



ADDENDUM TO PURCHASE AGREEMENT FOR COMMON OWNERSHIP INTEREST PROPERTIES



This addendum is attached to comply with Nevada Law, NRS 116 and 1997's S.B. 314.

Buyer herein acknowledges receipt of the: Information statement disclosing the homeowners' rights and obligations.

Not later than \_\_\_ days from the effective date of the Purchase Agreement to which this is appended, Seller shall deliver to Buyer all those documents specified in NRS 116.4109 and listed below. Buyer shall, within \_\_\_ days of receipt of same, either approve or disapprove of same, in writing. In the event that Seller does not provide Buyer with these documents, or the Buyer disapproves of the information, the Buyer may rescind the agreement without penalty.

- \* Declaration of Restrictions (CC&R's)
\* Association Bylaws
\* Rules and regulations of the Association
\* Statement of monthly assessments for common expenses and any unpaid assessments
\* Current operating budget
\* Current financial statement of the Association, including a balance sheet
\* Funds held in reserve for common elements
\* Statement showing any unsatisfied judgments or lawsuits against the Association
\* Statement of the status of any pending legal action against the Association or relating to the common interest community of which the Seller has actual knowledge
\* A copy of the minutes from the most recent meeting of the Association or its executive board.

PROPERTY ADDRESS

Buyer agrees that if Buyer disapproves of these documents and cancels escrow, Buyer shall return all the above stated documents at the time of cancellation of escrow or reimburse Seller the cost of replacement of those documents from funds held in escrow.

BUYER DATE BUYER DATE

Seller will use Sellers' best effort to obtain the requested information.

SELLER DATE SELLER DATE