



ADDENDUM FOR PROPERTY SUBJECT TO MANDATORY MEMBERSHIP IN A PROPERTY OWNERS ASSOCIATION
(NOT FOR USE WITH CONDOMINIUMS)
ADDENDUM TO CONTRACT CONCERNING THE PROPERTY AT



7135 Pondhawk Drive, Katy, TX 77493

(Street Address and City)

Inframark

281-870-0585

(Name of Property Owners Association, (Association) and Phone Number)

A. SUBDIVISION INFORMATION: "Subdivision Information" means: (i) a current copy of the restrictions applying to the subdivision and bylaws and rules of the Association, and (ii) a resale certificate, all of which are described by 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 deliver 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, whichever 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 the earnest money will be refunded to Buyer.
- 2. Within _____ days after the effective date of the contract, Buyer shall obtain, pay for, and deliver a copy of the Subdivision Information to the Seller. If Buyer obtains the Subdivision Information within the time required, Buyer may terminate the contract within 3 days after Buyer receives the Subdivision Information or prior to closing, whichever occurs first, and the earnest money will be refunded to Buyer. If Buyer, due to factors beyond Buyer's control, is not able to obtain the Subdivision Information within the time required, Buyer may, as Buyer's sole remedy, terminate the contract within 3 days after the time required or 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 does does not require an updated resale certificate. If Buyer requires an updated resale certificate, Seller, at Buyer's expense, shall deliver it to Buyer within 10 days after receiving payment for the updated resale certificate from Buyer. Buyer may terminate this contract and the earnest money will be refunded to Buyer if Seller fails to deliver the updated resale certificate within the time required.
- 4. Buyer does not require delivery of the Subdivision Information.

The title 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 party obligated to pay.

B. MATERIAL CHANGES. If Seller becomes aware of any material changes in the Subdivision Information, Seller shall promptly give notice to Buyer. Buyer may terminate the contract prior to closing by giving written notice to Seller if: (i) any of the Subdivision Information provided was not true; or (ii) any material adverse change in the Subdivision Information occurs prior to closing, and the earnest money will be refunded to Buyer.

C. 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 \$275+Resale and Cap fee and Seller shall pay any 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.

D. AUTHORIZATION: Seller authorizes the Association to release and provide the Subdivision Information and any updated resale certificate if requested by the Buyer, the Title Company, or any broker to this sale. If Buyer does not require the Subdivision Information or an updated resale certificate, and the Title Company requires information from the Association (such as the status of dues, special assessments, violations of covenants and restrictions, and a waiver of any right of first refusal), Buyer Seller shall pay the Title Company the cost of obtaining the information prior to the Title Company ordering the information.

NOTICE TO BUYER REGARDING REPAIRS BY THE ASSOCIATION: The Association may have the sole responsibility to make certain repairs to the Property. If you are concerned about the condition of any part of the Property which the Association is required to repair, you should not sign the contract unless you are satisfied that the Association will make the desired repairs.

Buyer

Zakeer Ansari
Seller
dotloop verified
03/25/24 5:58 PM CDT
3Z1D-YEFW-L8E2-AFGG

Buyer


Luiga Shabbir
Seller
dotloop verified
03/25/24 6:35 PM CDT
X9LK-3G6Z-U6QK-VGLP



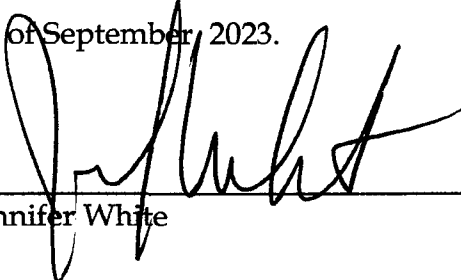
The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms of contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate licensees. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not intended for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, (512) 936-3000 (www.trec.texas.gov) TREC No. 36-10. This form replaces TREC No. 36-9.

HARRIS-WALLER COUNTIES MUNICIPAL UTILITY DISTRICT NO. 3


WITNESS OUR HANDS this 18th day of September, 2023.



Tony Bonaventure



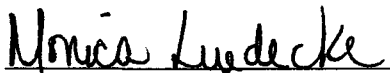
Jennifer White



Steve Dornak



Valerie Davis



Monica Luedecke

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

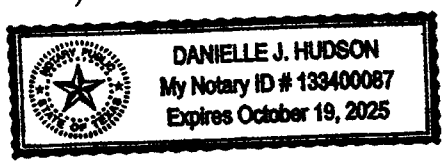
DJH BEFORE ME, the undersigned, a Notary Public, on this day personally appeared ~~Tony Bonaventure~~, Jennifer White, Steve Dornak, ~~Valerie Davis~~, and Monica Luedecke, known to me to be the persons and officers whose names are subscribed to the foregoing instrument and affirmed and acknowledged that said instrument is correct and accurate to the best of their knowledge and belief, and that they executed the same for the purposes and in the capacity therein stated, on behalf of Harris-Waller Counties Municipal Utility District No. 3.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 18th day of September, 2023.

Danielle J. Hudson

Notary Public, State of Texas

(SEAL)



After recording, return to: Harris-Waller Counties Municipal Utility District No. 3, c/o Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, Texas, 77027 Attention: Danielle Hudson.

Exhibit A

NOTICE TO PURCHASER OF SPECIAL TAXING OR ASSESSMENT DISTRICT

The real property that you are about to purchase is located in the Harris-Waller Counties Municipal Utility District No. 3 (the "District") and may be subject to District taxes or assessments. The District may, subject to voter approval, impose taxes and issue bonds. The District may impose an unlimited rate of tax in payment of such bonds. The current rate of the District property tax is \$0.88 on each \$100 of assessed valuation.

The total amounts of bonds payable wholly or partly from property taxes, excluding refunding bonds that are separately approved by the voters, approved by the voters are:

- \$354,900,000 for water, sewer, drainage and flood control facilities;
- \$32,500,000 for parks and recreational facilities; and
- \$127,400,000 for road facilities.

The aggregate initial principal amounts of all such bonds issued are:

- \$66,685,000 for water, sewer, and drainage facilities;
- \$0 for parks and recreational facilities; and
- \$41,235,000 for road facilities.

The District is located wholly or partly within the corporate boundaries of the City of Katy. The municipality and the District overlap, but may not provide duplicate services or improvements. Property located in the municipality and the District is subject to taxation by the municipality and the District.

The purpose of the District is to provide water, sewer, drainage and flood control, road, parks and recreational facilities and services. The cost of District facilities is not included in the purchase price of your property.

SELLER:

<i>Zaheer Ansari</i>	dotloop verified 03/25/24 5:58 PM CDT A9YB-ROMY-Y4Q2-DH23
<i>Laiga Shabbir</i>	dotloop verified 03/25/24 6:35 PM CDT 4952-AFZ5-60DC-PG9Y

(Date)

Signature of Seller

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ANNUALLY ESTABLISHES TAX RATES. PURCHASER IS ADVISED TO CONTACT

THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or before the execution of a binding contract for the purchase of real property or at closing of purchase of the real property.

PURCHASER:

(Date)

Signature of Purchaser

[APPROPRIATE ACKNOWLEDGEMENTS]

AFTER RECORDING, return to: _____.

FILED AND RECORDED

Instrument Number: 2311502

Filing and Recording Date: 09/26/2023 11:25:42 AM Pages: 6 Recording Fee: \$32.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



A handwritten signature in black ink that reads "Debbie Hollan".

Debbie Hollan, County Clerk
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

CSC, Deputy

Returned To:
ALLEN BOONE HUMPHRIES ROBINSON
3200 SOUTHWEST FREEWAY SUITE 2600
HOUSTON, TX 77027



TEXAS ASSOCIATION OF REALTORS® NOTICE OF INFORMATION FROM OTHER SOURCES

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.
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To: _____

From: **Keller Williams Premier Realty** (Broker)

Property Address: **7135 Pondhawk Drive, Katy, TX 77493**

Date: _____

(1) Broker obtained the attached information, identified as **Current Market Analysis (CMA) & Tax Records**

from **HAR.com and Realist Tax Records**

(2) Broker has relied on the attached information and does not know and has no reason to know that the information is false or inaccurate except: **errors & omissions**

(3) **Broker does not warrant or guarantee the accuracy of the attached information. Do not rely on the attached information without verifying its accuracy.**

Keller Williams Premier Realty

Broker

By: *Fabiola Duenas (Llaguno)*

dotloop verified
03/26/24 2:31 PM CDT
AIAT-7KCT-KNET-6DTM

Receipt of this notice is acknowledged by:

Signature Date

Signature Date