

**RULES RELATING TO RESALE CERTIFICATES**  
**Westminster Glen Estates Home Owners Association, Inc.**  
December, 2014

1. Resale Certificates. This policy applies to any Resale Certificate (**Certificate**), as described in Texas Property Code § 207.003.
2. Charges. The Association or its agent may charge fees, according to their standard pricing in effect at the time, to assemble, copy, and deliver the information required in the Certificate and to prepare and deliver an update of a Certificate.
3. Payment. The parties to the sale may agree between themselves as to who shall have primary responsibility for paying for the Certificate or Statement. If the Association does not receive full payment, however (for example, a dishonored check), the property owner shall be responsible for the fee, and the Association shall be entitled to charge the owner's account for the same.
4. Known Violations. The Certificate will describe violations that are shown in the property file. The Certificate will contain language substantially as follows:

The Association did not inspect the property or enter upon the lot, and the information contained in this certificate is based only on the contents of the property file. If a violation is later discovered, the then-owner of the lot will be responsible for correcting the violation, even if the violation preexisted his/her purchase of the lot.
5. Liability of Subsequent Owners. Individuals who purchase a lot will be responsible for all preexisting violations to the same extent as the previous owner, unless the Association issued a Certificate for the purchase transaction and the Certificate failed to disclose a known violation.
6. Exemptions. Certificates shall not be required in circumstances described in Texas Property Code § 5.008(e)(1) - (4) and (6) - (10). These include foreclosure sales, sales by a bankruptcy trustee, and sales among co-owners, or between spouses incident to a divorce. Purchasers and their successors will be responsible for eliminating/correcting pre-existing violations.
7. Governing Law. Adopted by incorporation are provisions with respect to Certificates set forth in Texas Property Code § 207.003.