



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 – Consequences of Deed Restriction Violations and 209 Notices

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**

### **Consequences of Deed Restriction Violations and 209 Notices**

#### **I. Purpose:**

It is the intention of the Board of Trustees to express their desire to have any violations of the Walden On Lake Conroe governing documents, including deed restrictions, corrected in a timely manner. The Board believes that restricting access to amenities, after a violation has been reported and appropriate notice has been given, may encourage homeowners to correct violations.

#### **II. General:**

Violations of the governing documents, including the Deed Restrictions, Board Policies, Design Guidelines, Homebuilding Guidelines and other guidance, are reported to the property owner upon discovery. Walden sends a friendly reminder, a 10 day notice and a 209 Notice before assigning the violation to the attorney. This process takes at least 45 days, and generally 60 days, from the first letter, and gives the property owner sufficient time to notify the Walden CIA that they will bring the property into compliance. If the property is not brought into compliance at the end of the 30 day period after the 209 Notice is issued, suspending access to Walden amenities and privileges may further encourage compliance.

#### **III. Policy:**

The Board of Trustees believes that the Walden community benefits from compliance with all governing documents. If violations occur, and the property owner is notified of the violation through the above referenced process of letters, the owner(s) of that property shall have their access to any and all Walden amenities restricted and privileges suspended as of the date of the expiration of the 30 day appeal period described in the 209 Notice. Once all violations have been corrected and pass inspection, access to the amenities will be restored.

**FILED FOR RECORD**

04/06/2011 4:08PM



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**



County Clerk  
Montgomery County, Texas