seller fails to deliver the updated resale	certificate. If Buyer requires yer within 10 days after re nate this contract and the ea	s an updated resale certificate, Seller, a ceiving payment for the updated resal arnest money will be refunded to Buyer i
	f X 4. Buyer does not require delivery of the Su	ubdivision Information.	
]	The title company or its agent is author Information ONLY upon receipt of the r Obligated to pay.	ized to act on behalf of t required fee for the Subo	the parties to obtain the Subdivision division Information from the part
B. I	MATERIAL CHANGES. If Seller becomes awa promptly give notice to Buyer. Buyer may term i) any of the Subdivision Information provided nformation occurs prior to closing, and the ea	are of any material changes in ninate the contract prior to cl d was not true; or (ii) any m rnest money will be refunded	n the Subdivision Information, Seller sha osing by giving written notice to Seller if aterial adverse change in the Subdivision I to Buyer.
(E. FEES AND DEPOSITS FOR RESERVES: Buyer shall pay any and all Association fees, deposits, reserves, and other charges associated with the transfer of the Property not to exceed \$\(\frac{2,265.00}{2,265.00}\) and Seller shall pay an excess. This paragraph does not apply to: (i) regular periodic maintenance fees, assessments, or dues (including prepaid items) that are prorated by Paragraph 13, and (ii) costs and fees provided by Paragraphs A and D.		
l f	AUTHORIZATION: Seller authorizes the Ass updated resale certificate if requested by the not require the Subdivision Information or an irom the Association (such as the status of dua waiver of any right of first refusal), Burnformation prior to the Title Company ordering	Buyer, the Title Company, output the state of the support of the state of the support of the state of the sta	or any broker to this sale. If Buyer doe
es Pro	TICE TO BUYER REGARDING REPAIRS consibility to make certain repairs to the Property which the Association is required to repociation will make the desired repairs.	=	: The Association may have the sold diabout the condition of any part of the contract unless you are satisfied that the
		Betty Holitzl	∠ 0.
•	Buyer	Seller	Betty Holitzke
	Buyer	 Seller	