

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 attached 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 – Golf Cart Policy
- Walden on Lake Conroe Board Policy – Property For Sale Sign Policy

Dated this the 19<sup>th</sup> day of April, 2013

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 19<sup>th</sup> day of April, 2013 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 CIA  
13301 Walden Road,  
Montgomery, Texas 77356  
936-582-1622

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

**Board Policy**

**Golf Cart and Electric Vehicle Policy**

**I. Purpose:**

The deed restrictions in Walden on Lake Conroe (Walden) have various provisions regarding the operation of golf carts and other electric vehicles that were developed in the 1970s. As state law has changed, defining new electric vehicles and changing the registration of golf carts, this policy will update the rules regarding all electric vehicles in the subdivision.

**II. General:**

The Walden on Lake Conroe, Inc. deed restrictions state “No unlicensed motor vehicles shall be allowed within the subdivision.” State law prohibits the registration of golf carts, but allows owners of golf carts to operate them on public roads in a master planned community as long as there is a slow moving vehicle emblem displayed. Other vehicles, specifically an All-Terrain Vehicle (ATV), or a Recreational Off-Highway Vehicle (ROV), as defined in Texas Transportation Code 502.001, are not allowed to operate on a public road, and are therefore not allowed in Walden. Low Speed Vehicles or Neighborhood Electric Vehicles (NEV), as defined in Texas Transportation Code 551.301, may be operated on a public road, as long as they are registered, licensed and insured. To ensure the safety of our residents and consistency with state law, the Board of the Walden Community Improvement Association adopts the following policy.

**III. Policy:**

The Board of Trustees recognizes that state law has changed since the adoption of the deed restrictions, and wishes to have a specific policy that governs the operation of Golf Carts, All-Terrain Vehicles (ATVs), Recreational Off-Highway Vehicles (ROVs) and various electric vehicles within Walden on Lake Conroe (Walden). Therefore, this policy will conform to Texas law regarding operation of these vehicles within the subdivision.

Golf Carts, as defined in Texas Transportation Code 502.001, are not required to be licensed or registered by Texas. These vehicles may be driven only on public streets within Walden, and not on any sidewalks, greenbelts or easements. Drivers must have a state issued driver’s license to operate the golf cart.

Neighborhood Electric Vehicles (NEV), as defined in Texas Transportation Code 551.301, must be licensed and registered with the state. These vehicles may be driven only on public streets within Walden, and not on any sidewalks, greenbelts or easements. Drivers must have a state issued driver’s license to operate the NEV.

April 18, 2013

All-Terrain Vehicles (ATVs) and Recreational Off-Highway Vehicles (ROVs), as defined in Texas Transportation Code 502.001, may not be driven on public roads, according to Texas law, and therefore may not be operated on any road, sidewalk, greenbelt, or easement in Walden.

The Board believes these rules will provide clarity to the deed restrictions and help protect the residents from injury in their enjoyment of the community.

This Policy is effective upon the recordation in the Public Records of Montgomery County and supersedes any policy regarding golf cart and electric vehicle operation which may have previously been in effect. Except as affected by this Policy, all other provisions contained in all other governing documents including the Restrictions, Bylaws, Board Policies, and any other dedicatory instruments of the WCIA shall remain in full force and effect

April 18, 2013

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

**Board Policy**

**“Property For Sale” Sign Policy**

**I. Purpose:**

It is the intention of the Board of Trustees to have a uniform policy covering “For Sale” signs for property in Walden on Lake Conroe. A uniform policy will enhance the appearance of the community and provide consistent signage for property owners and prospective buyers to view. This Policy clarifies the Deed Restrictions requirements regarding permitted signs.

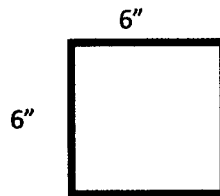
**II. General:**

The Deed Restrictions have specific prohibitions against certain signs and the Board wishes to provide additional guidance, consistent with past practice. This policy documents the Walden On Lake Conroe Sign Policy, which has been incorporated into forms used by the WCIA and signed by property sellers for years. This policy is updated for the use of “riders”, which is not currently included in the form, but has been administratively allowed.

**III. Policy:**

**For Undeveloped Property (Vacant Lot)**

- 1) No signage of any type shall be placed on the subject property without the prior written approval granted by this Sign Policy Agreement.
- 2) The undersigned or the real estate company representing the undersigned shall be permitted to display a sign having the dimensions of 6” x6” as follows:



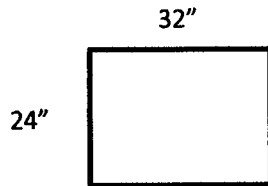
- 3) The sign and the stake shall be provided by the Association. No other signs or stakes shall be permitted.
- 4) The sign shall be mounted on a stake provided by the Association and shall be displayed two (2) feet above ground level. The sign shall be erected parallel with the street.
- 5) The sign shall only contain Lot, Block, and Section numbers and the name and telephone number of the undersigned or his agent.

**“Property For Sale” Sign Policy  
continued**

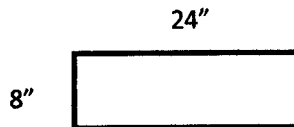
- 6) Golf Course, Waterfront, and Interior Lots. In the case of a golf course, waterfront or interior lots, the single sign shall be placed in the front of the lot facing the street beyond the mowed right of way or approximately 15’ from the curb, whichever is greater, taking into consideration trees, shrubs, or other obstructions. It is the intention that the sign placement shall be uniform. No sign shall be placed in the rear of the lot.
- 7) The Association, its agents, and representatives, are hereby granted the right to enter upon the subject lot for the purpose of removing any sign not complying with the above requirements, and, in so doing, shall not be liable and shall be expressly relieved from any liability for trespass or other tort in connection therewith or arising from such removal. The undersigned further agrees to pay the Association a service charge of TWENTY-FIVE AND NO/100 DOLLARS (\$25.00) for the removal of each sign not complying with the above requirements.
- 8) The undersigned shall pay an application fee of TEN & NO/100 DOLLARS (\$10.00) per sign to defray administrative costs.

**For Developed Property (Improved Lot)**

- 1) No signage of any type shall be placed on the subject property without the prior written approval granted by the Sign Policy Agreement.
- 2) “Improved Lot” shall mean a lot containing either a residence or a townhouse and shall exclude condominiums.
- 3) One (1) “For Sale” sign shall be placed on property with a dwelling. This single “For Sale” sign shall be painted on both sides with beige paint. Dimensions of the sign shall be 24” vertically and 32” horizontally as follows:



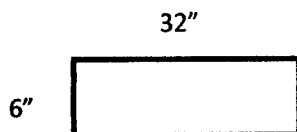
- 4) In addition to a single “For Sale” sign, no more than two directional and/or “Open House” signs may also be utilized, but only when agent or other sales representative is present on the site. Dimensions of the directional and “Open House” sign shall be 8” vertically x 24” horizontally as follows:



- 5) No directional signs shall be permitted on Walden Road and no signs shall be placed in any manner which makes such signs visible from Walden Road.

**“Property For Sale” Sign Policy  
continued**

- 6) All signage material shall be PMS # 155 Beige in color, with graphics to be PMS#174 Brown in color. Alternatively, the signage may be PMS#174 Brown with graphics PMS#155 Beige. No other colors shall be substituted.
- 7) Graphics on the “For Sale” or “Open House” sign shall be limited to basic real estate information which shall include: “For Sale” or “Open House”, the company, or agents name, or “By Owner”, and the telephone number for information.
- 8) One “rider” is permitted to be attached to the For Sale sign at the house. It must have the same kind of content as the main sign, use the same colors as the main sign, and be no larger than 6” vertically and match the main sign horizontally, as follows:



- 9) The sign shall be mounted on either a single metal stake or metal type frame. The sign shall be erected parallel to the street.
- 10) Golf Course, Waterfront , and Interior Lots. In the case of golf course, waterfront, or interior lots, the sign shall be placed in the front of the lot facing the street 25’ from the curb and 10’ from the driveway, or as close thereto as possible, taking into consideration trees, shrubs, or other obstructions. It is the intention that the sign placement shall be uniform. No sign shall be placed in any windows or posted on any houses, garages, or trees, and no sign shall be placed at the rear of the lot.
- 11) In the case of townhouse property, the property owner and/or listing real estate agent shall consult and follow applicable section rules concerning sign placement.
- 12) No flags, banners, balloons, or any other attention-getting devices shall be utilized.
- 13) No sub-contractor signs of any type shall be allowed.
- 14) Only “For Sale”, directional and “Open House” signs shall be permitted as described and limited herein.
- 15) The Association, its agents, and representatives, are hereby granted the right to enter upon the undersigned’s lot for the purpose of removing any sign not complying with the above requirements, and, in so doing, shall not be liable and shall be expressly relieved from any liability for trespass or other tort in connection therewith or arising from such removal. The undersigned further agrees to pay the Association a service charge of TWENTY-FIVE AND NO/100 DOLLARS (\$25.00) for the removal of each sign not complying with the above requirements.

This Policy is effective upon the recordation in the Public Records of Montgomery County and supersedes any policy regarding For Sale signage which may have previously been in effect. Except as affected by this Policy, all other provisions contained in all other governing documents including the Restrictions, Bylaws, Board Policies, and any other dedicatory instruments of the WCIA shall remain in full force and effect

April 18 2013

**FILED FOR RECORD**

05/03/2013 1:35PM

*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.

**05/03/2013**



*Mark Turnbull*

County Clerk  
Montgomery County, Texas