

April 25, 2021

DISCLAIMER BY LISTING REALTOR® FOR Colorado Shores HOA.

The seller tells me the HOA is defunct and there are no restrictions. He also tells me there is a community park to be used by subdivision residents only. I have not been able to verify either of these statements yet.

As the listing REALTOR®, I have mailed a letter to the address in the County records for the parcel # 63931 to try and verify that there are no restrictions and also to obtain information about the community park. From the parcel map on the www.bastropcad.org interactive mapping system, I cannot tell if there is access to parcel 63931 without going on private land. See the attached plat from the County website. Here is the contact information listed for ownership of this parcel:

Colorado Shores Home Owners Association

P O Box 7897

Round Rock, TX 78683

I will update this information when I have been able to verify it. **The BUYER and the BUYER'S REALTOR® are responsible for verifying for themselves ALL statements made in the MLS listing and by the Seller in his video.**

Please contact me to discuss prior to making an offer for your client.

Janice ("Jana") Hellbusch

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April 26, 2021