



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



722 Seafoam Rd

Houston

TX 77062-5034

(Street Address and City)

Clear Lake City Community Association, Inc.

281 488 0360

(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 \$_____ 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 Morgan Novak Alexander

Buyer

Seller Joshua Alexander



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

**Clear Lake City Community Association, Inc.
(as per Texas Property Code § 209.004)**

Name of Association: CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC.

Original 1963 Articles of Incorporation for Clear Lake City Community Association, Charter No. 191203, filed of record in the Office of the Texas Secretary of state on March 5, 1963.

Founding Document, July 30, 1963, File No. B731706, Film Code No. 093-12-0182
Founding Document Amendment, August 8, 1968, File No. C756528, Film Code No. 096-23-1158

Restated 2018 Certificate of Formation filed of record on May 16, 2018 at Harris County Clerk's File No. RP-2018-214901.

Extension CSC Clarification Instrument of 1995, File No. R430223, Film Code No. 504-10-0962

Name of Subdivisions: CAMINO SOUTH CORE D (also sometimes known as Clear Lake City), CLEAR LAKE CITY (aka Oakbrook) CORE A, MEADOWGREEN CORE C, OAKBROOK (also sometimes known as Clear Lake City), OAKBROOK WEST CORE B, UNIVERSITY GREEN; and numerous properties designated as commercial tracts, multi-family units, condominiums and townhomes, located within the 15,434.66 acres of land described herein.

Recording Data/Plats for Subdivisions:

CLEAR LAKE CITY, being described as approximately 3050 acres of land out of the Robert W. Wilson League, Abstract No. 88, the Sarah Deel League, Abstract No. 13, the Joseph A. Harris Survey, Abstract No. 340, the August Whitlock Survey, Abstract No. 792, and the Thomas Earle, Jr., Survey, Abstract No. 248, Harris County, Texas, and being part of Tract No. 1 of the 15,434.66 acres of land conveyed to Friendswood Development Company by Humble Oil & Refining Company by Deed dated October 15, 1962, and of Record in Volume 4915, pages 272 through 321 of the Deed Records of Harris County, Texas.

CLEAR LAKE CITY, CORE D, SECTION 1, also known as CAMINO SOUTH, SECTION 1 – plat recorded at Volume 140, Page 143 of the Map Records of Harris County, Texas.

CLEAR LAKE CITY, CORE D, SECTION 3, also known as CAMINO SOUTH, SECTION 3 – plat recorded at Volume 149, Page 45 of the Map Records of Harris County, Texas.



CLEAR LAKE CITY, CORE D, SECTION 4, also known as CAMINO SOUTH, SECTION 4 – plat recorded at Volume 168, Page 65 of the Map Records of Harris County, Texas.

Lots 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17, in Block 25, CLEAR LAKE CITY INDUSTRIAL PARK, SECTION A,

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Harris County, Texas.

OAKBROOK, SECTION 1 (originally known as Clear Lake City, Core A, Section One) – plat recorded at Volume 100, Page 56 of the Map Records of Harris County, Texas.

OAKBROOK RESERVE, 1.0521 acres of land situated in the Sarah Deel League, Abstract 13, Harris County, Texas, and being out of a 1.83-acre Unrestricted Reserve in Block 7 of Clear Lake City, Section One, as recorded in Volume 100, Page 56, of the Map Records of Harris County, Texas. Also being .7805 acre of land situated in the Sarah Deel League, Abstract 13, Harris County, Texas, and being out of 1.83-acre Unrestricted Reserve in Block 7 of Clear Lake City, Section 1, as recorded in Volume 100, Page 56 of the Map Records of Harris County, Texas.

OAKBROOK, SECTION 2 (originally known as Clear Lake City, Core A, Section Two) – plat recorded at Volume 102, Page 17, corrected plat recorded at Volume 103, Page 14 of the Map Records of Harris County, Texas.

OAKBROOK, SECTION 3 (originally known as Clear Lake City, Core A, Section Three) – plat recorded at Volume 106, Page 1 of the Map Records of Harris County, Texas.

OAKBROOK, SECTION 4 (originally known as Clear Lake City, Core A, Section Four) – plat recorded at Volume 107, Page 1 of the Map Records of Harris County, Texas.

MEADOWGREEN, SECTION 1, CLEAR LAKE CITY– plat recorded at Volume 247, Page 60 of the Map Records of Harris County, Texas.

MEADOWGREEN, SECTION 2, CLEAR LAKE CITY– plat recorded at Volume 269, Page 1 of the Map Records of Harris County, Texas.

MEADOWGREEN, SECTION 3, CLEAR LAKE CITY– plat recorded at Volume 327, Page 48 of the Map Records of Harris County, Texas.

OAKBROOK WEST, SECTION 1 – plat recorded at Volume 146, Page 130 of the Map Records of Harris County, Texas.

OAKBROOK WEST, SECTION 2 – plat recorded at Volume 151, Page 140 of the Map Records of Harris County, Texas.

OAKBROOK WEST, SECTION 3 – plat recorded at Volume 163, Page 25 of the Map Records of Harris County, Texas.

OAKBROOK WEST, SECTION 4 – plat recorded at Volume 233, Page 68 of the Map Records of Harris County, Texas.

OAKBROOK WEST, SECTION 5 – plat recorded at Volume 303, Page 137 of the Map Records of Harris County, Texas.

UNIVERSITY GREEN, SECTION 1 – Section One, plat recorded at Volume 228, Page 52, File No. E545781 of the Map Records of Harris County, Texas.

UNIVERSITY GREEN, SECTION 2 - plat recorded at Volume 228, Page 62 of the Map Records of Harris County, Texas.

UNIVERSITY GREEN, SECTION 3 - plat recorded at Volume 245, Page 75 of the Map Records of Harris County, Texas.

UNIVERSITY GREEN, SECTION 4 - plat recorded at Volume 253, Page 25, File No. F200739 of the Map Records of Harris County, Texas.

UNIVERSITY GREEN, SECTION 5 - plat recorded at Volume 272, Page 33 of the Map Records of Harris County, Texas.

UNIVERSITY GREEN, SECTION 6 - plat recorded at Volume 272, Page 42 of the Map Records of Harris County, Texas

Recording Data for Declarations:

Residential Restrictions for Clear Lake City, including but not limited to that certain Community Service Charge agreement, dated July 29, 1963, and recorded July 30, 1963, bearing Volume 5205, Page 384, et seq., Deed Records of Harris County, Texas, said instrument being modified by instrument dated July 29, 1968, recorded August 8, 1968, bearing County Clerk’s File No. C756528, Volume 7295, Page 271, Deed Records of Harris County, Texas;

Conditions, Covenants and Restrictions for **Clear Lake City, Core D, Section 1**, also known as **Camino South, Section 1**, Clear Lake City a Subdivision in the City of Houston, Harris County, Texas, recorded October 6, 1966, at County Clerk’s File No. C387049, and Film Code No. 061-30-1408, et seq.;

Conditions, Covenants and Restrictions for **Clear Lake City, Core D, Section 3**, also known as **Camino South, Section 3**, Clear Lake City a Subdivision in the City of Houston, Harris County, Texas, recorded December 1, 1967, at County Clerk’s File No. C617788, and Film Code No. 085-30-0823, et seq.;



Conditions, Covenants and Restrictions for **Clear Lake City, Core D, Section 4**, also known as **Camino South, Section 4**, Clear Lake City a Subdivision in the City of Houston, Harris County, Texas, recorded May 5, 1970, at County Clerk’s File No. D102977, and Film Code No. 116-23-1665, et seq.;

Residential Restrictions for **Oakbrook, Section 1**, Clear Lake City a Subdivision in the City of Houston,

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Harris County, Texas, recorded September 5, 1963, at County Clerk's File No. B752566, and Film Code No. 095-15-0447, et seq.;

Residential Restrictions for **Oakbrook Reserve**, by General Warranty Deed executed July 27, 1983 and recorded under File No. J077136, Film Code No. 054-97-1339, and General Warranty Deed executed August 10, 1983 and recorded under File No. J097721, Film Code 056-83-0777 in the official public records of real property, Harris County Texas. A 1.830-acre section located within Oakbrook, Section 1 to be used for single-family patio home units, recorded November 7, 1983, at County Clerk's Film Code No. 064-82-0066, et seq.;

Residential Restrictions for **Oakbrook, Section 2**, Clear Lake City a Subdivision in the City of Houston, Harris County, Texas, recorded September 5, 1963, at County Clerk's File No. B752567, and Film Code No. 095-15-0460, et seq.;

Residential Restrictions for **Oakbrook, Section 3**, Clear Lake City a Subdivision in the City of Houston, Harris County, Texas, recorded March 6, 1964, at County Clerk's File No. B849207, and Film Code No. 005-33-0628, et seq.;

Residential Restrictions for **Oakbrook, Section 4**, Clear Lake City a Subdivision in the City of Houston, Harris County, Texas, recorded March 6, 1964, at County Clerk's File No. B849206, and Film Code No. 005-33-0614, et seq.;

Residential Restrictions for **Meadowgreen, Section One**, Clear Lake City a Subdivision in the City of Houston, Harris County, Texas, recorded August 4, 1977, at County Clerk's File No. F243184, and Film Code No. 171-20-0275, et seq.;

Residential Restrictions for **Meadowgreen, Section Two**, Clear Lake City a Subdivision in the City of Houston, Harris County, Texas, recorded January 11, 1979 at County Clerk's File No. F925052, and Film Code No. 117-86-2562, et seq.;

Declaration of Covenants, Conditions and Restrictions for **Meadowgreen, Section Three**, a Subdivision in Harris County, Texas, recorded May 8, 1985 at County Clerk's File No. K010384, and Film Code No. 014-64-1919, et seq., as well as all amendments to said document;

First Amendment to Declaration of Covenants, Conditions and Restrictions for **Meadowgreen, Section Three**, a Subdivision in Harris County, Texas, recorded on August 2, 1985, at Harris County Clerk's File No. K137843, and Film Code No. 022-62-2119, et seq.;

Second Amendment to Declaration of Covenants, Conditions and Restrictions for **Meadowgreen, Section Three**, a Subdivision in Harris County, Texas, recorded on October 1, 1985, at Harris County Clerk's File No. K227765, and Film Code No. 027-72-1643, et seq.;

Residential Restrictions for **Oakbrook West, Section One (Core B)**, Clear Lake City a Subdivision in the City of Houston, Harris County, Texas, recorded April 24, 1967, at County Clerk's File No. C487795, and Film Code No. 071-39-1158, et seq.

Amendment to Declaration of Covenants, Conditions and Restrictions for **Oakbrook West, Section One (Core B-1)**, a Subdivision in Harris County, TX recorded February 26, 1986, at Harris County Clerk's File No. K418458, and Film Code No. 039-69-1257, et seq.;

Residential Restrictions for **Oakbrook West, Section Two (Core B-2)**, Clear Lake City a Subdivision in the City of Houston, Harris County, Texas, recorded March 21, 1968, at County Clerk's File No. C678392, and Film Code No. 091-31-0683, et seq.;

Residential Restrictions for **Oakbrook West, Section Three**, Clear Lake City a Subdivision in the City of Houston, Harris County, Texas, recorded August 26, 1969, at County Clerk's File No. C972100, and Film Code No. 108-33-0934, et seq.;

Residential Restrictions for **Oakbrook West, Section Four**, Clear Lake City a Subdivision in the City of Houston, Harris County, Texas, recorded December 28, 1976, at County Clerk's File No. E996119, and Film Code No. 155-18-0272, et seq.;

Residential Restrictions for **Oakbrook West, Section Five**, Clear Lake City a Subdivision in the City of Houston, Harris County, Texas, recorded December 18, 1981, at County Clerk's File No. H266196, and Film Code No. 002-00-2017, et seq.;

Exploration Green Fence Resolution releasing property owners fencing restrictions along the former golf course, Harris County, Texas, recorded August 27, 2021 at the County Clerk's File No. RP-2021-490867.

Declaration of Covenants, Conditions and Restrictions for **University Green, Section One and Four**, Harris County, Texas, recorded March 21, 1973 at County Clerk's File No. D830511, Film Code No. 158-38-0528; and County Clerk's File No. D830512, Film Code No. 158-38-0546, et seq.; and

Declaration of Covenants, Conditions and Restrictions for **University Green, Section One**, Harris County, Texas, recorded September 13, 1976 at County Clerk's File No. E888887, and Film Code No. 148-20-1684, et seq.;

Declaration of Covenants, Conditions and Restrictions for **University Green, Section Two**, Harris County, Texas, recorded July 16, 1976 at County Clerk's File No. E826398, and Film Code No. 145-01-1757, et seq.;

Declaration of Covenants, Conditions and Restrictions for **University Green, Section Three**, Harris County, Texas, recorded August 19, 1977 at County Clerk's File No. F264830, and Film Code No. 173-

07-2417, et seq.;

Declaration of Covenants, Conditions and Restrictions for **University Green, Section Four**, Harris County, Texas, recorded August 19, 1977 at County Clerk’s File No. F223201, and Film Code No. 170-14-0234, et seq.;

Declaration of Covenants, Conditions and Restrictions for **University Green, Section Five**, Harris County, Texas, recorded April 6, 1981 at County Clerk’s File No. G924061, and Film Code No. 181-96-2239, et seq.;

Declaration of Covenants, Conditions and Restrictions for **University Green, Section Six**, Harris County, Texas, recorded August 29, 1983, at County Clerk’s File No. J111940, and Film Code No. 00047662, et seq

Note: The following multi-family and/or commercial properties are also within the jurisdiction of Clear Lake City Community Association, Inc., and are subject to annual assessment charges payable to the Association. Note: The following apartment names are current as of the date of filing this Management Certificate. The apartment names are subject to change, but the properties themselves remain the same:

- Riviera at Clear Lake, 16457 El Camino Real, Houston, TX 77062
- The Caroline, 1235 E NASA Pkwy, Houston, TX 77058
- Creekside Villas, 707 El Dorado Blvd, Houston, TX 77062
- Presidio at Clear Lake Apartments, 16201 El Camino Real, Houston, TX 77062
- The Cove Apartments, 2000 Bay Area Blvd, Houston, TX 77058
- Everwood Apartments, 444 E Medical Center Blvd, Webster, TX 77598
- The Falls at Clear Lake, 801 E NASA Pkwy, Webster, TX 77598
- The Grand Hampton Apartments, 16202 El Camino Real, Houston, TX 77062
- Aurora Flats & Townhomes, 17700 El Camino Real, Houston, TX 77058
- The Ivy at Clear Creek Apartment Homes, 300 Cyberonics Blvd, Houston, TX 77058
- Lakeshore Apartments, 16200 Space Center Blvd, Houston, TX 77062
- Las Palmas Apartments, 1400 El Camino Village Dr, Houston, TX 77058
- Newport at Clear Lake Apartments, 15900 Space Center Blvd, Houston, TX 77062
- The Park at Clear Lake Apartments, 1239 Bay Area Blvd, Houston, TX 77058
- The Palms at Clear Lake Apartments, 1300 Gemini Ave, Houston, TX 77058
- Regatta Apartments, 1315 E NASA Pkwy, Houston, TX 77058
- Skylar Pointe Apartments, 1110 El Camino Village Dr, Houston, TX 77058
- Tiffany Bay T/H, 16505 Tiffany Ct, Houston, TX 77058
- University Forest Apartments, 2600 Bay Area Blvd, Houston, TX 77058
- University Green Apartments, 1620 Bay Area Blvd, Houston, TX 77058
- Village South Apartments, 1239 Bay Area Blvd, Houston, TX 77058
- The Beverly at Clear Lake Apartments, 16100 Space Center Blvd, Houston, TX 77062

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Oakbrook West Section 6 (2 Commercial Properties):

1. United States Post office
14917 El Camino Real
Houston, TX 77062
2. HOUSTON METHODIST ST JOHN HOSPITAL
OAKBROOK WEST SEC 6, RES A
14903 EL CAMINO REAL
HOUSTON TX 77062

Dedicatory Instrument for Clear Lake City Community Association, Inc. Commercial Properties, 2000, File No. U495735, Film Code No. 533-38-0160, recording data/plat for subdivision as listed in the document.

General Warranty Deed, 2009, Building 290 East known as Unit 290A, containing 2,502.50 square feet, File No. ER 013-24-0561, Film Code No. 20090384793, recording data/plat for subdivision as listed in the document.

General Warranty Deed, 2009; Building 290 West known as Unit 290B, containing 2,502.50 square feet, File No. ER 013-24-0589, Film Code No. 20090384795.

Architectural Committee/Assignment of Rights 1993, File No. S708673, Film Code No. 515-44-1435, recording data/plat for subdivision as listed in the document.

Architectural Committee/Assignment of Rights 1997, File No. P232069, Film Code No. 160-50-1592, recording data/plat for subdivision as listed in the document.

Assignment of Approval and Enforcement Rights, File No. RP-028-76-1126, Film Code No. 20060057081, recording data/plat for subdivision as listed in the document.

University of Houston Clear Lake Housing, Campus Living Villages, 2600 Bay Area Blvd., Abstractor's Certificate – File No. 7910-14-4373, recording data/plat for subdivision as listed in the document.

Special Warranty Donation Deed, July 2, 2019, Parcel 1912 and Parcel 1916, File No. RP-2019-283917

Tract of land on Diana Lane, 7,800 sq. ft. situated in the Sarah Deel League, Abstract 13, Harris County, TX and being part of the Unrestricted Reserve "B" of Clear Lak City, Section 1, Block 8, recorded in volume 100, page 56 of the Harris County Map Records – File No. ER 031-37-0716, Film Code No. 20120138313.

License pertaining to Parcel 5 and 6 and monument near Hwy. 3 and El Dorado Blvd., Film Code No. RP-

096-43-2138.

License pertaining to Parcel 7 & 8 and monument near Hwy. 3 and Bay Area Blvd., December 4, 2015, Film Code No. RP-096-43-2150.

Note: The following single-family condominiums, townhomes, and or patio homes are also within the jurisdiction of Clear Lake City Community Association, Inc., and are subject to annual assessment charges payable to the Association:

Baywind Condominium Association:

- 7.7439 acres of land out of Block "B" Clear Lake City Industrial Park, Section "A" as recorded in Volume 100, Page 49 of the Map Records of Harris County, TX and also out of Block "B" Clear Lake City Industrial Park, Section "B" as recorded in Volume 136, Page 47 of the Map Records of Harris County, TX. More commonly described as 1516 Bay Area Boulevard, Houston, TX 77058.
- Declaration and Master Deed for Baywind Condominiums, recorded November 2, 1977 and Filed in Volume 52, Page 1 et seq., Condominium Records of Harris County, Texas, together with Survey plats, By-laws and Exhibits thereto, and all amendments thereof, including amendments recorded in Volume 72, Page 123, et seq., Volume 105, Page 115, et seq., Volume 106, Page 135, et seq., and volume 113, Page 32, et seq., Volume 188, Page 55, et seq., and Volume 188, Page 187, et seq., all of the Condominium Records of Harris County, Texas.
- Management Company: RISE Association Management Group, 3131 Eastside St Suite 130, Houston, TX 77098; Phone: (713) 936-9200; <https://riseamg.com/management-services/homeowners-association-management/>

Baywind II Condominiums (DBA: Taylorcrest Condominiums)

- Restrictions, Covenants and Conditions for Section One, File No. F871608, Recording Data for subdivision, Volume 266, Page 122; Section Two, File No. G011023, Volume 285, Page 45; Section Three, File No. JO30190, Volume 317, Page 62.
- Dedicatory Instruments regarding condominium enforcement procedures and violations of the Declarations, by-laws and rules; resolution regarding supplemental Rules; Harris County Clerk, File No. 20070000349
- Additional Dedicatory Instruments regarding assessment fines for violations of restrictive covenants and/or rules & regulations, Harris County Clerk, File No. 20120039758
- Self-Managed, 1500 Bay Area Blvd, Houston, TX 77058, (281) 488-8102; Email: tccon@wt.net

Camino Park Townhomes Homeowners Association

- More particularly described as a planned townhome residential development known as Camino Park, a subdivision of 10.6386 acres of land out of the Sarah Deel League, Abstract No. 13 the map or plat of which is recorded under Film Code No. 355006 in the Map Records of Harris County, Texas.
- Declaration of Covenants, Conditions, and Restrictions for Camino Park Homeowners

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Association, recorded March 10, 1992, recorded in the Office of the County Clerk of Harris County, TX under Clerk File No. P128415.

- Managed by Houston Community Management Services, 17049 El Camino Real, Ste. 100, Houston, TX 77058, (832) 864-1200

Kings Park Townhomes

- 2.2421 acres of land out of Tract Three of Kings Park according to the map or plat thereof as recorded in Volume 149, Page 28 of the map records of Harris County, TX.
- A condominium regime recorded in Volume 102, Page 63 of the condominium records of Harris County, TX, under Clerk’s File No. G-244367. Declaration and Master Deed recorded September 12, 1979 in the Condominium records of Harris County, Tx.
- Managed by Houston Community Management Services, 17049 El Camino Real, Ste. 100, Houston, TX 77058, (832) 864-1200

Kings Village Townhomes

- A condominium project in Harris County, Tx, according the map or plat thereof recorded in Volume 30, Pages 1-7 of the Condominium Records of Harris County, TX.
- Declaration and Master Deed filed for record under Harris County Clerk’s File No. E933404 and Film Code No. 151-16-2475, in the Condominium Records of Harris County, TX;
- First Amendment to the Declaration and Master Deed for Kings Village Townhomes, filed for record under Harris County Clerk’s File No. J456387, in the Condominium Records of Harris County, Texas;
- Second Amendment to the Declaration and Master Deed for Kings Village Townhomes, filed for record under Harris County Clerk’s File No. W705289 and Film Code No. 568-51-2209, in the Condominium Records of Harris County, Texas.
- Managing Agent - Kings Village Townhomes Association, Inc., c/o Community Management Solutions, Inc., 2625 Bay Area Blvd., Ste. 120, Houston, TX 77058, (281) 480-2563

Ramada Townhomes

- Ramada Townhome Association
- 64 tracts of land more fully described as unrestricted block number 9, 4.56 acres, of Clear Lake City Section One, according to plat recorded in Volume 100, Page 56, of the map records of Harris County, TX
- Managed by Kathy Dooley, Community Management Solutions, Inc., 2625 Bay Area Blvd., No.120, Houston, TX 77058, (281) 480-2563

Fairway Townhomes

- Fairway Homeowners Association
- 2.76 acres of land, more or less, more particularly described as the Unrestricted Reserve of Block Eight (8), of Clear Lake City, Section One (1), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 100, Page 56 of the Map of Records of Harris County, Texas
- CCR’s, File Code 080-35-1295
- Managed by Fairway Homeowners Association, P.O. Box 58832, Houston, TX 77258-8832,

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President Erika Muller (281) 280-9596. www.fhaclearlake.com

Reseda Townhouses

- 94.897.5350 square foot tract of land out of block 10 Clear Lake City, Section 1 according to Map of Records in Volume 100 Page 56 of the Map of Records Harris County, TX
- Managed by Houston Community Management Services, 17049 El Camino Real, Ste. 100, Houston, TX 77058, (832) 864-1200

Seafarer Townhouses

- An unrecorded townhouse subdivision, being a portion of Unrestricted Reserve "H" (File No. H438805, Film Code 013-00-0220) and Unrestricted Reserve "G" (File No. H446475, Film Code 014-89-1483),, Clear Lake City, Section Three, according to the map or plat thereof, recorded in Volume 106, Page 1 of the Map records of Harris County, TX
- Declaration of Covenants, Conditions and Restrictions recorded May 6, 1982 under File No. H 438805, Film Code No. 00136059 in the official public records of real property of Harris County, TX
- Amendment to Declaration of Covenants, Conditions and Restrictions, a portion of unrestricted Reserve H, Clear Lake City, Section Three, Harris County, Texas dated May 12, 1982, is recorded under Harris County Clerk's File No. H446475, File No. H438805, Film Code 014-89-1483.
- Second Amendment to Declaration of Covenants, Conditions and Restrictions, a portion of unrestricted reserve "H", Clear Lake City Section Three, Harris County, Texas dated June 2, 1982, is recorded under Harris County Clerk's File No. H474062.
- Third Amendment to Declaration of Covenants, Conditions and Restrictions, a portion of unrestricted reserve "H", Clear Lake City Section Three, Harris County, Texas dated July 2, 1982, is recorded under Harris County Clerk's File No. H521351.
- Annexation of Unrestricted Reserve "G", Clear Lake City, Section Three, Harris County, Texas dated December 16, 1982, is recorded under Harris County Clerk's File No. H741385, Film Code 033-83-2176.
- Managed by Community Management Solutions, Inc., 2625 Bay Area Blvd, No.120, Houston, TX 77058, (281) 480-2563

The Cloisters

- Recorded in Volume 144, Page 1 of the Condominiums Records of Harris County
- Managed by Houston Community Management Services, 17049 El Camino Real, Ste. 100, Houston, TX 77058, (832) 864-1200

University Green Patio Homes

- University Green Patio Home Owner's Association
- Recorded under File No. D830511, Film Code No. 158-38-0528 and by instrument recorded under File No. D830512, Film No. 158-38-0546, amended by instrument recorded under File no. D-936762, Film no. 165-27-0781 and further amended by instrument recorded under File No. E-401702, Film Code No. 118-14-1625 of the official Public Records of Real Property of Harris County, TX
- Managed by Houston Community Management Services, 17049 El Camino Real, Ste. 100,

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Houston, TX 77058, (832) 864-1200

University Green Town Homes

- University Green Townhome Owner’s Association, Inc.
- University Green, S 1 and 4 – Section One, plat recorded at Volume 228, Page 52, File No.E545781 of the Map Records of Harris County, Texas; and Section Four, Volume 253, Page 25, File No.F200739 of the Map Records of Harris County, Texas.
- The declarations of Covenants, Con and Restrictions for University Green, Section One is recorded in the official public records of Harris County, TX at File Number E888887, as amended by that certain Amendment to Declaration of Covenants, Conditions and Restrictions for University Green, Section One, recorded in the official public records of Harris County, TX at File Number F082786. The Declaration of Covenants, Conditions and Restrictions for University Green, Section Four, is recorded in the Official public records of Harris County, TX at File Number F223201. As corrected by that certain Correction, recorded in the Official Public Records of Harris County, TX at File Number F264829.
- Managed by Melissa Salvador at P.O. Box 580521, Houston, TX 77258, (281) 984-8217

University Place Townhouses

- University Owners’ Association of University Place
- University Green, Section 6 - plat recorded at Volume 272, Page 42 of the Map Records of Harris County, Texas.
- Declaration of Covenants, Conditions and Restrictions for the University Place Townhouses a project within that platted subdivision know as **University Green, Section Six I** Harris County, TX, recorded August 29, 1983 at County Clerk’s File No. J111940, and Film Code No. 857-81-0949, et seq.
- Managed by Managed by Houston Community Management Services, 17049 El Camino Real, Ste. 100, Houston, TX 77058, (832) 864-1200

University Trace Condominiums

- University Trace Condominium Association
- A tract or parcel containing 6.0355 acres of land, more or less, situated in the Sarah Deel League, A-13, Harris County, TX and being out of Clear Lake City Industrial Park Section A, Block 6, as recorded in Volume 100, Page 49, of the Map Records of Harris County TX and Clear Lake City Industrial Park, Section B, Block 6, as recorded in Volume 136, Page 47 of Map Records of Harris County, Texas, as more particularly described in the Declaration and Master Deed – University Trace Condominiums, recorded in Volume 104, Page 4 et seq., Condominium Records of Harris County, TX. The location is more commonly described as 1900 Bay Area Blvd, Houston, TX 77058.
- Declaration and Master Deed – University Trace Condominiums, recorded in Volume 104, Page 4 et seq., Condominium Records of Harris County, Texas, together with the Survey plats, bylaws and exhibits thereto, and all amendments thereof, including amendments recorded in Volume 157, Page 44, Volume 157, Page 45, and Volume 164, Page 71, all of the Condominium Records

RP-2024-69641

of Harris County, Texas. Managed by Leyendecker Management Services, PO Box 420066, Houston, TX 77242, (713) 975-6600. Maintenance: 281-984-7842

Property Leases:

Nasa Little League Baseball Field lease(s) recorded at Harris County Clerk’s File No. RP-2021-446065

OBW Park pool lease to the Bay Area Aquanauts dba Aquastar Swim Team, recorded at Harris County Clerk’s File No. RP-2021-446014

Cell Tower - Easement and Assignment of Lease Agreement recorded at Harris County Clerk’s File No. RP-2022-328890

Name and Mailing Address of Association:

Clear Lake City Community Association, Inc.
16511 Diana Lane
Houston, Texas 77062
281-488-0360 - Office
281-480-3226 - Fax

Name and Mailing Address of Person Managing the Association:

Rachel Morales, General Manager
16511 Diana Lane
Houston, Texas 77062
281-488-0360 - Office
281-480-3226 - Fax
rmorales@clcca.org - E-mail

Website for the Association: www.clcca.org

Fees Related to Property Transfer:

Resale Certificate: \$325

Resale Update Fee: \$75

Transfer Fee: \$400

**Rush Fee: \$50*



EXECUTED this 17th day of January 2024.

Clear Lake City Community Association, Inc.

By: Rachel Morales, General Manager

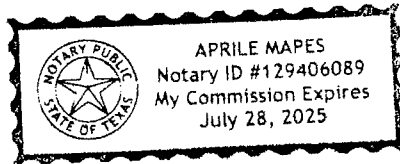
RP-2024-69641

STATE OF TEXAS }
COUNTY OF HARRIS }

The foregoing instrument was **acknowledged** before me by the said Rachel Morales, in her official capacity as General Manager of Clear Lake City Community Association, Inc., on this 17th day of January 2024, on behalf of said Association.

Aprile Mapes
Notary Public - State of Texas

After Recording, please return to:
Daughtry & Farine, P.C. - TW
17044 El Camino Real
Houston, Texas 77058
281-480-6888- Telephone



RP-2024-69641

RP-2024-69641
Pages 14
02/28/2024 03:44 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$73.00

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-2024-69641

4
AMEND
D

RP-2025-425073
10/27/2025 RP2 \$37.00

AMENDMENT TO
NOTICE TO SELLERS AND PURCHASERS OF REAL ESTATE
SITUATED IN
CLEAR LAKE CITY WATER AUTHORITY

THE STATE OF TEXAS §
COUNTY OF HARRIS §
CLEAR LAKE CITY WATER AUTHORITY §

Pursuant to V.T.C.A., Texas Water Code, Section 49.452, the Board of Directors of Clear Lake City Water Authority (the "Authority") now gives the following notice to all sellers and purchasers of real estate situated within the boundaries of said Authority and requests that you refer to its Notice to Sellers and Purchasers of Real Estate Situated in Clear Lake City Water Authority, dated December 24, 2014 and recorded in Clerk's File Number 20150011616 of the Real Property Records of Harris County, Texas and Amendment to Notice to Sellers and Purchasers of Real Estate Situated in Clear Lake City Water Authority, dated October 8, 2020 and recorded in Clerk's File Number RP-2020-577024.

The only modifications and updates to the Notice are in regard to Items 3 and 9, which now should read as follows:

- 3. The most recent rate of Authority taxes on property located in the Authority is \$0.20 per \$100 valuation debt service tax and \$0.05 per \$100 valuation maintenance tax, for a total tax of \$0.25 per \$100 valuation, equalized at 100% of the fair market value.
- 9. The particular form of Notice to Purchasers required by Section 49.453 to be furnished by a seller to a purchaser of real property in the Authority completed by the Authority with all information required to be furnished by the Authority is attached hereto as Exhibit "B."

RECEIVED

OCT 30 2025

PLEASE RETURN TO: ✓✓
CLEAR LAKE CITY WATER AUTHORITY
900 BAY AREA BLVD
HOUSTON, TX 77058

We, the undersigned, being duly chosen members of the Board of Directors of Clear Lake City Water Authority, each for himself, affirm and declare that the above is true and correct to the best of our knowledge and belief.

October 9, 2025

Date

[Redacted Signature]

W. Thomas Morrow, President

October 9, 2025

Date

[Redacted Signature]

Robert T. Savely, Vice President

October 9, 2025

Date

[Redacted Signature]

John Graf, Secretary

October 9, 2025

Date

[Redacted Signature]

Anthea Guest, Director

October 9, 2025

Date

[Redacted Signature]

Brady Pyle, Director

THE STATE OF TEXAS

§
§
§

COUNTY OF HARRIS

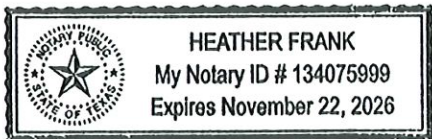
This instrument was affirmed and acknowledged before me on October 9, 2025, by W. Thomas Morrow, Robert T. Savely, John Graf, Anthea Guest, and Brady Pyle, members of the Board of Directors of Clear Lake City Water Authority, in the capacity herein stated.

10R
1ee



NOTARY PUBLIC, STATE OF TEXAS

STAMP NAME AND DATE OF
EXPIRATION OF COMMISSION
BELOW:



PLEASE RETURN TO:
CLEAR LAKE CITY WATER AUTHORITY
900 BAY AREA BLVD
HOUSTON, TX 77058

EXHIBIT "B"

The form of the Notice to Purchasers is as follows:

NOTICE TO PURCHASERS OF SPECIAL TAXING OR ASSESSMENT DISTRICT

The real property that you are about to purchase is located in Clear Lake City Water Authority (the "Authority") and may be subject to Authority taxes or assessments. The Authority may, subject to voter approval, impose taxes and issue bonds. The Authority may impose an unlimited rate of tax in payment of such bonds. The current rate of the Authority property tax is \$0.25 on each \$100 of assessed valuation. The total amounts of bonds payable wholly or partly from property taxes, excluding refunding bonds that are separately approved by the voters and excluding any bonds or any portions 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 are:

- (i) \$284,074,128 for water, sewer, and drainage facilities

The aggregate initial principal amounts of all such bonds issued are:

- (i) \$208,500,000 for water, sewer, and drainage facilities.


The Authority sought and obtained approval of the Texas Commission on Environmental Quality to adopt and impose a standby fee. The amount of the standby fee is \$0.00. An unpaid standby fee is a personal obligation of the person that 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 Authority stating the amount, if any, of unpaid standby fees on a tract of property in the Authority.

The Authority is located wholly or partly within the corporate boundaries of the Cities of Houston, Pasadena, La Porte, Taylor Lake Village and Webster. The municipalities and the Authority overlap, but may not provide duplicate services or improvements. Property located in the municipalities and the Authority is subject to taxation by the municipalities and the Authority.

The purpose of the Authority is to provide water, sewer, drainage or flood control facilities and services. The cost of Authority facilities is not included in the purchase price of your property.

03/05/26

Date
03/04/26


Morgan Novak Alexander

Signature of Seller
Joshua Alexander

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE AUTHORITY AT ANY TIME. THE AUTHORITY ANNUALLY ESTABLISHES TAX RATES. PURCHASER IS ADVISED TO CONTACT THE AUTHORITY 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 notice at or before the execution of a binding contract for the purchase of the real property or at closing of purchase of the real property.

PLEASE RETURN TO:
CLEAR LAKE CITY WATER AUTHORITY
900 BAY AREA BLVD
HOUSTON, TX 77058

Date

Signature of Purchaser

Issued by: Clear Lake City Water Authority
Date Issued: October 9, 2025

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

RECORDER'S MEMORANDUM:

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

PLEASE RETURN TO:
CLEAR LAKE CITY WATER AUTHORITY
900 BAY AREA BLVD
HOUSTON, TX 77058

FILED FOR RECORD

8:00:00 AM

Monday, October 27, 2025




COUNTY CLERK, HARRIS COUNTY, TEXAS

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

Monday, October 27, 2025



COUNTY CLERK
HARRIS COUNTY, TEXAS



GENERAL INFORMATION AND NOTICE TO CONSUMERS

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.
©Texas Association of REALTORS®, Inc. 2026

Be an informed consumer. The following information may assist you during your real estate transaction.

ANNEXATION. If a property is outside the limits of a municipality, the buyer should be aware that the property may later be annexed by a nearby municipality. The buyer may find information on the boundaries of nearby municipalities by contacting the municipalities directly.

APPRAISAL. An appraisal is a valuation of the property. An appraiser renders an estimate of value as of a certain date under assumptions and conditions stated in the appraisal report. Typically, a buyer's lender requires an appraisal to verify that the loan is secured by property that is worth a certain amount. An appraisal is not the same as an inspection.

BROKERS. A real estate broker may represent a party (buyer, tenant, landlord, or seller) in a real estate transaction or may act as an intermediary between the parties. A party may work with the broker or with one of the broker's agents. Buyer, tenant, landlord, and seller will be provided a form titled "Information About Brokerage Services" which defines agency relationships. An agent may help a seller or landlord market the property or help a buyer or tenant locate a property. The agent is obligated to *negotiate* the transaction and may assist in gathering information and may coordinate many details in the transaction. Brokers and agents are not inspectors. They do not possess the expertise to conduct inspections and therefore do not make any representations, warranties, or guarantees about a property's condition. Agents are not attorneys. Parties are encouraged to seek the assistance of an attorney to help in understanding any of the legal consequences and provisions of the contract or transaction.

COMPENSATION. Compensation means any commission, fee, or other valuable consideration for real estate brokerage services provided by a broker or agent. **Broker compensation or the sharing of compensation between brokers is not set by law nor fixed, controlled, recommended, or suggested by the Association of REALTORS®, any Multiple Listing Service (MLS), or any other listing service. Broker compensation is fully negotiable. Brokers independently determine their fees.** There are many different compensation models brokers may use including commission, flat fee, hourly fee, and fees for specific tasks. Broker compensation may come from different sources: buyer and tenant may pay their broker directly, or the seller, landlord, or listing broker may offer to pay certain buyer or tenant's expenses, which can include broker fees.

CONCRETE ISSUES (Alkali-Silica Reaction). Alkali-Silica Reaction (ASR), also known as Concrete Cancer, is a chemical reaction in concrete that can compromise structural integrity over time. ASR typically occurs in concrete structures exposed to moisture, such as foundations, slabs, swimming pools, and retaining walls. Diagnosing ASR definitively requires testing by a licensed structural engineer who can examine the concrete's composition and condition. Because swimming pools are in constant contact with water, they are particularly vulnerable to ASR. Over time, ASR-related damage may render the pool or surrounding deck areas unusable or unsafe. If you are buying or selling a home and have concerns about potential ASR, you should: (1) Consult a structural engineer to inspect and test the property if you notice signs such as cracking, uneven surfaces, or unexplained expansion in concrete areas. (2) Engage an attorney for guidance on disclosure obligations, inspection contingencies, and how ASR issues may affect negotiations or contracts.

ENVIRONMENTAL CONCERNS.

General. Over the years the market has identified certain environmental concerns that may affect a property and that a buyer or tenant should be aware of. These environmental concerns include, but are not limited to, the presence of hazards such as asbestos, lead-based paint, mold, pesticides, radon gas, toxic waste, underground storage tanks, urea-formaldehyde insulation, and other pollutants. There may also be other types of environmental concerns, such as wetlands or endangered species, affecting the property that could restrict the use of the property.

Environmental Inspections. If the buyer has an environmental concern about the property, the buyer should hire a qualified expert to inspect the property for such items. The parties may include a promulgated addendum (TXR 1917) in the contract that may address such matters.



Lead-Based Paint. If a property was built before 1978, federal law requires that the seller or landlord provide the buyer or tenant with: (1) the pamphlet titled "Protect Your Family from Lead in Your Home" (TXR 2511); (2) the records and reports the seller or landlord has concerning lead-based paint or hazards; and (3) an opportunity to have the property inspected for lead-based paint or hazards.

Mold. It is not uncommon to find mold spores in a property. The concern about mold increases when there are large amounts of mold found in a property. The Texas Department of Insurance publishes a document titled "Protect Your Home from Mold" (TXR 2507) which discusses mold in more detail.

Oak Wilt and Diseased Trees. There are diseases such as oak wilt and other conditions that may affect trees and other plants. Oak wilt is a fungus that affects certain oak trees. If the buyer is concerned about such matters, the buyer may have the trees and other plants inspected by a professional.

Noise. Surrounding properties are used for a variety of purposes. Some of the uses cause noise (for example, airports, railways, highways, restaurants, bars, schools, arenas and construction). The buyer or tenant is encouraged to drive to review the area around the property at various times and days.

EXPANSIVE SOILS. Soil conditions vary greatly throughout Texas. Many soils will move; some more than others. This movement will, many times, affect the foundation of homes and buildings and may cause cracks to appear in walls or other parts of the building. Additionally, if a property is newly constructed, the concrete curing process may also cause the foundation of the building to move. Seasonal changes in the moisture in the soil may also cause foundations to move. The buyer should check with an inspector and other experts on preventive methods to minimize the risk of such movement. The tenant may be required to water the foundation of a leased property as part of the tenant's responsibilities under the lease agreement.

FIRPTA. The Foreign Investment in Real Property Tax Act of 1980 (FIRPTA) may require buyers in certain transactions involving a seller who qualifies as a "foreign person" to withhold up to 15% of the amount realized by the seller (usually the sales price) for federal taxes. A "foreign person" is defined as a: (1) nonresident alien individual; (2) foreign corporation that has not made an election under section 897(i) of the Internal Revenue Code to be treated as a domestic corporation; or (3) foreign partnership, trust, or estate. The definition does not include a resident alien individual. A seller should notify the buyer whether the seller is a "foreign person" as defined by federal law. If the seller is unsure whether he or she qualifies as a "foreign person," the seller should consult a tax professional or an attorney.

FLOOD HAZARD, FLOODWAYS, AND FLOOD INSURANCE. Many properties are in flood hazard areas. Lenders who make loans on properties located in special flood hazard areas typically require the owner to maintain flood insurance. Additionally, some properties may lie in the floodway. Texas REALTORS® publishes a form titled, "Information about Special Flood Hazard Areas" (TXR 1414), which discusses flood hazard areas and floodways in more detail. The buyer is encouraged to buy flood insurance regardless of whether the property is in a high, moderate, or low risk flood area. A tenant may want to consider purchasing flood insurance if renting in a flood hazard area. The landlord's flood insurance typically does not cover a tenant from loss of personal property or displacement costs.

FOREIGN BUYERS AND RENTERS. Pursuant to Texas Property Code Chapter 5, Subchapter H, certain buyers and renters may be prohibited from purchasing real property or entering into leases for one year or more. Buyers and renters who believe these restrictions may apply to them should consult an attorney before entering into the transaction.

HISTORIC OR CONSERVATION DISTRICTS. Properties located in historic or conservation districts may have restrictions on use and architecture of the properties. Local governments may create historic or conservation districts for the preservation of certain architectural appeal. A property owner may or may not be aware if the property is located in such a district. If the buyer is concerned whether the property is located in such a district, contact the local government for specific information.

INSPECTION, REPAIRS, AND WALK-THROUGH.

Inspections. The buyer is encouraged to have the property inspected by licensed inspectors. The buyer should have the inspections completed during any option period. The buyer should accompany the inspectors during the inspections and ask the inspectors any questions. Brokers and agents do not possess any special skills, knowledge or expertise concerning inspections or repairs. If the buyer requests names of inspectors or



repair professionals from an agent, the buyer should note that the agent is not making any representation or warranty as to the ability or workmanship of the inspector or repair professionals.

Repairs. The buyer and the seller should resolve, in writing, any obligation and any timing of the obligation to complete repairs the buyer may request before the option period expires.

Walk-Through. Before the close of the sale, the buyer should walk through the property and verify that any repairs are complete. If the condition of the property does not satisfy the contractual provisions, the buyer should notify the buyer's agent before closing.

MANDATORY OWNERS' ASSOCIATIONS. If a property is subject to an owners' association, membership in the association is typically required. The buyer is entitled to obtain subdivision information, which may include the applicable restrictions, the association bylaws and rules, and a resale certificate. Unless otherwise negotiated in the contract, the buyer may be responsible for the cost of obtaining this information. Membership in an owners' association usually involves an obligation to pay periodic dues or assessments. Failure to pay such dues could result in a lien on and foreclosure of the property. A tenant is also required to comply with all owners' association rules applicable to the leased property, and may be subject to fines for failure to do so.

MINERAL INTERESTS. Determining who owns the mineral interests under a property (for example, rights to oil and gas interests) normally requires an expert to review the chain of title to the property. Many times the mineral interests may have been severed from the property and may be owned by persons other than the seller. Contract forms commonly used in Texas provide that the seller's interest, if any, in the mineral interests convey to the buyer as part of the property. However, a seller may wish to retain all or part of the mineral interests. Texas REALTORS® publishes a form titled "Information about Mineral Clauses in Contract Forms" (TXR 2509) which discusses this issue in more detail.

MULTIPLE LISTING SERVICE. The Multiple Listing Service (MLS) is a database and cooperative tool between brokers. Agents who use the MLS must comply with the MLS's rules. The listing agent is required to timely report the current status of a listing, including when the property is sold or leased or is no longer available, as well as the sales price. Subscribers (other brokers, agents, appraisers, and other real estate professionals) and appraisal districts have access to the information for market evaluation purposes. Much of the information in the MLS, such as square footage, assessed value, taxes, school boundaries, and year built is obtained from different sources such as the county appraisal district, an appraiser, or builder. The broker or agent who provides information from the MLS does not verify the accuracy of the information. The buyer or tenant should independently verify the information and not rely solely on information obtained from the MLS.

PERMITS. Permits may be required to construct, alter, repair, or improve the property. The buyer is encouraged to contact the local government to verify that all required permits have been obtained, as this may impact future plans for the property.

POSSESSION. Most contracts provide that the seller will deliver possession of the property to the buyer at the time the sale *closes and funds, or according to a temporary residential lease or other written lease required by the parties*. There may be a short delay between closing and actual funding; especially if the buyer is obtaining funds from a lender. The buyer may need to verify with the lender if the loan will fund on the day of closing. The buyer should also take this potential delay into account when planning the move into the property. Any possession by the buyer before the sale closes and funds (or by the seller after the sale closes and funds) must be authorized by a written lease.

PROPERTY INSURANCE. Promptly after entering into a contract to buy a property and before any option period expires, the buyer should contact an insurance agent to determine the availability and affordability of insurance for the property. There are numerous variables that an insurance company will evaluate when offering insurance at certain coverage levels and at certain prices. Most lenders require that the property be insured in an amount not less than the loan amount. The failure to obtain property insurance before closing may delay the transaction or cause it to end. Texas REALTORS® publishes a document titled, "Information about Property Insurance for a Buyer or Seller" (TXR 2508), which discusses property insurance in more detail. A tenant may want to consider purchasing liability insurance and insurance for casualties such as fire, flood, water damage, and theft. The landlord's insurance does not cover a tenant from loss of personal property.

PROPERTY VALUES. The real estate market is cyclical and current property values may fluctuate. Brokers and agents cannot guarantee desired future market conditions or property values. The ultimate decision on the price

and terms a Buyer is willing to buy and a Seller is willing to sell for a specific property rests solely with that Buyer and Seller.

RESIDENTIAL SERVICE CONTRACTS. A residential service contract is a product under which a residential service company, for an annual fee, agrees to repair or replace certain equipment or items in a property (for example, covered appliances, air conditioning and heating systems, and plumbing systems). Co-payments typically apply to most service calls. If the buyer requests names of residential service companies from an agent, the buyer should note that the agent is not making any representation or warranty about the service company.

RESTRICTIONS ON PROPERTY NEAR AN INTERNATIONAL BORDER. Be aware that in certain counties located near an international border, Texas law may prohibit the sale of property lacking required water and sewer services. Even if a sale of such property is permitted, a buyer may face additional costs or restrictions under Texas law due to a lack of basic infrastructure (water, sewer, roads, and drainage). Texas REALTORS® publishes a form titled, "Information Regarding Property Near an International Border" (TXR 2519), which provides more information. Brokers and agents cannot guarantee that a sale of the property is permitted under Texas law or otherwise give legal advice. Consult an attorney.

SCHOOL BOUNDARIES. School boundaries may change and are, at times, difficult to determine. The school boundaries that an agent may provide or that may be provided through a Multiple Listing Service are only mapped estimates from other sources. The buyer or tenant is encouraged to independently verify with the school district which schools the residents of the property will attend.

SEPTIC TANKS AND ON-SITE SEWER FACILITIES. Many properties have septic tanks or other on-site sewer facilities. There are several types of such systems. Special maintenance requirements may apply to certain systems. Please refer to a document titled, "Information about On-Site Sewer Facility" (TXR 1407) for more information. The buyer should also determine if the county requires any registration or other action to begin using the septic system or on-site sewer facility.

SEX OFFENDERS AND CRIMINAL ACTIVITY. Neither a seller, landlord, seller's agent, nor landlord's agent of a residential property has a duty to disclose any information about registered sex offenders. If the buyer or tenant is concerned about sex offenders who may reside in the area, access <https://sor.dps.texas.gov>. Contact the local police department to obtain information about any criminal activity in the area.

SQUARE FOOTAGE. If the purchase price is based on the size of the property's building and structures, the buyer should have any information the buyer receives about the square footage independently verified. Square footage information comes from other sources such as appraisal districts, appraisers, and builders. Such information is only an estimate. The actual square footage may vary.

STATUTORY TAX DISTRICTS. The property may be located in a utility or other statutorily created district providing water, sewer, drainage, or flood control facilities and services (for example a Municipal Utility District, Water Improvement District, or a Public Improvement District). The buyer is likely to receive a prescribed notice when buying property in such a district.

SURVEILLANCE. Be aware that when viewing a property, a seller might record or otherwise electronically monitor a buyer without the buyer's knowledge or consent, and a buyer might photograph or otherwise record the property without the seller's knowledge or consent. The parties should consult an attorney before recording or photographing another person or property.

SURVEY. A survey may identify the location of boundaries, major improvements, fence lines, drives, encroachments, easements, and other items on the property. The buyer should obtain a survey early enough in the transaction to help the buyer identify any encroachments, encumbrances to title, or restrictions. The contract will typically contain a provision which identifies who is responsible for providing a survey and the right to object to encumbrances to title disclosed in the survey.

SYNTHETIC STUCCO. Synthetic stucco (sometimes known as EIFS) is an exterior siding product that was placed on some properties in the recent past. If the product was not properly installed, it has been known to cause damage to the structure (such as wood rot and moisture). If the property has synthetic stucco, the buyer should ask an inspector to carefully inspect the siding and answer any questions.

TAX PRORATIONS. Typically, a buyer and seller agree to prorate a property's taxes through the closing date. Property taxes are due and payable at the end of each calendar year. The escrow agent will estimate, at closing, the taxes for the current year. If the seller is qualified for tax exemptions (for example, homestead, agricultural,

or over-65 exemption), such exemptions may or may not apply after closing. After closing the taxes may increase because the exemptions may no longer apply. When buying new construction, the taxes at closing may be prorated based on the land value only and will later increase when the appraisal district includes the value of the new improvements. The actual taxes due, therefore, at the end of the year and in subsequent years may be different from the estimates used at closing.

TERMINATION OPTION. Most purchase contract forms contain an option clause which provides the buyer with an unrestricted right to terminate the contract. Most buyers choose to buy the termination option. The buyer will be required to pay for the termination option in advance. The option fee is negotiable. Most buyers will conduct many of their reviews, inspections, and other due diligence during the option period. The buyer must strictly comply with the time period under the option. The option period is not suspended or extended if the buyer and the seller negotiate repairs or an amendment. If the buyer wants to extend the option period, the buyer must negotiate an extension separately, obtain the extension in writing, and pay an additional fee for the extension. The buyer should not rely on any oral extensions.

TIDE WATERS. If the property adjoins any of the state's tidal waters, the seller will provide the buyer with a prescribed notice titled, "Addendum for Coastal Area Notice" (TXR 1915). Boundaries of properties along such waters may change and building restrictions will apply. If the property is located seaward of the Gulf Intracoastal Waterway, the seller will provide the buyer with a prescribed notice titled, "Addendum for Property Located Seaward of the Gulf Intracoastal Waterway" (TXR 1916).

TITLE INSURANCE OR ABSTRACT OF TITLE. The buyer should obtain a title insurance policy or have an abstract of title covering the property examined by an attorney. If the buyer obtains a title insurance policy, the buyer should have the commitment of title insurance reviewed by an attorney not later than the time required under the contract.

UTILITIES. The buyer should evaluate what utilities the buyer will require and check to be sure that the utilities available in the area suit the buyer's needs. Some structures may or may not have utilities and electrical facilities to support many modern appliances or equipment.

WATER LEVEL FLUCTUATIONS. State law requires the seller to notify a buyer of a property that adjoins a lake, reservoir, or other impoundment of water with a storage capacity of at least 5,000 acre-feet at its normal operating level that the water level may fluctuate. The buyer and seller can find a list of lakes and reservoirs with at least 5,000 acre-feet storage capacity by accessing <http://texasalmanac.com/topics/environment/lakes-and-reservoirs>.

WATER WELLS. If the property has a water well, the buyer should have, and the lender may require, the equipment inspected and water tested. The buyer should determine if the county requires any registration or other action to begin using the water well.

WIRE FRAUD. Criminals are targeting real estate transactions by gaining access to electronic communications or sending emails that appear to be from a real estate agent, a title company, lender, or another trusted source. Refrain from transmitting personal information, such as bank account numbers or other financial information, via unsecured email or other electronic communication. If the buyer or tenant receives any electronic communication regarding wiring instructions, even if the communication appears to come from a legitimate source, the buyer or tenant should verify its authenticity prior to the transfer of funds in person or via phone call using a recognized phone number that is not found in the communication.

OTHER. _____

This form was provided by:

By signing below I acknowledge that I received, read, and understand this information and notice.

Prince Properties, LLC
By: Ruth Ann Manison 03/04/2026
Broker's or Broker's Associate's Signature, as an authorized agent of Broker
Ruth Ann Manison

Morgan Novak Alexander 03/05/2026
Joshua Alexander 03/04/2026
Consumer Morgan Novak Alexander
Consumer Joshua Alexander

Buyer Date Buyer Date



INFORMATION ABOUT PROPERTY INSURANCE FOR A BUYER OR SELLER

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A. The availability and the affordability of property insurance may affect both the buyer and the seller.

Typically a buyer will seek to insure the property. Most mortgage lenders require that the property be insured in an amount not less than the loan amount. The failure to obtain property insurance at or before closing may delay the transaction or cause it to end, either of which can impose both inconvenience and cost to both the buyer and the seller.

B. There are a number of factors that affect the availability and affordability of insurance.

- (1) The level of coverage will significantly affect the cost of insurance. There are several levels of insurance coverage. For example:
 - (a) a policy may cover the replacement cost of the improvements and the replacement cost of many personal items in the property in the event of most casualties;
 - (b) a policy may cover only the cash value of the improvements and exclude many casualties; or
 - (c) a policy may cover casualties and costs between the two noted extremes under (a) and (b).
- (2) Coverage levels and prices vary from company to company. There are many insurance companies conducting business in Texas who offer a variety of insurance products at various prices.
 - (a) One insurance company may refuse to insure a particular property or person while another insurance company may elect to do so.
 - (b) One insurance company may charge a significantly lower premium than another insurance company for the same or similar coverage.
 - (c) Generally, each insurance company has specific guidelines by which it prices its insurance policies. The following are examples of criteria that an insurance company may use in evaluating an application for insurance. The criteria vary from company to company.
 - (1) Past claims filed against the property to be insured in the 5 years preceding the application.
 - (2) Past claims filed by the applicant to be insured in the 5 years preceding the application.
 - (3) The applicant's insurance credit score.
 - (4) The past relationship between the insurance company and the applicant.
 - (5) The physical characteristics of the property such as condition, age, location, or construction materials.

C. Most insurance companies participate in the Comprehensive Loss Underwriting Exchange (CLUE) and obtain a CLUE report to evaluate the claims history of the property and the applicant.

- (1) Most insurance companies contribute information about claims to an insurance industry database known as CLUE (a registered trademark of Equifax, Inc.). An insurance company obtains a CLUE report when evaluating an application for insurance.
- (2) A CLUE report contains information about the claims history of the property and of the applicant for insurance.
 - (a) The CLUE report contains only data and does not inform the buyer or seller whether insurance is or is not available or at what cost.
 - (b) Insurance companies use the CLUE report in different ways.
 - (c) It is best to speak with an insurance agent with respect to how the information in a particular CLUE report affects the affordability and availability of insurance.

Information about Property Insurance for a Buyer or Seller

- (3) While CLUE reports are generally accurate, there may be errors in the reports.
 - (a) An event may be listed as a claim even though the insurance company did not pay any proceeds (for example, the cost of repair did not exceed the deductible or an inquiry may be incorrectly classified as a claim).
 - (b) Federal law permits a person to challenge inaccurate information. One may contact the administrator of the CLUE report (Lexis-Nexis) to correct information in a CLUE report.
- (3) A property owner may, for a fee, obtain the CLUE report on his or her property through companies such as Lexis-Nexis (<https://personalreports.lexisnexis.com>, 1-866-312-9076), A-Plus (800-709-8842) or other companies, most of whose services are accessible via the Internet. An owner may also contact the Equifax Insurance Consumer Center at 800-456-6004.


D. Promptly after entering into a contract to buy a property in Texas, the buyer should take the following steps to avoid delays in closing and to avoid additional costs.


If the buyer has the option to terminate the contract, the buyer should make sure that the buyer and the insurance agent have completed the following steps before the option expires.

- (1) Contact one or more insurance agents.
 - (a) The buyer should discuss the various levels of coverage with an insurance agent and ask questions that are necessary so the buyer understands the levels of available coverage.
 - (b) Insurance agents can provide applicants with written summaries of the various coverage levels.
 - (c) Basic summaries are available at the websites noted in Paragraph E.
- (2) **Submit an application** for insurance with the insurance agent of the buyer's choice.
 - (a) Applying for insurance promptly after entering into a contract to buy a property helps avoid surprises or delays in closing the transaction.
 - (b) Prompt application permits the buyer time to evaluate various coverage levels and prices.
 - (c) Delaying the application for insurance may limit opportunities to obtain the most suitable coverage and may limit opportunities to address any unforeseen problems or delays in obtaining coverage.
 - (d) In recent years, many transactions have been delayed or terminated because of problems associated with obtaining insurance.
- (3) Ask for written confirmation from the insurance agent that the insurance company:
 - (a) has received the application;
 - (b) has reviewed the applicant's CLUE report; and
 - (c) has conducted all necessary reviews to issue a policy at the particular price quoted (some insurance companies may ask for specific information or may wish to inspect the property).
- (4) Verify that the insurance coverage the buyer chooses is acceptable to the buyer's lender.

E. If one is not able to obtain insurance at a reasonable price or more information is needed, contact the Texas Department of Insurance (www.helpinsure.com or www.tdi.state.tx.us).

Receipt acknowledged by:





 03/05/2026

Signature Morgan Novak Alexander





 03/04/2026

Signature Joshua Alexander

Buyer	Date	Buyer	Date
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INFORMATION ABOUT SPECIAL FLOOD HAZARD AREAS

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CONCERNING THE PROPERTY AT 722 Seafoam Rd Houston TX 77062-5034

A. FLOOD AREAS:

- (1) The Federal Emergency Management Agency (FEMA) designates areas that have a high risk of flooding as special flood hazard areas.
- (2) A property that is in a special flood hazard area is designated on flood insurance rate maps with a zone beginning in a "V" or "A". Both V-Zone and A-Zone areas indicate a high risk of flooding.
- (3) Some properties may also lie in the "floodway" which is the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge a flood under FEMA rules. Communities must regulate development in these floodways.

B. AVAILABILITY OF FLOOD INSURANCE:

- (1) Generally, flood insurance is available regardless of whether the property is located in or out of a special flood hazard area. Contact your insurance agent to determine if any limitations or restrictions apply to the property in which you are interested.
- (2) FEMA encourages every property owner to purchase flood insurance regardless of whether the property is in a high, moderate, or low risk flood area.
- (3) A homeowner may obtain flood insurance coverage (up to certain limits) through the National Flood Insurance Program. Supplemental coverage is available through private insurance carriers.
- (4) A mortgage lender making a federally related mortgage will require the borrower to maintain flood insurance if the property is in a special flood hazard area.

C. GROUND FLOOR REQUIREMENTS:

- (1) Many homes in special flood hazard areas are built-up or are elevated. In elevated homes the ground floor typically lies below the base flood elevation and the first floor is elevated on piers, columns, posts, or piles. The base flood elevation is the highest level at which a flood is likely to occur as shown on flood insurance rate maps.
- (2) Federal, state, county, and city regulations:
 - (a) restrict the use and construction of any ground floor enclosures in elevated homes that are in special flood hazard areas.
 - (b) may prohibit or restrict the remodeling, rebuilding, and redevelopment of property and improvements in the floodway.
- (3) The first floor of all homes must now be built above the base flood elevation.
 - (a) Older homes may have been built in compliance with applicable regulations at the time of construction and may have first floors that lie below the base flood elevation, but flood insurance rates for such homes may be significant.

- (b) It is possible that modifications were made to a ground floor enclosure after a home was first built. The modifications may or may not comply with applicable regulations and may or may not affect flood insurance rates.
 - (c) It is important for a buyer to determine if the first floor of a home is elevated at or above the base flood elevation. It is also important for a buyer to determine if the property lies in a floodway.
- (4) Ground floor enclosures that lie below the base flood elevation may be used only for: (i) parking; (ii) storage; and (iii) building access. Plumbing, mechanical, or electrical items in ground floor enclosures that lie below the base flood elevation may be prohibited or restricted and may not be eligible for flood insurance coverage. Additionally:
- (a) in A-Zones, the ground floor enclosures below the base flood elevation must have flow-through vents or openings that permit the automatic entry and exit of floodwaters:
 - (b) in V-Zones, the ground floor enclosures must have break-away walls, screening, or lattice walls; and
 - (c) in floodways, the remodeling or reconstruction of any improvements may be prohibited or otherwise restricted.

D. COMPLIANCE:

- (1) The above-referenced property may or may not comply with regulations affecting ground floor enclosures below the base flood elevation.
- (2) A property owner's eligibility to purchase or maintain flood insurance, as well as the cost of the flood insurance, is dependent on whether the property complies with the regulations affecting ground floor enclosures.
- (3) A purchaser or property owner may be required to remove or modify a ground floor enclosure that is not in compliance with city or county building requirements or is not entitled to an exemption from such requirements.
- (4) A flood insurance policy maintained by the current property owner does not mean that the property is in compliance with the regulations affecting ground floor enclosures or that the buyer will be able to continue to maintain flood insurance at the same rate.
- (5) Insurance carriers calculate the cost of flood insurance using a rate that is based on the elevation of the lowest floor.
 - (a) If the ground floor lies below the base flood elevation and does not meet federal, state, county, and city requirements, the ground floor will be the lowest floor for the purpose of computing the rate.
 - (b) If the property is in compliance, the first elevated floor will be the lowest floor and the insurance rate will be significantly less than the rate for a property that is not in compliance.
 - (c) If the property lies in a V-Zone the flood insurance rate will be impacted if a ground floor enclosure below the base flood elevation exceeds 299 square feet (even if constructed with break-away walls).

E. ELEVATION CERTIFICATE:


The elevation certificate is an important tool in determining flood insurance rates. It is used to provide elevation information that is necessary to ensure compliance with floodplain management laws. To determine the proper insurance premium rate, insurers rely on an elevation certificate to certify building elevations at an acceptable level above flood map levels. If available in your area, it is recommended that you obtain an elevation certificate for the property as soon as possible to accurately determine future flood insurance rates.

You are encouraged to: (1) inspect the property for all purposes, including compliance with any ground floor enclosure requirement; (2) review the flood insurance policy (costs and coverage) with your insurance agent; and (3) contact the building permitting authority if you have any questions about building requirements or compliance issues.

Receipt acknowledged by:

 *Morgan Novak Alexander* 03/05/2026

Signature Morgan Novak Alexander Date

 *Joshua Alexander* 03/04/2026

Signature Joshua Alexander Date

Buyer Date Buyer Date



TEXAS ASSOCIATION OF REALTORS® WIRE FRAUD WARNING

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Sellers Beware: Criminals are targeting real estate transactions. Don't be a victim of wire fraud.

What is wire fraud and how does it occur? Criminals are targeting real estate transactions by gaining access to electronic communications or sending emails that appear to be from a real estate agent, a title company, a lender, or another trusted source. These fraudulent emails seem legitimate and direct you to wire funds to a fraudulent account. Once you wire funds to the fraudulent account, your money is gone.

How can you protect yourself from wire fraud? You should not send personal information, such as bank account numbers or other financial information, via email or other unsecured electronic communication.

If you receive any electronic communication regarding wiring instructions, even if the communication appears to come from a legitimate source, you should verify the communication's authenticity prior to the transfer of funds in person or via phone call using a recognized phone number that is not found in the communication.

Notice: This brokerage will never use any electronic communications, such as email, text messages, or social media messages, to ask you to wire funds or provide personal information.

If you think you are being targeted in a wire fraud scam, immediately notify law enforcement, your lender, the title company, and your agent.

This form was provided by:

By signing below I acknowledge that I received, read, and understand this information and notice.

Prince Properties, LLC
Broker's Printed Name

Morgan Novak Alexander 03/05/2026
AuthentisIGN

By: *Ruth Ann Manison* 03/04/2026
AuthentisIGN
Broker's Associate's Signature Date
Ruth Ann Manison

Seller **Morgan Novak Alexander** Date
Joshua Alexander 03/04/2026
AuthentisIGN
Seller **Joshua Alexander** Date

Buyer _____ Date _____ Buyer _____ Date _____