

RESALE CERTIFICATE FOR PROPERTY SUBJECT TO
MANDATORY MEMBERSHIP IN A PROPERTY OWNERS' ASSOCIATION
(Chapter 207, Texas Property Code)

Resale Certificate concerning the Property (including any common areas assigned to the Property located at _____ acres, Wimberley, Hays County, Texas, 78676 prepared by the Overlook Property Owners Association.

- A) The Property is not subject to a right of first refusal or other constraint contained in the restrictions or restrictive covenants that restricts the owner's right to transfer the owner's property.
- B) The current regular assessment for the Property is \$1,500.00 per annum due January 1. (Or the assessment may be paid in two equal installments of \$750.00 due January 1 and July 1). Late fee of \$100 assessed after January 10 or July 10.
- C) A special assessment for the Property due after the date the resale certificate was prepared is \$0.00 payable as follows: N/A.
- D) The total amount due and unpaid to the Overlook Property Owners Association for its current fiscal year that is attributable to the Property is \$____. The capital expenditures approved by the Association for its current fiscal year are: (see attached budget).
- E) The amount of reserves for capital expenditures is \$11,575.
- F) Unsatisfied judgments against the Association total \$0.00.
- G) There are not any suits pending against the Association. The style and cause number of each pending suit is: N/A.
- H) The Overlook Property Owners Association board has no actual knowledge of conditions on the Property in violation of the restrictions applying to the subdivision or the bylaws or rules of the Association. Known violations are: N/A.
- I) The Association has not received notice from any governmental authority regarding health or building code violations with respect to the Property or any common areas or facilities owned or leased by the Association. N/A.
- J) The Association fees resulting from the transfer of the property are \$200.00 payable to the OPOA Treasurer, 215 Overlook Court, Wimberley, TX 78676

- K) The Association managing agent: Robin Dow, 215 Overlook Court, Wimberley, TX 78676, Rg3john2@gmail.com, 989-859-8669.
- L) The restrictions do allow foreclosure of the Association's lien on the Property for failure to pay assessments.
- M) Buyer should review Second Amendment to Reservations, Restrictions and Covenants for the Overlook Subdivision regarding rental of properties.

Required Attachments:

- 1. Reservations, Restrictions, and Covenants
- 2. Standing Rules
- 3. Bylaws
- 4. Current Balance Sheet
- 5. Current Operating Budget (see the Budget column of the balance sheet).
- 6. Certificate of Insurance concerning Property and Liability Insurance for Common Areas and Facilities.
- 7. Any Governmental Notices of Health or Housing Code Violations.

Notice: This subdivision information may change at any time.

Overlook Property Owners Association

By: Robin Dow, Overlook Board Chairman

215 Overlook Court, Wimberley, TX 78676

e-mail: Rg3john2@gmail.com

Date: _____