

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)

Α	ADDENDUM	TO CONTRACT	CONCERNING T	HE PROPERTY AT	

Subdivision Information   Subdivision	3805	Teakwood Dr.		La Porte	IX //5
SUBDIVISION INFORMATION: "Subdivision Information" means: (i) a current copy of the restrictions app to the subdivision and bylaws and rules of the Association, and (ii) a resale certificate, all of which are describe Section 207.003 of the Texas Property Code.  (Check only one box):  ☐ 1. Within   ☐ days after the effective date of the contract, Seller shall obtain, pay for, and de the Subdivision Information to the Buyer. If Seller delivers the Subdivision Information, Buyer may termit the contract within 3 days after Buyer receives the Subdivision Information or prior to closing, which is contract within 3 days after Buyer receives the Subdivision Information or prior to closing, and the contract within 3 days after Buyer receives the Subdivision Information or prior to closing and earnest money will be refunded to Buyer. The Buyer does not receive the Subdivision Information within the copy of the Subdivision Information to the Seller. If Buyer obtains the Subdivision Information within the copy of the Subdivision Information to the Seller. If Buyer obtains the Subdivision Information within the required, Buyer may terminate the contract within days after Buyer receives the Subdivision Buyer, due to factors beyond Buyer's control, is not able to obtain the Subdivision Information within the required, Buyer may, as Buyer's sole remedy, terminate the contract within 3 days after the time required. Buyer may as Buyer's sole remedy, terminate the contract within 3 days after the time required prior to closing, whichever occurs first, and the earnest money will be refunded to Buyer. ☐ 3. Buyer has received and approved the Subdivision Information before signing the contract. Buyer buyer's expense, shall deliver it to Buyer within 10 days after receiving payment for the updated reside certificate in the Subdivision Information on the property of the Subdivision Information from the property of the Subdivision Information from the property of the Subdivision Information from the property of the subdivision Inform			(Street Address and City)		
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to the subdivision and bylaws and rules of the Association, and (ii) a resale certificate, all of which are describe Section 207.003 of the Texas Property Code.  (Check only one box):  □ 1. Within □ days after the effective date of the contract, Seller shall obtain, pay for, and de the Subdivision Information to the Buyer. If Seller delivers the Subdivision Information, Buyer may termit the contract within 3 days after Buyer receives the Subdivision Information or prior to closing, which occurs first, and the earnest money will be refunded to Buyer. If Buyer does not receive the Subdivision Information, Buyer, as Buyer's sole remedy, may terminate the contract at any time prior to closing and earnest money will be refunded to Buyer.  □ 2. Within □ 3. Within □ 4. Within □ 4. Within □ 4. Within □ 4. Changer may terminate the contract within 3 days after Buyer receives the Subdivision Information or the Seller. If Buyer obtains the Subdivision Information within the required, Buyer may terminate the contract within 3 days after Buyer receives the Subdivision Information or the subdivision Information or the subdivision Information or the required, Buyer may, as Buyer's sole remedy, terminate the contract within 3 days after the time required. Buyer may, as Buyer's sole remedy, terminate the contract within 3 days after the time required does not require an updated resale certificate. If Buyer requires an updated resale certificate, Selle Buyer's expense, shall deliver it to Buyer within 10 days after receiving payment for the updated resale certificate within the time required.  ☑ 4. Buyer does not require delivery of the Subdivision Information Information on NLY upon receipt of the required fee for the Subdivision Information from the pobligated to pay.  MATERIAL CHANGES. If Seller becomes aware of any material changes in the Subdivision Information provided was not true; or (ii) any material adverse change in the Subdivision fees, deposits, reserves, and updated resale certificate by the Buyer. The Super Prope		(Name	of Property Owners Association, (Association	n) and Phone Number)	
1. Within  days after the effective date of the contract. Seller shall obtain, pay for, and de the Subdivision Information to the Buyer. If Seller delivers the Subdivision Information, Buyer may terminate the contract within 3 days after Buyer receives the Subdivision Information or prior to closing, which occurs first, and the earnest money will be refunded to Buyer. If Buyer does not receive the Subdivision Information, Buyer, as Buyer's sole remedy, may terminate the contract at any time prior to closing and earnest money will be refunded to Buyer.  2. Within days after the effective date of the contract, Buyer shall obtain, pay for, and delix copy of the Subdivision Information to the Seller. If Buyer obtains the Subdivision Information within time required, Buyer may terminate the contract within 3 days after Buyer receives the Subdiv Information or prior to closing, whichever occurs first, and the earnest money will be refunded to Buyer. Buyer, due to factors beyond Buyer's control, is not able to obtain the Subdivision Information within the required, Buyer may, as Buyer's sole remedy, terminate the contract within 3 days after the time required. Buyer may, as Buyer's sole remedy, terminate the contract within 3 days after the time required. Buyer may as Buyer's sole remedy, terminate the contract within 3 days after the time required to closing, whichever occurs first, and the earnest money will be refunded to Buyer.  3. Buyer has received and approved the Subdivision Information before signing the contract. Buyer does not require an updated resale certificate. If Buyer requires an updated resale certificate, Selle Buyer's expense, shall deliver it to Buyer within 10 days after receiving payment for the updated resale certificate within the time required.  3. All the company or its agent is authorized to act on behalf of the parties to obtain the Subdivision Information ONLY upon receipt of the required fee for the Subdivision Information from the pobligated to pay.  3. All the company of the subdivisio	to the s Section	subdivision and bylaws and 1 207.003 of the Texas Prop	rules of the Association, and (ii) a	s: (i) a current copy o resale certificate, all	of the restrictions appl of which are describe
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The title company or its agent is authorized to act on behalf of the parties to obtain the Subdivi Information ONLY upon receipt of the required fee for the Subdivision Information from the probligated to pay.  MATERIAL CHANGES. If Seller becomes aware of any material changes in the Subdivision Information, Seller promptly give notice to Buyer. Buyer may terminate the contract prior to closing by giving written notice to Selle (i) any of the Subdivision Information provided was not true; or (ii) any material adverse change in the Subdiv Information occurs prior to closing, and the earnest money will be refunded to Buyer.  FEES AND DEPOSITS FOR RESERVES: Buyer shall pay any and all Association fees, deposits, reserves, and of charges associated with the transfer of the Property not to exceed \$\frac{250.00}{250.00}\$ and Seller shall pay excess. This paragraph does not apply to: (i) regular periodic maintenance fees, assessments, or dues (incluprepaid items) that are prorated by Paragraph 13, and (ii) costs and fees provided by Paragraphs A and D.  AUTHORIZATION: Seller authorizes the Association to release and provide the Subdivision Information and updated resale certificate if requested by the Buyer, the Title Company, or any broker to this sale. If Buyer not require the Subdivision Information or an updated resale certificate, and the Title Company requires information the Association (such as the status of dues, special assessments, violations of covenants and restrictions, a waiver of any right of first refusal), Buyer Seller shall pay the Title Company the cost of obtaining information prior to the Title Company ordering the information.  DITCE TO BUYER REGARDING REPAIRS BY THE ASSOCIATION: The Association may have the sponsibility to make certain repairs to the Property. If you are concerned about the condition of any part of operty which the Association is required to repair, you should not sign the contract unless you are satisfied that sociation will make the desired repairs.	B C	does not require an up uyer's expense, shall delivertificate from Buyer. Buye	dated resale certificate. If Buyer re ver it to Buyer within 10 days af r may terminate this contract and	equires an updated re ter receiving paymer the earnest money w	esale certificate, Selle nt for the updated re
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promptly give notice to Buyer. Buyer may terminate the contract prior to closing by giving written notice to Selli (i) any of the Subdivision Information provided was not true; or (ii) any material adverse change in the Subdiv Information occurs prior to closing, and the earnest money will be refunded to Buyer.  FEES AND DEPOSITS FOR RESERVES: Buyer shall pay any and all Association fees, deposits, reserves, and of charges associated with the transfer of the Property not to exceed \$\frac{250.00}{250.00}\$ and Seller shall pay excess. This paragraph does not apply to: (i) regular periodic maintenance fees, assessments, or dues (incluprepaid items) that are prorated by Paragraph 13, and (ii) costs and fees provided by Paragraphs A and D.  AUTHORIZATION: Seller authorizes the Association to release and provide the Subdivision Information and updated resale certificate if requested by the Buyer, the Title Company, or any broker to this sale. If Buyer not require the Subdivision Information or an updated resale certificate, and the Title Company requires information the Association (such as the status of dues, special assessments, violations of covenants and restrictions, a waiver of any right of first refusal), Buyer Seller shall pay the Title Company the cost of obtaining information prior to the Title Company ordering the information.  DITICE TO BUYER REGARDING REPAIRS BY THE ASSOCIATION: The Association may have the sponsibility to make certain repairs to the Property. If you are concerned about the condition of any part of operty which the Association is required to repair, you should not sign the contract unless you are satisfied that sociation will make the desired repairs.	Inform	nation ONLY upon recei	t is authorized to act on behal pt of the required fee for the	If of the parties to Subdivision Infor	obtain the Subdivi mation from the p
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