



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

3111 LEATHER LEAF LANE

Houston

(Street Address and City)

First Service Residential 713-932-1122

(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 \$ 350+ cap \$262.50 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

Seller Melanie P Morin

Buyer

Seller



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.

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
FOR
SPRING BROOK VILLAGE PROPERTY OWNERS ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Manager of Spring Brook Village Property Owners Association, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by Spring Brook Village Property Owners Association, Inc.:

1. Name of Subdivision: Spring Brook Village.
2. Name of Association: Spring Brook Village Property Owners Association, Inc.
3. Recording Data for the Subdivision:
 - a) Pinecrest, Section 1, a subdivision in Harris County, Texas, according to the map or plat thereof filed under Clerk's Film Code No. 682060 in the Map Records of Harris County, Texas, along with any amendments or supplements thereto.
 - b) Pinecrest, Section 2, a subdivision in Harris County, Texas, according to the map or plat thereof filed under Clerk's Film Code No. 682256 in the Map Records of Harris County, Texas, along with any amendments or supplements thereto.
 - c) Pinecrest, Section 3, a subdivision in Harris County, Texas, according to the map or plat thereof filed under Clerk's Film Code No. 686012 in the Map Records of Harris County, Texas, along with any amendments or supplements thereto.
4. Recording Data for the Declaration:
 - a) Declaration of Covenants, Conditions, and Restrictions for Spring Brook Village, recorded on September 10, 2018, under County Clerk's File No. RP-2018-413952 in the Official Public Records of Harris County, Texas.
 - b) First Amendment to Declaration of Covenants, Conditions and Restrictions for Spring Brook Village Property Owners Association, Inc. recorded on January 21, 2021, under County Clerk's File No. RP-2021-32982 in the Official Public Records of Harris County, Texas.
 - c) Second Amendment to Declaration of Covenants, Conditions and Restrictions for Spring Brook Village Property Owners Association, Inc. recorded on February 18, 2021, under County Clerk's File No. RP-2021-83466 in the Official Public Records of Harris County, Texas.
 - d) Third Amendment to Declaration of Covenants, Conditions and Restrictions for Spring Brook Village Property Owners Association, Inc. recorded on March 3, 2021, under

RP-2024-398754

County Clerk's File No. RP-2021-109929 in the Official Public Records of Harris County, Texas.

5. Name and Mailing Address of the Association is: Spring Brook Village Property Owners Association, Inc., 2925 Briar Park, Suite 700, Houston, Texas 77042.
6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Spring Brook Village Property Owners Association, Inc., c/o FirstService Residential Houston, 2925 Briar Park, Suite 700, Houston, Texas 77042.
7. Telephone Number to Contact the Association is: 1-877-253-9689.
8. Email Address to Contact the Association: houston@fsresidential.com
9. The Association's website may be found at:
<https://springbrookvillage.connectresident.com/>
10. Fees charged by the Association upon the sale or transfer of Property:
 - a. Resale Certificate: \$375.00 or amount not to exceed the maximum allowable rate.
 - b. Resale Certificate Update Fee: \$75.00.
 - c. Welcome Packet Fee: \$26.50.
 - d. Transfer Fee: \$295.00.
 - e. Refinance Fee: \$100.00.
 - f. Capitalization Fee: three (3) months of the full annual assessment per Lot for year.

Executed on this the 23 day of October 2024.

SPRING BROOK VILLAGE PROPERTY OWNERS ASSOCIATION, INC.

By: , Manager and Agent

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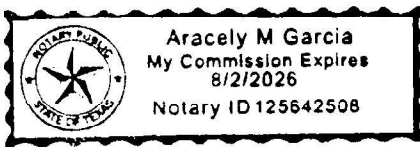
THE STATE OF TEXAS

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ACKNOWLEDGMENT

COUNTY OF HARRIS

BEFORE ME, the undersigned notary public, on this the 23 day of October 2024 personally appeared Craig Phillips Manager and Agent of Spring Brook Village Property Owners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed and on behalf of the Association.



Aracely Garcia

Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:

MAIA BARTEE
Assistant General Counsel
FirstService Residential
14951 Dallas Pkwy Suite 600 Dallas, TX 75254

RP-2024-398754

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Pages 4
10/28/2024 10:48 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$33.00

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

RP-2024-398754