

SUPPLEMENTAL MEMORANDUM OF DEDICATORY DOCUMENTS

Whereas, the Board of Trustees of WALDEN ON LAKE CONROE COMMUNITY IMPROVEMENT ASSOCIATION, INC., a Texas non-profit corporation (the "Corporation") has previously filed various Memoranda of Dedicatory Documents; and

Whereas, the Memorada are recorded at Montgomery County Clerk's file No. 2000-010504; 2000-086359; and 2005-043792; and

Whereas, the Corporation has deemed it necessary to file this Supplemental Memorandum of Dedicatory Documents regarding the Corporation; and

Whereas the Corporation has adopted and approved various policies, rules, regulations, elements, standards and statements related to their operation and governance within the Walden on Lake Conroe subdivision;

THEREFORE KNOW ALL MEN BY THESE PRESENTS, that the Corporation hereby files for record as Dedicatory Instruments the following written rules, regulations, policies, by-laws and/or guidelines related to the operation of the Corporation:

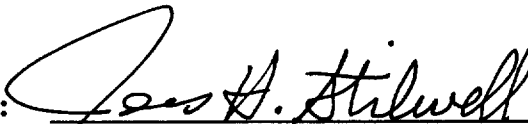
1. Architectural Control Committee Review Fees Policy (Revised 12/12/05) as Contained in the Walden C.I.A. Board Policy Manual; and
2. Architectural Control Committee Review Fees Policy (Revised 12/12/05) as Contained in the Walden C.I.A. Home Building Requirements.

This Memorandum is NOTICE TO THE PUBLIC of the existence and establishment of these policies. Pursuant to the Texas Property Code, each such document herein named and filed for record is intended to be a Dedicatory Document affecting the specific community defined within Walden on Lake Conroe. This is a SUPPLEMENTAL filing and does not replace or alter the filings previously made by the Corporation, except to the extent that the two documents identified above and attached hereto revise prior similar policies made and filed by the Corporation.

WITNESS MY HAND, to this document this 20th day of December 2005.

**Walden on Lake Conroe Community Improvement
Association, Inc., a Texas non-profit corporation**

BY:



James H. Stilwell, as Agent and Attorney in Fact

The State of Texas §

County of Montgomery §

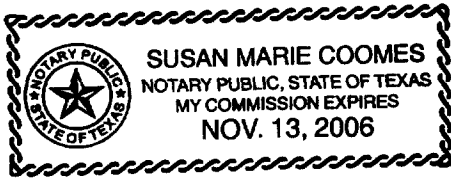
Before me, the undersigned authority, on this day personally appeared James H. Stilwell as Agent and Attorney in Fact for WALDEN ON LAKE CONROE COMMUNITY IMPROVEMENT ASSOCIATION, INC., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purposes therein expressed, in the capacity therein stated, and as the act and deed of said Corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 20th day of December, 2005.

Notary Stamp:



Notary Public - State of Texas



AFTER RECORDING, RETURN TO:
Walden on Lake Conroe, C.I.A.
Attn Nancy Renfroe
13301 Walden Road
Montgomery, Texas 77356

**Walden on lake Conroe Community Improvement Association, Inc
Architectural Control Committee Review Fees Policy**

I. Purpose:

The Walden on Lake Conroe Community Improvement Association guides the community's development through the administration of the Architectural Control Committee and by enforcement of deed restrictions and the design guidelines. The image, quality of life and the highly desirable overall character of Walden are, in part the result of this process. Maintaining these values is important to all Walden property owners. The deed restrictions and design guidelines will become increasingly important as the community grows and matures if standards are to be maintained. The fee structure set for various phases of the review and project completion process are intended to reimburse the association for out-of-pocket review costs, but also to ensure certain standards relating to building locations, completion of landscaping, etc.

II. Design Review Fee Structure:

A. New Home Plans

A combined review fee and security deposit will be required for each new home plan submitted for review.

One complete set of construction drawings presented in a professional manner will be required. Upon submission, the set of drawings will remain in the possession of the association. Drawings required are as follows:

- 1) All exterior elevations;
- 2) Floor plan(s);
- 3) Electrical plan;
- 4) Foundation plan;
- 5) Site plan;
- 6) Roof plan;
- 7) Drainage plan;
- 8) Typical detail sheet.

All plans are to include sufficient detail such as dimensions, scale, square footage or other appropriate information.

Page Two - Architecture Control Committee Fees

The review fee and security deposit will be applied as follows:

\$1500.00 Non-refundable fee for architectural review.

\$1000.00 Refundable deposit with exception of inspection fee upon satisfactory completion of site clearing and all requirements contained in the Tree Preservation Policy.

\$1000.00 Refundable deposit upon review of satisfactory engineered foundation plan, soil report, forms survey and engineer's affidavit, *Ref: Foundation Policy*.

\$2,440.00 Refundable deposit upon satisfactory site conditions throughout construction period, repair of any broken curbs and acceptable installation of approved drainage plan and landscaping plan and proof of required inspections from certified building inspectors to include framing, energy final and final grade inspections compliant with International Residential Codes and International Energy Efficiency Codes in accordance with the Inspection Policy.

\$ 60.00 Non-refundable to cover Walden C. I. A. costs for tree removal inspections per the Tree Preservation Policy.

\$6000.00 Total Review Fee and Security Deposit.

B. Forms/Slab Survey

The Architectural Control Committee requires the submission of a forms/slab survey for its review. The obvious intent of this requirement is to ensure prior to pouring of the slab, the proposed building will be located on the lot as approved and required by the applicable restrictions and plot. The survey should be submitted to the Architectural Control Committee within ten (10) days of the slab being poured verifying that there are no encroachments or violations to building location restrictions. The actual minimum slab elevation must be noted on the survey to qualify for all deposit refund.

C. Maintaining the Construction Site

The Architectural Control Committee requires that safety fencing be installed along both side and rear lot lines on all lots under construction. The fence height should be four feet (4') with steel "T" posts every eight feet (8) to secure the fencing material. The fence must be maintained in a neat and orderly manner throughout the construction phase.

The site should be maintained throughout the construction to include daily pick-up of trash with no less than weekly removal of trash and construction debris. It is recommended that a

Page Three - Architectural Control Committee Fees

commercial dumpster be placed on-site to contain all trash and that regular pick-up service be scheduled. Should the site not be maintained properly and the builder not comply with requests to clean it up, the Deed Restrictions Officer will order a contract service to clean the lot and the cost deducted from the owner's deposit.

The Architectural Control Committee requires that a portable toilet facility be provided for construction workers.

III. Performance Bond:

The Architectural Control Committee may require the execution of a performance bond to secure the completion of any project. For first time in Walden builders, property owners acting as their own general contractor, or builders who previously failed to meet Walden construction completion time limits, deed restrictions or other standards will be required to execute the bond agreement prior to plan approval. Association management or the Board of Trustees may waive this requirement at their own discretion.

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Page Two - Architecture Control Committee Fees

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\$6,000 Total Review Fee and Security Deposit

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FILED FOR RECORD

05 DEC 20 AM 9:51

Mark Imball
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF MONTGOMERY
I hereby certify this instrument was filed in
File Number Sequence on the date and at the time
stamped herein by me and was duly RECORDED in
the Official Public Records of Real Property at
Montgomery County, Texas.

DEC 20 2005



Mark Imball
County Clerk
Montgomery County, Texas