



PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

2-10-2014



**SUBDIVISION INFORMATION, INCLUDING
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 3584 Tilden Trails (Lot 30, Parcel 14) (Street Address), City of New Braunfels, County of Comal, Texas, prepared by the property owners' association (Association).

A. The Property ☐ is ☒ is not subject to a right of first refusal (other than a right of first refusal prohibited by statute) or other restraint 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 \$ \$235.95 per Annually.

C. A special assessment for the Property due after this resale certificate is delivered is \$ \$0.00 payable as follows No for the following purpose: NO.

D. The total of all amounts due and unpaid to the Association that are attributable to the Property is \$ \$235.95.

E. The capital expenditures approved by the Association for its current fiscal year are \$ See Budget.

F. The amount of reserves for capital expenditures is \$ \$0.00.

G. Unsatisfied judgments against the Association total \$ \$0.00.

H. Other than lawsuits relating to unpaid ad valorem taxes of an individual member of the association, there ☐ are ☒ are not any suits pending in which the Association is a party. The style and cause number of each pending suit is: No.

I. The Association's board ☐ has actual knowledge ☒ 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: Please see attached inspection report.

J. The Association ☐ has ☒ has not received notice from any governmental authority regarding health or building code violations with respect to the Property or any common areas or common facilities owned or leased by the Association. A summary or copy of each notice is attached.

K. The amount of any administrative transfer fee charged by the Association for a change of ownership of property in the subdivision is \$ _____. Describe all fees associated with the transfer of ownership (include a description of each fee, to whom each fee is payable and the amount of each fee). _____

Please refer to the attachment.

L. The Association's managing agent is Associa Hill Country
(Name of Agent)

2301 N Greenville Ave 1st Floor Richardson, TX 75082
(Mailing Address)

(833) 462-3627
(Telephone Number) (Fax Number)

shoppersupport@communityarchives.com
(E-mail Address)

M. The restrictions ☒ do ☐ do not allow foreclosure of the Association's lien on the Property for failure to pay assessments.

REQUIRED ATTACHMENTS:

- | | |
|--------------------------|---|
| 1. Restrictions | 5. Current Operating Budget |
| 2. Rules | 6. Certificate of Insurance concerning Property and Liability Insurance for Common Areas and Facilities |
| 3. Bylaws | 7. Any Governmental Notices of Health or Housing Code Violations |
| 4. Current Balance Sheet | |

NOTICE: This Subdivision Information may change at any time.

Morningside (New Braunfels)

Name of Association

By: Customer Service

Print Name: Customer Service

Title: Escrow Processor

Date: Jan 06, 2026

Mailing Address: 2301 N Greenville Ave 1st Floor Richardson, TX 75082

E-mail: shoppersupport@communityarchives.com



This form has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated contract forms. No representation is made as to the legal validity or adequacy of any provision in any specific transaction. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>) TREC No. 37-5. This form replaces TREC No. 37-4.

K. The amount of any administrative transfer fee charged by the Association for a change of ownership of property in the subdivision and all fees associated with the transfer of ownership:

DESCRIPTION	PAID TO	AMOUNT
Legacy Account Closure Fee	Associa Hill Country	\$220.00
Transfer Fee (from Buyer)	Morningside (New Braunfels)	\$50.00
Working Capital	Morningside (New Braunfels)	\$0.00
Reserve	Morningside (New Braunfels)	\$0.00
Enhancement	Morningside (New Braunfels)	\$0.00
Advanced Assessments	Morningside (New Braunfels)	\$0.00
New Account Setup Fee	Morningside (New Braunfels)	\$75.00
Transfer Fee (from Seller)	Morningside (New Braunfels)	\$50.00
Other 3	Morningside (New Braunfels)	\$0.00

Additional Comments/Escrow Instructions: Please collect an HOA transfer fee of \$100.00 (\$50.00/each, from buyer & seller), applicable to every sale/resale. Make payable to "Morningside (New Braunfels)."

In order for the settlement to be completed, please attach one of the following with closing paperwork: warranty deed and/or HUD-1 settlement statement. Transfers will not be completed without these documents.

Please provide email address for buyer.

2026 assessment has been finalized it will be same as 2025 assessment'.

For violation details :- Please see attached CCI inspection report