

(Date)

(Title Company Name and Address)

Re: Property located at \_\_\_\_\_, Colleyville, TX 76034

Dear (Title Company Name):

In response to your request received on \_\_\_\_\_ the Lakes of Somerset Homeowners Association, Inc. encloses the following information pursuant to § 207.003 Tex. Prop. Code:

- 1) Resale Certificate, with attachments;
- 2) Declaration of Restrictions, Covenants and Conditions of Lakes of Somerset, as amended;
- 3) Bylaws of Lakes of Somerset Homeowners Association, Inc., as amended;
- 4) Lakes of Somerset Homeowners Association Rules and Regulations, as amended;  
and
- 5) Architecture and Landscape Guidelines for the Architectural Control Committee, as amended.

This letter also confirms that we have received the \$250.00 disclosure fee and expect the \$150.00 transfer fee will be paid to Lakes of Somerset Homeowners Association at the time of closing. Any request for additional copies or updates of the foregoing will require the payment of an additional fee in the same amount as the initial inquiry.

Sincerely,

LAKES OF SOMERSET HOMEOWNERS ASSOCIATION, INC.

Lou Bogdos, Treasurer

(312) 848-5169

cc: LOSHA Board of Directors

*(Without enclosures)*

**LAKES OF SOMERSET HOMEOWNERS ASSOCIATION, INC.**  
**Colleyville, Texas 76034**

(DATE)

**RESALE CERTIFICATE**

Pursuant to § 207.003 (b) of the Tex. Prop. Code, Lakes of Somerset Homeowners Association, Inc. (“LOSHA”), the following information is provided with respect to that certain property located at \_\_\_\_\_, Colleyville, TX 76034:

1. Right to Transfer Property. LOSHA Declaration of Restrictions, Covenants and Conditions do not contain a right of first refusal or a prohibition against transferring property.
2. Frequency and Amount of Regular Assessments. LOSHA dues are assessed in January and July. At this time the dues are \$500.00 per six months. A late fee plus interest is charged on delinquent payments. Payments are delinquent if not received by the end of January and July of each year.
3. Special Assessments. There is no amount due to LOSHA for any special assessments as of this date.
4. Unpaid Amount Currently Due. As of this date there is \_\_\_\_\_ amount due for dues assessment currently due.
5. Capital Expenditure. The LOSHA Board of Directors has/has not approved capital expenditures for the fiscal year \_\_\_\_\_.
6. Capital Reserve. As of this date, the LOSHA capital reserves total \$ \_\_\_\_\_.
7. Current Operating Budget and Balance Sheet. A copy of the LOSHA Budget for fiscal year \_\_\_\_\_ and the most recent LOSHA Balance Sheet dated \_\_\_\_\_ are attached.
8. Unsatisfied Judgments. As of this date there are no unsatisfied judgments against LOSHA.
9. Pending Lawsuits. There are no pending lawsuits against LOSHA.
10. Certificate of Insurance. A copy of the current LOSHA Certificate of Insurance is attached.
11. Existing Violations. No violations exist on the above reference property of the Declaration of Restrictions, Covenants and Conditions of LOSHA, Bylaws of LOSHA and LOSHA Rules and Regulations.

12. Health or Housing Code Violations. LOSHA has not received any notices from governmental authorities regarding health or housing code violations on the above referenced property, the LOSHA common areas and facilities.

13. Administrative Transfer Fee. As of this date, the transfer fee for a change of ownership in LOSHA is \$150.00.

14. Managing Agent. LOSHA does not employ a managing agent. The current Board of Directors and Officers of LOSHA are as follows:

De Bright Nail Director/President

4608 Dartmoore LN  
Colleyville, TX 76034  
(817) 709-5362

Jack Haake Director/Vice President

4609 Westbury Drive  
Colleyville, TX 76034  
(571) 214-4863

Tom Schmidt Director/Vice President

1100 Chatsworth Ct. W.  
Colleyville, TX 76034  
(817) 341-9130

Lou Bogdos Director/Treasurer

1301 Alexandra Court  
Colleyville, TX 76034  
(817) 832-2856

Sheila Puckett Director/Secretary

4504 Alexandra Dr.  
Colleyville, TX 76034  
(817) 253-1702

15. Foreclosure of Lien. The LOSHA Declaration of Restrictions, Covenants and Conditions, Art. 5, Sec. 7, permit foreclosure of LOSHA's lien for failure to pay assessments.

LAKES OF SOMERSET HOMEOWNERS ASSOCIATION, INC.

Lou Bogdos, Treasurer

Dated: \_\_\_\_\_

cc: LOSHA Board of Directors