PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC) 06-30-08

EQUAL HOUSING OPPORTUNITY

CONDOMINIUM RESALE CERTIFICATE

(Section 82.157 Texas Property Code)

Condominium Certificate concerning Condominium Unit 710, in Building 7, of _____ Fairmont Condominiums, a condominium project, located at 4700 Boulder Dr. #710 (Address), City of Midland, Tx 79707, County of _____, Texas, on behalf of the condominium owners association (the Association) by the Association's governing body (the Board).

A. The Declaration ☐ does ☒ does not contain a right of first refusal or other restraint that restricts the right to transfer the Unit. If a right of first refusal or other restraint exists, see Section _____ of the Declaration.

B. The periodic common expense assessment for the Unit is $ 380.00 per month.

C. There ☐ is ☒ is not a common expense or special assessment due and unpaid by the Seller to the Association. The total unpaid amount is $ _____ and is for Pd thru 11-30-25

D. Other amounts ☒ are ☐ are not payable by Seller to the Association. The total unpaid amount is $ 50.00 and is for resale certificate.

E. Capital expenditures approved by the Association for the next 12 months are $ 0.

F. Reserves for capital expenditures are $ _____ ;of this amount $ _____ has been designated for _____.

G. The current operating budget of the Association is attached.

H. The amount of unsatisfied judgments against the Association is $ _____.

I. There ☒ are ☐ are not any suits pending against the Association. The nature of the suits is Cotton Commercial USA Inc-V-FCI Condominiums CC#22850.

J. The Association ☐ does ☐ does not provide insurance coverage for the benefit of unit owners as per the attached summary from the Association's insurance agent.

K. The Board ☐ has ☒ has no knowledge of alterations or improvements to the Unit or to the limited common elements assigned to the Unit or any portion of the project that violate any provision of the Declaration, by-laws or rules of the Association. Known violations are: _____.

L. The Board ☐ has ☒ has not received notice from a governmental authority concerning violations of health or building codes with respect to the Unit, the limited common elements assigned to the Unit, or any other portion of the condominium project. Notices received are: _____.

M. The remaining term of any leasehold estate that affects the condominium is _____ and the provisions governing an extension or a renewal of the lease are: N/A.

N. The Association's managing agent is Mesa Carriers LLC (Name of Agent)

4700 Boulder Dr. midland, Tx 79707 (Mailing Address)

432-520-0998 (Telephone Number) _____ (Fax Number)

E-mail Address _____

(TAR 1921) 06-30-08

Untitled

4700 Boulder Dr. #710 midland, Texas 79707
(Address of Property)

O. Association fees resulting from the transfer of the unit described above $ 50.00 .

P. Required contribution, if any, to the capital reserves account $ _____ .

REQUIRED ATTACHMENTS:

1. Operating Budget
2. Insurance Summary

NOTICE: The Certificate must be prepared no more than three months before the date it is delivered to Buyer.

Fairmont HomeOwners Assoc.
Name of Association

By: Martha Reyes

Name: Martha Reyes

Title: accounts receivable

Date: 11-10-25

Mailing Address: 4700 Boulder Dr.
midland, Texas 79707

E-mail: reyesmartha916@yahoo.com

Untitled

ACORD®

EVIDENCE OF COMMERCIAL PROPERTY INSURANCE

DATE (
12/2

THIS EVIDENCE OF COMMERCIAL PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS N
UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND C
THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BET
THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

PRODUCER NAME, CONTACT PERSON AND ADDRESS	**PHONE (A/C, No, Ext):** (512)698-7868
FitzPatrick Ins Solutions 2900 North Quinlan Park Rd Suite 240-132 Austin TX 78732-	
FAX (A/C, No): (888)974-5767	**E-MAIL ADDRESS:**
CODE:	**SUB CODE:**
AGENCY CUSTOMER ID #: 353	
NAMED INSURED AND ADDRESS FCI Condominiums, Inc. Fairmont Condominiums c/o Stanley Wright Receiver 2324 Rogers Avenue Fort Worth TX 76109-	
ADDITIONAL NAMED INSURED(S)	

COMPANY NAME AND ADDRESS	**NAIC NO:** 3313
Landmark American Insurance	
	IF MULTIPLE COMPANIES, COMPLETE SEPARATE FORM FOR EAC
POLICY TYPE	
LOAN NUMBER	**POLICY NUMBER** TBDP24-353-01
EFFECTIVE DATE 12/28/2024	**EXPIRATION DATE** 12/28/2025
☐ CONTINUED U TERMINATED	
THIS REPLACES PRIOR EVIDENCE DATED:	

PROPERTY INFORMATION (ACORD 101 may be attached if more space is required) ☒ BUILDING OR ☐ BUSINESS PERSONAL

LOCATION / DESCRIPTION
Location: Fairmont Condominiums, 4700 Boulder Drive, Midland, TX. 79707 (140,484 SF)

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHST
ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSUR
BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND C
OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

COVERAGE INFORMATION

PERILS INSURED ☐ BASIC ☐ BROAD ☒ SPECIAL ☐

COMMERCIAL PROPERTY COVERAGE AMOUNT OF INSURANCE: $ 5,000,000 DED: 50,000

	YES	NO	N/A	
☐ BUSINESS INCOME ☐ RENTAL VALUE			X	If YES, LIMIT: ☐ Actual Loss Sustained; #
BLANKET COVERAGE		X		If YES, indicate value(s) reported on property identified above: $
TERRORISM COVERAGE		X		Attach Disclosure Notice / DEC
IS THERE A TERRORISM-SPECIFIC EXCLUSION?	X			
IS DOMESTIC TERRORISM EXCLUDED?	X			
LIMITED FUNGUS COVERAGE		X		If YES, LIMIT: DED:
FUNGUS EXCLUSION (If "YES", specify organization's form used)	X			
REPLACEMENT COST	X			
AGREED VALUE		X		
COINSURANCE		X		If YES, %
EQUIPMENT BREAKDOWN (If Applicable)		X		If YES, LIMIT: DED:
ORDINANCE OR LAW - Coverage for loss to undamaged portion of bldg	X			If YES, LIMIT: 5,000,000 DED: 50,0
- Demolition Costs	X			If YES, LIMIT: See Remarks DED: 50,0
- Incr. Cost of Construction	X			If YES, LIMIT: See Remarks DED: 50,0
EARTH MOVEMENT (If Applicable)		X		If YES, LIMIT: Excluded DED: Exclud
FLOOD (If Applicable)		X		If YES, LIMIT: Excluded DED: Exclud
WIND / HAIL INCL ☐ YES ☒ NO Subject to Different Provisions:			X	If YES, LIMIT: Excluded DED: Exclud
NAMED STORM INCL ☐ YES ☒ NO Subject to Different Provisions:			X	If YES, LIMIT: Excluded DED: Exclud
PERMISSION TO WAIVE SUBROGATION IN FAVOR OF MORTGAGE HOLDER PRIOR TO LOSS				

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE
DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

ADDITIONAL INTEREST