

Email: [service@ciramail.com](mailto:service@ciramail.com)

Toll Free: (855) 877-CIRA (2472) Option#2

Fax: (866) 919-5696

## Resale Disclosure Document

North Pointe Trails Homeowners Association, Inc.

Physical Address: 387 Decoster Blvd Alvin, TX 77511

Legal Address: Phase / Section / Block None / Lot None

Expected Close Date: February 23, 2026

This Resale Disclosure Document concerning the above referenced Property has been prepared for the Board of Directors of the above referenced Community Association by RealManage. [1]

- A. The Property **is not** subject to a right of first refusal or other restraints contained in the restrictions or restrictive covenants that restricts the owners' right to transfer the owners' property.
- B. The current regular assessments for the Property are **set forth in the attached Statement of Account.**
- C. The current special assessments, if any, due for the Property after the date hereof are **set forth in the attached Statement of Account.**
- D. The total of all amounts due and unpaid to the Community Association that are attributable to the Property is **set forth in the attached Statement of Account.**
- E. The capital expenditures approved by the Community Association for its current fiscal year are **unknown.**
- F. The amount of reserves for capital expenditures is **set forth in the attached balance sheet.**
- G. Unsatisfied judgements against the Community Association total **None on File.**
- H. There **is not** a lawsuit pending against the Community Association.
- I. The Community Association board **has no** actual knowledge of conditions on the Property in violation of the restrictions applying to the subdivision or the bylaws or rules of the Community Association.
- J. The Community Association board **has not** received notice from any governmental authority regarding health or building code violations with respect to the Property, any common areas, common facilities owned or leased by the Community Association.
- K. The Community Association charges an Ownership Conveyance Processing Fee as **set forth in the attached Statement of Account.**
- L. The Community Association's managing agent is RealManage and their corporate mailing address is PO Box 803555 Dallas, TX 75380-3555
- M. The restrictions **do** allow foreclosure of the Community Association's lien on the Property for failure to pay assessments.

**Prepared By:** RealManage, February 13, 2026 9:55 AM CST

**Title:** In its corporate capacity as an Agent, and on behalf of the Board of Directors of **North Pointe Trails Homeowners Association, Inc.**

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[1] The information contained herein (including attachments or accompanying documents) has been prepared based on information available at the time. All information is subject to change at any time without notice. RealManage and CiraConnect are not responsible for inaccurate or omitted information. No representation is made as to the legal validity or adequacy of any provision in any specific transaction.

The following are attached, to the extent they have been requested or are required, and are available: (i) Restrictions, (ii) Rules, (iii) Bylaws, (iv) Current Balance Sheet, (v) Current Operating Budget, (vi) Certificate of Insurance concerning Property and Liability Insurance for Common Areas and Facilities, and (vii) Any Governmental Notices of Health or Housing Code Violations.

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Prepared February 13, 2026 9:55 AM CST  
 AG - R0334408L0283364  
 Confirmation #C004581114  
 Request #458111

## Statement of Account

North Pointe Trails Homeowners Association, Inc.  
 Physical Address: 387 Decoster Blvd, Alvin, TX 77511  
 Legal Address: Phase / Section / Block None / Lot None  
 Expected Close Date: February 23, 2026

### Due at Closing [1]:

<b>Check #1 Payable To:</b> "North Pointe Trails Homeowners Association, Inc." c/o RealManage PO Box 803555 Dallas, TX 75380-3555		<b>Check #2 Payable To:</b> "RealManage" PO Box 803555 Dallas, TX 75380-3555	
Balance Prior to Close [2][3]:	(\$6.74)	Conveyance Processing Fee	\$325.00
Advanced Assessments / Charges [4]:	\$69.66		
<b>Total Check #1</b>	<b>\$62.92</b>	<b>Total Check #2</b>	<b>\$325.00</b>

<b>Prepaid Fees &amp; Payments:</b>	
Statement of Account with Resale / Disclosure Documents	\$375.00
CiraConnect Processing Charge - New Request	\$67.00
Standard Delivery	\$0.00
Online Payment (7U083401Y8381264R)	(\$442.00)
<b>Total Balance:</b>	<b>\$0.00</b>

Instructions Prior to Close. Regular Assessments, but not Special Assessments, are prorated through the day prior to closing. Closing agents are encouraged to request an updated SOA three days prior to the expected close date. However, if the closing date moves up or moves back by only 1-3 days (from the expected close date indicated in the last SOA), the closing agent may opt to calculate their own per diem adjustments. While the methods employed by a closing agent (via their in-house closing software) and RealManage (as agent for the Association) may differ slightly, the differences are usually negligible. So while these calculations will prevail, it is not mandatory to request an updated SOA if the expected closing date changes by three or fewer days.

After Closing. Please promptly mail a copy of this entire statement, a copy of the deed, settlement statement, and separate checks as shown above to RealManage, PO Box 803555, Dallas, TX 75380-3555.

[1] Amounts Due at Closing. Amounts due must be remitted on separate checks as shown. The figures contained herein have been prepared based on information available at the time. All information is subject to change at any time without notice. RealManage and CiraConnect are not responsible for any inaccurate or omitted information.

[2] Balance Prior to Close. As of **February 12, 2026**, the account has been invoiced for all regular assessments due through **February 28, 2026**, and the account had a current balance of **\$0.00**. The Balance Prior to Close in the amount of **(\$6.74)** shown here is an estimate of what the account balance will be on the Expected Close Date after prorating the owner's regular assessments through the day prior to close, or **February 22, 2026**. At the time of closing, the owner's actual balance may be more or less than the amount estimated here. If the Balance Prior to Close is a credit and the current owner desires a refund, it must be handled at closing through the settlement statement. Balance refund requests cannot be processed outside of closing.

[3] Per Diem Adjustments. If the Closing Date changes, then both (i) Balance Prior to Close and (ii) Advance Assessments will change (irrespective of any additional payments made on, or late fees or other charges billed to, the property's account). For each day that the closing is delayed beyond the Expected Close Date of **February 23, 2026**, we estimate that Balance Prior to Close will **increase** by **\$1.12** and Advance Assessments will **decrease** by **\$1.12**. For each day that the closing is advanced sooner than the Expected Close Date of **February 23, 2026**, we estimate that Balance Prior to Close will **decrease** by **\$1.12**, and Advance Assessments will **increase** by **\$1.12**.

[4] Advance Assessments. Advance Assessments is an estimate of the amounts to be due for the period from closing on **February 23, 2026** through **April 30, 2026**. The actual amount(s) due may vary. Regular Assessments are prorated for the period and are calculated at the rate of **\$31.46 per Month**.

## **Additional Notes**

### **\*\*\* Direct Debit (ACH Draft) Registration - Cancel Prior to Closing \*\*\***

The seller is currently registered to pay their assessments by electronic direct debit ("ACH" draft). Future assessments and charges will continue to draft until either the registered owner inactivates the draft authorization through the [CiraNet Owner / Resident Portal](#) or RealManage receives the closing paperwork and processes the ownership change. **Please note:** Closing paperwork is generally received and processed 2 -3 weeks after the transaction has closed.

Please advise the seller accordingly.

The amounts to collect at closing, shown here as Check #1 and Check #2, have not been provided pursuant to Texas Property Code regarding Resale Certificates, (i) unless this SOA has been furnished by RealManage as an attachment to a Resale Certificate, (ii) and then only with respect to the Balance Prior To Close, Initial Capital Assessment and Working Capital Assessment due to the Association (but excluding Advance Assessments) shown under Check #1. In any case, the amounts shown herein are valid only for the property, owner/seller, buyer (if any), estimated closing date and other circumstances specified herein.

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## Owner's Association Settlement / Disclosure Document Request

### Request for Documents:

<u>Documents Requests (check all that apply):</u>		<u>Fulfillment [1]:</u>	
Resale Certificate	<input checked="" type="checkbox"/>	Standard Delivery (7 Business Days)	
Statement of Account - first request	<input type="checkbox"/>		
Statement of Account - update	<input type="checkbox"/>		
Questionnaire	<input type="checkbox"/>		
<u>Transaction (check one):</u>		<u>If a Sale [2] (check of applicable):</u>	
Sale	<input checked="" type="checkbox"/>	Owner/Seller is a relocation service provider <input type="checkbox"/>	
Refinance / Other	<input type="checkbox"/>	Owner/Seller obtained title in a foreclosure <input type="checkbox"/>	

### General:

Date of Request:	02/04/2026	Expected Close Date:	02/23/2026
GF Reference #:	HTT-26-11124	Other Reference #:	
Other Reference #:		Other Reference #:	

### Requested By:

Requested By (Name):	Hu Ding	Direct Phone	(415) 236-2577
Company Name:	Rexera	Cell Phone:	
Street Address:	515 E Main St, #16	Email:	contactus@rexera.com
City / State / Zip:	Muncie, IN 47305	Fax:	

### Property:

Association / Subdivision:	North Pointe Trails						
Physical Address:	387 Decoster Blvd, Alvin, TX 77511						
Phase:		Section:		Block:	None	Lot:	None

### Owner / Seller:

Full Legal Name:	Helene A. Fitzgerald
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### Buyer:

Full Legal Name:	Purchasing Fund 2023-2, LLC		
Buyer Type:	Homeowner		
<b>Contact Information Prior to Closing:</b>			
Mailing Address:			
Email Address:			
Phone:			
<b>Contact Information After Closing (Required [3]):</b>			
Mailing Address:			
Email Address:			
Phone:		Will Buyer Reside at Property (Y/N):	Y

[1] Fulfillment. Standard turnaround time is 7 Business Days from the time payment is received (if prepayment is required) or the time the request is received (if no prepayment is required). Faster delivery options may be available for an additional charge. Quoted delivery times do not apply to requests for all properties including properties where the owner's account has been referred to an attorney, lien service or collection agent, properties requiring a physical inspection prior to disclosure and properties in communities recently transitioned to new management and / or the CiraConnect platform. To cancel a request, promptly notify us via email.

[2] Sales Involving Foreclosed Property or Transacted by Relocation Service Providers. The sale of a property involving a seller that obtained title through a foreclosure or as part of a transaction to assist an owner in a corporate relocation may be subject to a double-deeded transfer and subject to additional charges. Please provide a deed or substitute trustee deed to facilitate processing.

[3] Buyer Contact Information. The Buyer and Title Company are responsible for providing the Owner's Association with a valid mailing address for Owner's Association correspondence. This information is required if the Buyer does not intend to reside at the property (e.g. an investor). The Title Company may be subject to recourse from the Buyer for failure to provide this information to the Owner's Association. Unless an alternate mailing address is provided, all correspondence will be sent to the property address.