

AMENDMENT TO NOTICE TO
SELLERS AND PURCHASERS OF REAL ESTATE
SITUATED IN
CHARTERWOOD MUNICIPAL UTILITY DISTRICT

THE STATE OF TEXAS §
COUNTY OF HARRIS §
CHARTERWOOD MUNICIPAL UTILITY DISTRICT §

Pursuant to V.T.C.A., Texas Water Code, Section 49.452 and 49.455 as amended, the Board of Directors of CHARTERWOOD MUNICIPAL UTILITY DISTRICT (the "District") hereby makes this Amendment to Notice to Sellers and Purchasers of Real Estate situated within the boundaries of the District. The only modifications in the original notice to be made by this amendment are changes in items numbers 3 and 9, as follows:

- 3. The most recent rate of District taxes on property located in the District for 2022 is \$0.365 per \$100 valuation equalized at 100% of fair market value.
- 9. The form of the Notice to Purchasers is as follows:

"The real property, described below, that you are about to purchase is located in Charterwood Municipal Utility District. The District has taxing authority separate from any other taxing authority, and may, subject to voter approval, issue an unlimited amount of bonds and levy an unlimited rate of tax in payment of such bonds. As of this date, the rate of taxes levied by the District on real property located in the District is \$0.365 on each \$100 of assessed valuation. The total amount of bonds, excluding refunding bonds and any bonds or any portion of bonds issued that are payable solely from revenues received or expected to be received under a contract with a governmental entity, approved by the voters and which have been or may, at this date, be issued, is \$34,430,000 for water, sewer and drainage purposes and \$5,000,000 for parks and recreational purpose, and the aggregate initial principal amount of all bonds issued for one or more of the specified facilities of the District and payable in whole or in part from property taxes is \$22,100,000 for water, sewer and drainage purposes and \$2,720,000 for parks and recreational purpose.

"The District has the authority to adopt and impose a standby fee on property in the District that has water, sanitary sewer, or drainage facilities and services available but not connected and which does not have a house, building or other improvement located thereon and does not substantially utilize the utility capacity available to the property. The District may exercise the authority without holding an election on the matter. As of this date, the most recent amount of the standby fee is \$-0-. An unpaid standby fee is a personal obligation of the person that

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owned the property at the time of imposition and is secured by a lien on the property. Any person may request a certificate from the District stating the amount, if any, of unpaid standby fees on a tract of property in the District.

"The District is located in whole or in part in the extraterritorial jurisdiction of the City of Houston. By law, a district located in the extraterritorial jurisdiction of a municipality may be annexed without the consent of the district or the voters of the district. When a district is annexed, the district is dissolved.

"The purpose of this District is to provide water, sewer, drainage, or flood control facilities and services within the District through the issuance of bonds payable in whole or in part from property taxes. The cost of these utility facilities is not included in the purchase price of your property, and these utility facilities are owned or to be owned by the District. The legal description of the property you are acquiring is as follows:

Date

Signature of Seller(s)

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ROUTINELY ESTABLISHES TAX RATES DURING THE MONTHS OF SEPTEMBER THROUGH DECEMBER OF EACH YEAR, EFFECTIVE FOR THE YEAR IN WHICH THE TAX RATES ARE APPROVED BY THE DISTRICT. 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 at or prior to execution of a binding contract for the purchase of the real property described in such notice or at closing of purchase of the real property."

Date

Signature of Purchaser(s)

"(Note: Correct District name, tax rate, bond amounts, and legal description are to be placed in the appropriate space). Except for notices included as an addendum or paragraph of a purchase contract, the notice shall be executed by the seller and purchaser,

as indicated. If the District does not propose to provide one or more of the specified facilities and services, the appropriate purpose may be eliminated. If the District has not yet levied taxes, a statement of the District's most recent projected rate of tax is to be placed in the appropriate space. If the District does not have approval from the commission to adopt and impose a standby fee, the second paragraph of the notice may be deleted. For the purposes of the notice form required to be given to the prospective purchaser prior to execution of a binding contract of sale and purchase, a seller and any agent, representative or person acting on the seller's behalf may modify the notice by substitution of the words 'January 1, 20__' for the words 'this date' and place the correct calendar year in the appropriate space."

Issued by: Charterwood Municipal Utility District
Coats|Rose, P.C. (713) 651-0111

Date Issued: October 25, 2022

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We, the undersigned members of the Board of Directors of Charterwood Municipal Utility District, each for himself, affirm and declare that the above is true and correct to the best of his knowledge and belief.

October 25, 2022
Date

Jean Aldredge
Jean Aldredge, President

October 25, 2022
Date

Tommy M. Kelley
Tommy Kelley, Vice President/Treasurer

October 25, 2022
Date

Grace Jackson
Grace Jackson, Secretary

October 25, 2022
Date

Mark Shultz
Mark Shultz, Assistant Secretary

(DISTRICT SEAL)

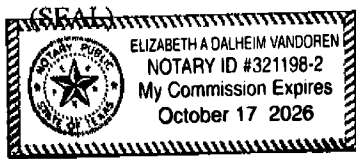
THE STATE OF TEXAS
COUNTY OF HARRIS

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This instrument was affirmed and acknowledged before me on October 25, 2022, by Jean Aldredge, Grace Jackson, Tommy Kelley, and ~~Mark Shultz~~ members of the Board of Directors of Charterwood Municipal Utility District, in the capacity herein stated.

Elizabeth Dawn Vandoren
Notary Public in and for the
State of T E X A S

Elizabeth Dalheim Vandoren
Name Printed or Typed
My commission expires: 10-17-2026



After recording return to:
Beth VanDoren, Legal Assistant
c/o Coats Rose, P.C.
9 Greenway Plaza, Suite 1000
Houston, Texas 77046

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Pages 5
11/08/2022 11:30 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$30.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

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