



PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)[

11-07-2022

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



12215 Forest Villas Ln, Conroe, TX 77304

(Street Address and City)

Villas at Whiteoak Ranch

(936) 570-0123

(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 14 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 \$ 195+1850 cap 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

James Plummer, Power Of Attorney For Linda Plummer 02/26/2026

Seller

Buyer

Seller



The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms of contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate licensees. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not intended for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, (512) 936-3000 (www.trec.texas.gov) TREC No. 36-10. This form replaces TREC No. 36-9.

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
VILLAS AT WHITE OAK RANCH COMMUNITY ASSOCIATION, INC.**

THE STATE OF TEXAS §
COUNTY OF MONTGOMERY §

The undersigned, being the Managing Agent of Villas at White Oak Ranch Community Association, Inc. (hereinafter the "Association"), a non-profit corporation organized and existing under the laws of the State of Texas and in accordance with the Texas Property Code, submits the following information which supersedes any prior Management Certificate filed by the Association.

| | |
|--|---|
| Name of Subdivision: | Villas at White Oak Ranch |
| Name of Association: | Villas at White Oak Ranch Community Association, Inc. |
| Recording Data for the Subdivision: | Villas at White Oak Ranch Section 1, Final Plat, County Clerk's File No. 2017107998 and Cabinet Z, Sheets 4853-4856, of the Map Records of Montgomery County, Texas Villas at White Oak Ranch Section 2, County Clerk's File No. 2019106548 and Cabinet Z, Sheets 6099-6101, of the Map Records of Montgomery County, Texas |
| Recording Data for the Declaration(s): | Declaration of Covenants, Conditions and Restrictions for Villas at White Oak Ranch recorded in County Clerk's File No. 2017074923 of the Official Public Records of Montgomery County, Texas Supplemental Amendment to Declaration of Covenants, Conditions and Restrictions for Villas at White Oak Ranch, Section Two (2) [Annexation] recorded in County Clerk's File No. 2020062089 of the Official Public Records of Montgomery County, Texas First Amendment to the Declaration of Covenants, Conditions and Restrictions for Villas at White Oak Ranch recorded in County Clerk's File No. 202211215 of the Official Public Records of Montgomery County, Texas Amendment to the Declaration of Covenants, Conditions and Restrictions for Villas at White Oak Ranch recorded in County Clerk's File No. 2025000776 of the Official Public Records of Montgomery County, Texas |

Association Information:

Villas at White Oak Ranch Community Association, Inc.
c/o CH&P Management LLC
PO Box 1920
Conroe, Texas 77305
Website: engage.goenumerate.com/s/villas/
Phone: 936-570-0132

Designated Representative Information:

CH&P Management LLC
1712 N. Frazier Street, Suite 215
Conroe, Texas 77301
Phone: 936-570-0132
Email: info@chpmanagement.com

Fees Related to Property Transfer:

Villas at White Oak Ranch Capitalization Fee: 50% of Annual Assessment
Transfer Fee: \$225
Refinance Fee: \$50
Resale Certificate Fee: \$250
Update Resale Certificate Fee: \$75
Rush Resale Certificate Fee: Depending on number of business days up to \$150

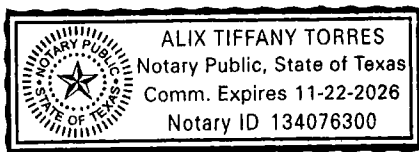
Executed this the 11 day of February, 2026.

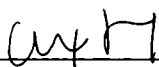
Villas at White Oak Ranch Community Association, Inc.

By: 
Savannah Carihfield
CH&P Management LLC
Managing Agent

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on February 11, 2026
by Savannah Carihfield, CH&P Management LLC, the Managing Agent of Villas at White Oak Ranch
Community Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.




Notary Public, State of Texas

Disclaimer: Please note, this certificate only contains information as required under Tex. Prop. Code §209.004, and may not contain all of the recorded dedicatory instruments for the Association.

E-FILED FOR RECORD

02/17/2026 10:07AM



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number sequence on the date and time stamped herein by me and was duly e-RECORDED in the Official Public Records of Montgomery County, Texas.

02/17/2026



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas