



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 – Requirements for Businesses Operating in Walden on Lake Conroe

Dated this the 26 day of March, 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 26 day of March, 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



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

**Board Policy**

**Requirements for Businesses Operating in Walden On Lake Conroe**

**I. Purpose:**

The Board of Trustees recognizes that while the deed restrictions specifically prohibit the use of any residential lot for virtually all business purposes, home based businesses are operating in Walden on residential lots. In order to have a uniform approach in controlling these businesses, The Board wishes to adopt a reasonable set of rules with which all businesses that operate on residential lots must comply. This will allow homeowners to operate appropriate businesses in Walden without being in violation of the governing documents.

**II. General:**

Businesses that operate on residential lots vary in size and scope. Most do not cause any disturbances in the community, and are virtually undetectable from outside the home. In order to assist deed restriction personnel with a uniform enforcement approach, the Board wishes to adopt a Policy that will be enforced.

**III. Policy:**

No Lot or residence shall be used for any of the following activities or purposes of any kind: trade, business, professional, commercial, manufacturing, or regular church or religious services. However, an Owner or Occupant residing at the residence may conduct business activities within the residence as long as: (1) the existence or operation of the business activity is not apparent or detectable by sight, sound, or smell from outside the residence; (2) the business activity conforms to all zoning and deed restriction requirements; (3) the business activity does not involve regular visitation to the residence by clients, customers, suppliers or other business persons, excluding regular mail delivery and recognized delivery companies, such as FedEx and UPS; (4) the business activity does not involve door-to-door solicitation of residents of the Subdivision; (5) the business activity is consistent with the residential character of the properties; (6) the business activity does not constitute a nuisance or annoyance by the Board or neighbors; (7) the business activity does not result in increased traffic such that ingress or egress of everyday vehicular traffic or of emergency vehicles is hindered; and (8) no marketing or advertising of such use is permitted, including but not limited to the placement of signs on the Lot.

**FILED FOR RECORD**

04/06/2011 4:08PM

*Mark Turnbull*

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.

04/06/2011



*Mark Turnbull*

County Clerk  
Montgomery County, Texas