



LT1-1-2011046587-1

**Walden on Lake Conroe Community Improvement Association, Inc.**

**Amendment to the**

**Architectural Control Committee Review Fees Policy**

**I. Purpose:**

It is the intention of the Board of Trustees to update the fees that should be charged by the Architectural Control Committee for their involvement with building projects. The existing policy covers new home construction, however, there is no policy regarding remodeling or re-building that can be almost as extensive as new home construction. Therefore, to be consistent with new home construction guidelines and fees, the Board wishes to amend the Architectural Control Committee Review Fees Policy to include fees and guidelines on submission requirements for extensive remodeling and rebuilding projects.

**II. General:**

Historically, construction in Walden on Lake Conroe has been almost exclusively new home construction. And while that will continue to be the predominant form of construction in the near future, the Board wishes to establish similar appropriate guidelines and fees for extensive remodeling and re-construction projects as well. Therefore, the Architectural Control Committee Review Fees Policy is hereby amended by adding the language below.

**III. Policy:**

Adding the following under Section II. Design Review Fee Structure:

**D. Remodeling and Reconstruction Plans**

A combined review fee and security deposit will be required for each remodeling or re-construction project.

If the project is 750 square feet or more, all of the requirements under paragraph A, New Home Plans, will need to be met, including drawings, processes, inspections and fees.

If the project is under 750 square feet, but requires an engineered foundation, the requirements under paragraph A, including drawings, processes, inspections and deposits may be modified by guidelines issued by the ACC. The ACC review fee in this instance shall be \$750.

If the project does not require an engineered foundation and is under 750 square feet, the requirements under paragraph A, including drawings, processes, inspections and deposits may be modified by guidelines issued by the ACC. There shall be no ACC review fee in this instance.



LT2-3

**DEDICATORY INSTRUMENTS  
OF  
WALDEN ON LAKE CONROE COMMUNITY IMPROVEMENT  
ASSOCIATION, INC.**

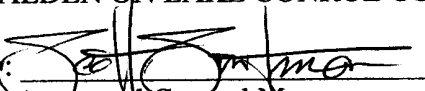
**BEFORE ME**, the undersigned authority, on this day personally appeared the below named person, who, being by me first duly sworn, states the following:

My name is Scott Sustman. I am over 21 years of age and of sound mind. I am capable of making, and authorized to make, this affidavit. I am personally acquainted with the facts herein stated. I am the agent and General Manager of Walden on Lake Conroe Community Improvement Association, Inc. Pursuant to the Texas Property Code, Section 202.006, the following documents are the originals, or true and correct copies of the originals, of the governing instruments of the Association:

Walden on Lake Conroe Board Policy – Amendment to Architectural Control Committee Review Fees Policy

Dated this the 25<sup>th</sup> day of May, 2011

WALDEN ON LAKE CONROE COMMUNITY IMPROVEMENT ASSOCIATION, INC.

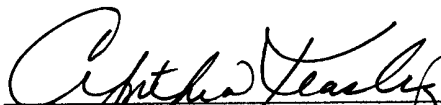
By:   
Agent and General Manager

Print Name: Scott SUSTMAN

**THE STATE OF TEXAS  
COUNTY OF MONTGOMERY**

**THIS** affidavit was acknowledged before me on the 25<sup>th</sup> day of May, 2011 by Scott Sustman who stated that he is the agent and General Manager for Walden on Lake Conroe Community Improvement Association, Inc.



  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

✓ AFTER RECORDING RETURN TO:  
Scott Sustman, General Manager  
Walden on Lake Conroe  
Community Improvement Association, Inc.  
13301 Walden Road,  
Montgomery, Texas 77356  
936-582-1622

**FILED FOR RECORD**

05/31/2011 3:17PM

*Mark Tumbull*

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 Montgomery County, Texas.

05/31/2011



*Mark Tumbull*

County Clerk  
Montgomery County, Texas