

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 – Boat Ramp Storage Violation/Towing Policy

Dated this the 30th day of June, 2011

WALDEN ON LAKE CONROE COMMUNITY IMPROVEMENT ASSOCIATION, INC.

By: Scott Sustman
Agent and General Manager

Print Name: Scott Sustman

**THE STATE OF TEXAS
COUNTY OF MONTGOMERY**

THIS affidavit was acknowledged before me on the 30th day of June, 2011 by Scott Sustman who stated that he is the agent and General Manager for Walden on Lake Conroe Community Improvement Association, Inc.



Cynthia Keasling
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

LT1-1-2011061645-1

LT2-3

**Walden on Lake Conroe Community Improvement Association, Inc.
Boat Ramp Storage Violation/Towing Policy**

I. Purpose:

To provide reasonable guidelines for access to and usage of the two boat ramps and adjacent parking areas known as the North and South Boat Ramps. These areas are designated for parking during watercraft day usage only, not as temporary or permanent storage under any circumstances.

II. Policy:

A. Access to the boat ramps and respective parking areas is limited to Walden property owners in good standing and authorized guests. Authorized guests will include houseguests of owners, guests of the W.C.I.A. Board, overnight guests of recognized rental programs and lessees of a Walden residence.

B. The ramps may be utilized for launching or re-trailering of owners' and guests' watercraft. The related equipment to include trailer and vehicle used to launch the watercraft may be parked in the adjacent lot for the period of watercraft usage. Vehicles that are not attached to a trailer may not stay over night.

C. Trailers that belong to Condo and Townhouse Owners/Lessees/Renters/Time Share Users will be appropriately identified by display of a numbered sticker that allows parking for up to 72 hours.

D. Trailers that belong to single-family property owners will require no identification and will be allowed parking for up to 24 hours. Boat/jet ski trailers may be stored at the residence for up to 72 hours.

E. Any extended parking longer than normally allowed may be approved only at the Administration Office for extenuating circumstances.

F. Information for all boat/jet ski trailers that will be given numbered stickers must have a name, address, valid phone/contact number and license plate number of the trailer that will be entered into a database.

G. A Walden Deed Restrictions Officer will check each ramp daily to identify users. The following circumstances will result in a tow order to be initiated with a recognized storage-for-fee lot (all related tow and storage fees to be paid by violator/owner of equipment towed).

- 1) Trailers without license plates.
- 2) Any vehicle or trailer stored past the expiration dates or use dates and after a phone contact has been attempted.
- 3) Vehicles that are not attached to a trailer will be towed.

FILED FOR RECORD

07/15/2011 1:59PM



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.

07/15/2011



County Clerk
Montgomery County, Texas