



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



13818 Mill Garden Ct

Houston

TX 77059-3541

(Street Address and City)

Northfork Community Association / Community Management Solutions

281-480-2563

(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 Katerina Quinn Lewis

Buyer

Seller Jonathan Lewis



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.

**MANAGEMENT CERTIFICATE FOR
NORTHFORK COMMUNITY ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Managing Agent of Northfork Community Association, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code:

1. Name of the Subdivision: The name of the subdivision is NORTHFORK.
2. Name of the Association: The name of the association is NORTHFORK COMMUNITY ASSOCIATION, INC.
3. Recording Data for the Subdivision: The subdivision is recorded as follows:
 - a. Northfork, Section One, a subdivision in Houston, Harris County, Texas, according to the map or plat thereof recorded in Clerk's File No. N053100 and Clerk's Film Code No. 348049 of the Official Records of Harris County, Texas;
 - b. Northfork, Section Two, a subdivision in Houston, Harris County, Texas, according to the map or plat thereof recorded in Clerk's Film Code No. 350105 of the Map Records of Harris County, Texas;
 - c. Northfork, Section Three, a subdivision in Houston, Harris County, Texas, according to the map or plat thereof recorded in Clerk's Film Code No. 357077 of the Map Records of Harris County, Texas;
 - d. Northfork, Section Four, a subdivision in Houston, Harris County, Texas, according to the map or plat thereof recorded in Clerk's Film Code No. 356121 of the Map Records of Harris County, Texas;
 - e. Northfork, Section Five, a subdivision in Houston, Harris County, Texas, according to the map or plat thereof recorded in Clerk's Film Code No. 371086 of the Map Records of Harris County, Texas;
 - f. Northfork, Section Six, a subdivision in Houston, Harris County, Texas, according to the map or plat thereof recorded in Clerk's Film Code No. 371080 of the Map Records of Harris County, Texas;

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- g. Northfork, Section Seven, a subdivision in Houston, Harris County, Texas, according to the map or plat thereof recorded in Clerk's Film Code No. 374011 of the Map Records of Harris County, Texas;

4. Recording Data for the Declarations and Amendments thereto:

- a. Declaration of Covenants, Conditions and Restrictions for Northfork, Section One, filed for record on July 10, 1991, under Harris County Clerk's File No. N218952 and Clerk's Film Code No. 039-14-0598 in the Official Records of Real Property in Harris County, Texas;
- b. Amended Declaration of Covenants, Conditions and Restrictions (related to Northfork Section One) filed for record on July 31, 1991, under Harris County Clerk's File No. N250772 and Clerk's Film Code No. 041-14-2235 in the Official Records of Real Property in Harris County, Texas;
- c. Amended Declaration of Covenants, Conditions and Restrictions (related to Northfork Section One) filed for record on November 7, 1991, under Harris County Clerk's File No. N402406 and Clerk's Film Code No. 006-51-1313 in the Official Records of Real Property in Harris County, Texas;
- d. Supplementary Declaration of Covenants, Conditions and Restrictions (related to Northfork Section Two) filed for record on July 2, 1992, under Harris County Clerk's File No. N749208 and Clerk's Film Code No. 025-43-3989 in the Official Records of Real Property in Harris County, Texas;
- e. Corrective Supplementary Declaration of Covenants, Conditions and Restrictions (related to Northfork Section Two) filed for record under Harris County Clerk's File No. N843068 and Clerk's Film Code No. 105-53-2595 in the Official Records of Real Property in Harris County, Texas;
- f. Supplementary Declaration of Covenants, Conditions and Restrictions (related to Northfork Section Three) filed for record on February 1, 1994, under Harris County Clerk's File No. P682915 and Clerk's Film Code No. 199-45-2630 in the Official Records of Real Property in Harris County, Texas;
- g. Declaration of Covenants, Conditions and Restrictions for Northfork, Section Four, filed for record on December 17, 1993, under Harris County Clerk's File No. P60995 and Clerk's Film Code No. 195-57-1101 in the Official Records of Real Property in Harris County, Texas;
- h. Supplementary Declaration of Covenants, Conditions and Restrictions for Northfork, Section Five filed for record on December 12, 1995, under Harris County Clerk's File No. R703654 and Clerk's Film Code No. 506-42-2600 in the Official Records of Real Property in Harris County, Texas;

120001 707 IN

EXECUTED ON THIS 18 day of November, 2021.

NORTHFORK COMMUNITY ASSOCIATION, INC.

By: Community Management Solutions, Inc.
Managing Agent

Mary Ellen Strebeck
Mary Ellen Strebeck

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this day personally appeared Mary Ellen Strebeck of Community Management Solutions, Inc., Managing Agent for Northfork Community Association, Inc. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.

SUBSCRIBED AND SWORN TO BEFORE ME on this 18th day of November, 2021 to certify which witness my hand and seal of office.

Catherine L. Gault
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

After Recording Return To:
Gregg & Gregg, P.C.
16055 Space Center Blvd., Suite 150
Houston, Texas 77062



120001707-11

RP-2021-666457

Pages 5

11/19/2021 07:45 AM

e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY

TENESHIA HUDSPETH

COUNTY CLERK

Fees \$30.00

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.



Tenesia Hudspeth

COUNTY CLERK
HARRIS COUNTY, TEXAS

11-19-2021 07:45 AM

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

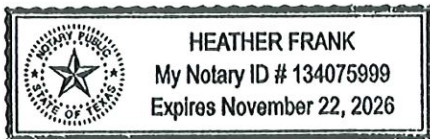
This instrument was affirmed and acknowledged before me on October 9, 2025, by W. Thomas Morrow, Robert T. Savely, John Graf, Anthea Guest, and Brady Pyle, members of the Board of Directors of Clear Lake City Water Authority, in the capacity herein stated.

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.

04/02/26

Date

04/02/26

Katerina Quinn Lewis

Signature of Seller

Jonathan Lewis

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

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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