

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

LT1-1-2012016444-1

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 – Architectural Control Committee Review Fee Policy

Dated this the 15 day of February, 2012

WALDEN ON LAKE CONROE COMMUNITY IMPROVEMENT ASSOCIATION, INC.

By: [Signature]  
Agent and General Manager

Print Name: Scott Sustman

THE STATE OF TEXAS  
COUNTY OF MONTGOMERY

THIS affidavit was acknowledged before me on the 15th day of FEBRUARY, 2012 by Scott Sustman who stated that he is the agent and General Manager for Walden on Lake Conroe Community Improvement Association, Inc.



[Signature]  
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

LT2-5

**Walden on Lake Conroe Community Improvement Association, Inc.  
Architectural Control Committee  
Review Fee 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, Board policies 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, Board policies 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. Policy:**

**A. Design Review Fee Structure: New Home Plans**

A compliance 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. Property survey;
3. Floor plan(s);
4. Electrical plan;
5. Foundation plan;
6. Site plan;
7. Roof plan;
8. Drainage plan;
9. Typical detail sheet.

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

**B. Fees**

The compliance deposit for new home construction will be applied as follows:

\$1500.00 Non-refundable fee for architectural review.

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

## Page 2 – Architecture Control Committee Fees

\$1000.00 Refundable deposit upon review of satisfactory engineered foundation plan, soil report, forms survey with no encroachments and engineer's affidavit, *Ref: Foundation Policy*.

\$2440.00 Refundable deposit upon satisfactory site conditions throughout construction period, repair of any broken curbs and acceptable installation of approved drainage plan and landscaping plan, *Ref: Drainage Plan Policy and Landscape Specification Policy*. *The Refundable deposit will be forfeited should the home be occupied prior to the Occupancy Certificate being issued to the builder/owner.*

\$ 60.00 Non-refundable to the extent professional inspectors are paid by Walden C.I.A. to insure satisfactory compliance with Tree Inspections.

### **\$6000.00 Total Compliance Deposit**

**Builders who have not constructed new homes in Walden would have to submit a “Letter of Credit” from a bank or other financial institution payable to Walden on Lake Conroe Community Improvement Association (WCIA) in an amount that will allow the WCIA to complete the project if it is abandoned by the builder. Once the builder has constructed enough homes to show good faith of completion, the “Letter of Credit” will no longer be necessary.**

Builders who build simultaneously on multiple sites within Walden may inquire about filing a Multi-site Compliance Agreement in lieu of the refundable deposits. **Any builder who has a Multi-site Compliance Agreement and does not obtain a Certificate of Occupancy prior to the home being occupied will lose \$2,440 of any deposit per incident. The General Manager, in their complete discretion, has the ability to reinstate the \$2,440 loss in unusual circumstances.**

### **C. Remodeling and Reconstruction Plans**

A combined review fee and security deposit will be required for each remodeling or reconstruction 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 less than 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 less than 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.

### **Page 3 – Architecture Control Committee Fees**

#### **D. 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 requirements. 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.

#### **E. 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 either steel "T" posts every eight feet (8) or wooden stakes every four feet (4) to secure the fencing material. The fence must be maintained in a neat and orderly manner throughout the construction phase. Silt fencing shall be installed on the side of any construction project where the property slopes to the street or an existing home until the drainage plan has been put into effect.

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 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 Restriction 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.

This Policy is effective upon recordation in the Public Records of Montgomery County, and supersedes any Policy for Architectural Control Committee Fees which may have previously been in effect. Except as affected by this Policy, all other provisions contained in the Deed Restrictions or any other dedicatory instruments of the WCIA shall remain in full force and effect.

**FILED FOR RECORD**

02/24/2012 4:03PM

*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.

**02/24/2012**



*Mark Tumbull*

County Clerk  
Montgomery County, Texas