

LT1-1-2010080411-1

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 Charles M. Jordan. 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 attorney-in-fact of the following (herein the "Association"): **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 governing instruments of the Association:

- 1. Exhibit A of the Increased Minimum Building Requirements for Walden CIA Administrative Resale of Residential Lots (as amended)

DATED this the 8 day of September, 2010.

WALDEN ON LAKE CONROE  
COMMUNITY IMPROVEMENT  
ASSOCIATION, INC.

By: [Signature],  
ATTORNEY IN FACT & AGENT

Print Name: Charles M. Jordan

THE STATE OF TEXAS

COUNTY OF Harris

THIS affidavit was acknowledged before me on the 8 day of September, 2010 by Charles M. Jordan who stated that he is the attorney-in-fact and agent for the above-named Association.

[Signature]  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

AFTER RECORDING RETURN TO :

Print Name: Linda Farrow  
Daughtry & Jordan, P.C.  
17044 El Camino Real  
Houston, TX 77058  
281-480-6888



LT2-3

## Exhibit A

### Increased Minimum Building Requirements for WCIA Administrative Resale of Residential Lots

The minimum building standards listed below shall be required as a matter of WCIA Board Policy. These standards shall be made a part of the deed in the conveyance process by Walden on Lake Conroe community Improvement Association, Inc. to the party purchasing any WCIA lot after March 24, 2004. Walden C.I.A. shall also encourage and allow the same minimum standards to be included in private individual conveyance transactions subject to prior approval of the deed language regarding enhanced standards.

### Minimum Building Standards

#### 1 Story/1 1/2 –2 Story

<u>Section</u>	<u>Waterfront</u>	<u>Golf Course</u>	<u>Residential</u>	<u>Patio/TH</u>	<u>Minimum Masonry</u>
One	N/A	N/A	1800/2300	N/A	70%
Two	2800	N/A	2400/2800	N/A	100%
Three	2800	N/A	2400/2800	1800	70%
Three A	N/A	N/A	N/A	1800	100%
Four	2800	N/A	1800/2300	N/A	70%
Five	2600 Patio	N/A	2400/2800	1800	70%
Six	2800	N/A	2400/2800	N/A	100%
Six A	2100	N/A	2400/2800	N/A	100%
Seven	1800	N/A	N/A	1600	100%
Seven A	2800	N/A	2400/2800	N/A	100%
Eight	N/A	N/A	2400/2800	N/A	100%
Eight A	N/A	N/A	2100/2400	N/A	100%
Nine	2800	2800	2400/2800	1800	100%
Ten	2600	2400	N/A	1800	70%
Eleven	N/A	2400	2100/2400	N/A	70%
Twelve	2800	N/A	N/A	2400/2800	100%
Twelve A	2800	N/A	2400/2800	N/A	100%
Fourteen	2800	N/A	2400/2800	N/A	100%
Fifteen	2800	N/A	2400/2800	N/A	70%
Sixteen	2600	N/A	N/A	2100	100%
Seventeen	2800	N/A	N/A	2400/2800	70%
Eighteen	N/A	N/A	*1800/2300	N/A	70%
The Estates	N/A	N/A	N/A	N/A	N/A

\* No duplex residential dwellings

1. BUYER TO PAY ALL CLOSING COSTS
2. ENCHANCED DEED RESTRICTIONS APPLY WITH REGARD TO:
  - (A) MINIMUM SQUARE FOOTAGE (SEE LIST); (B) MINIMUM ROOF PITCH OF 6:12;
  - (C) 2-CAR GARAGE INTERNAL DIMENSIONS OF 20X24, If LOT IS LESS THAN 7,000sqft, 2-CAR GARAGE INTERNAL DIMENSIONS ARE 20X20

**This Exhibit is effective August 19, 2010**

**FILED FOR RECORD**

09/09/2010 1:17PM

*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.

**09/09/2010**



*Mark Tumbull*

County Clerk  
Montgomery County, Texas