

PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

11-10-2020



ADDENDUM FOR PROPERTY SUBJECT TO MANDATORY MEMBERSHIP IN A PROPERTY **OWNERS ASSOCIATION**

(NOT FOR USE WITH CONDOMINIUMS) ADDENDUM TO CONTRACT CONCERNING THE PROPERTY AT

to the subdivision and bylaws and rules of the Association, and (ii) a resale certificate, all of which are described to Section 207/030 of the Texas Property Code. (Check only one box): 1. Within	Ranch Cr (Name of Property Owners Association A. SUBDIVISION INFORMATION: "Subdivision Information to the subdivision and bylaws and rules of the Association Section 207.003 of the Texas Property Code. (Check only one box): 1. Within days after the effective date the Subdivision Information to the Buyer. If Selfe the contract within 3 days after Buyer receives occurs first, and the earnest money will be refunded to Buyer. 1. Within days after Buyer receives occurs first, and the earnest money will be refunded to Buyer. 2. Within days after the effective date copy of the Subdivision Information to the Selftime required, Buyer may terminate the confundation or prior to closing, whichever occur Buyer, due to factors beyond Buyer's sole remedy, to required, Buyer may, as Buyer's sole remedy, to	rest HOA In, (Association) and Phone Number) In "means: (i) a current copy of the restrictions applying on, and (ii) a resale certificate, all of which are described by the of the contract, Seller shall obtain, pay for, and delivered delivers the Subdivision Information, Buyer may terminate the Subdivision Information or prior to closing, whichever unded to Buyer. If Buyer does not receive the Subdivision by terminate the contract at any time prior to closing and the of the contract, Buyer shall obtain, pay for, and deliver a ler. If Buyer obtains the Subdivision Information within the tract within 3 days after Buyer receives the Subdivision is first, and the earnest money will be refunded to Buyer. If not able to obtain the Subdivision Information within the time erminate the contract within 3 days after the time required or earnest money will be refunded to Buyer.
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 it 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, 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. 2. Within days after the effective date of the contract, Buyer shall obtain, pay for, and deliver 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. 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 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 Individual prior to closing, whichever occurs first, and the earnest money will be refunded to Buyer. Buyer as precived and approved the Subdivision Information before signing the contract. Buyer Individual prior to closing, whichever occurs first, and the earnest money will be refunded to Buyer. Buyer may terminate this contract and the earnest money will be refunded to Buyer. Buyer as general prior to closing the property selection of the contract	(Name of Property Owners Association A. SUBDIVISION INFORMATION: "Subdivision Information to the subdivision and bylaws and rules of the Association Section 207.003 of the Texas Property Code. (Check only one box): 1. Within days after the effective date the Subdivision Information to the Buyer. If Selfe the contract within 3 days after Buyer receives occurs first, and the earnest money will be refunded to Buyer. 1. Within days after Buyer receives occurs first, and the earnest money will be refunded to Buyer. 2. Within days after the effective date copy of the Subdivision Information to the Selfer time required, Buyer may terminate the continuous formation or prior to closing, whichever occur Buyer, due to factors beyond Buyer's control, is required, Buyer may, as Buyer's sole remedy, te	n, (Association) and Phone Number) on" means: (i) a current copy of the restrictions applying on, and (ii) a resale certificate, all of which are described by e of the contract, Seller shall obtain, pay for, and deliver er delivers the Subdivision Information, Buyer may terminate is the Subdivision Information or prior to closing, whichever funded to Buyer. If Buyer does not receive the Subdivision by terminate the contract at any time prior to closing and the of the contract, Buyer shall obtain, pay for, and deliver a ler. If Buyer obtains the Subdivision Information within the tract within 3 days after Buyer receives the Subdivision is first, and the earnest money will be refunded to Buyer. If not able to obtain the Subdivision Information within the time erminate the contract within 3 days after the time required or earnest money will be refunded to Buyer.
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□ does not require an updated resale certificate. If Buyer requires an updated resale certificate, Seller, a Buyer's expense, shall deliver it to Buyer within 10 days after receiving payment for the updated resal certificate from Buyer. Buyer may terminate this contract and the earnest money will be refunded to Buyer 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 part 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 notic 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: Except as provided by Paragraphs A and D, Buyer shall pay any an all Association fees, deposits, reserves, and other charges associated with the transfer of the Property not to exceed any updated resale certificate if requested by the Buyer, the Title Company, or any broker to this sale. If Buyed 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 ore 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 abou	prior to closing, whichever occurs first, and the ϵ	ion Information before signing the contract. Buyer II does
The title company or its agent is authorized to act on behalf of the parties to obtain the Subdivisio Information ONLY upon receipt of the required fee for the Subdivision Information from the part 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: Except as provided by Paragraphs A and D, Buyer shall pay any any all Association fees, deposits, reserves, and other charges associated with the transfer of the Property not to exceed and Seller shall pay any excess. 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. Seller Jason Vrba	does not require an updated resale certificat Buyer's expense, shall deliver it to Buyer withi certificate from Buyer. Buyer may terminate this	e. If Buyer requires an updated resale certificate, Seller, at in 10 days after receiving payment for the updated resale contract and the earnest money will be refunded to Buyer if
The title company or its agent is authorized to act on behalf of the parties to obtain the Subdivisio Information ONLY upon receipt of the required fee for the Subdivision Information from the part 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: Except as provided by Paragraphs A and D, Buyer shall pay any any all Association fees, deposits, reserves, and other charges associated with the transfer of the Property not to exceed and Seller shall pay any excess. 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. Seller Jason Vrba	4. Buyer does not require delivery of the Subdivision	on Information.
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Buver Seller Emily Vrba		Seller Jason Vrba
	Buyer	Seller Emily Vrba

Commission, P.O. Box 12188, Austin, TX 78711-2188, (512) 936-3000 (www.trec.texas.gov) TREC No. 36-9. This form replaces TREC No. 36-8.