



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 – Waterfront Lot Rear Building Line Policy

Dated this the 25 day of April, 2011

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 25 day of APRIL, 2011 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



Walden on Lake Conroe Community Improvement Association, Inc.

Waterfront Lot Rear Building Line Policy

I. Purpose:

It is the intention of the Board of Trustees to preserve the approach that has been enforced in the past regarding the positioning of homes on waterfront lots. The San Jacinto River Authority is now selling the "A Lots" that they own, which are contiguous to the existing Walden lots and between the lake and the residential lot, to the Walden lot owners. Now that Walden property owners can own the "A Lot", the lack of a rear building line on the Walden lot causes an issue that could create inconsistencies in how close a structure may be placed to the bulkhead. This policy is to instruct the Architectural Control Committee as to how the Board believes the placement of structures should be addressed in this situation.

II. General:

When Walden was platted, there was no need to create a rear building line on most waterfront lots, as the San Jacinto River Authority owned the property between the Walden lot and Lake Conroe (aka "A Lot"). As a result, most lot owners built structures on the rear property line, which created a uniform rear boundary for all waterfront lots. San Jacinto River Authority has now decided to offer to sell their property, these A Lots, to the property owners. This could cause a lack of consistency regarding the placement of structures on the lot. The Board wishes to preserve the uniform placement of homes along the waterfront, and therefore wishes to enforce a rear building line where the original rear lot line existed if the A Lot is purchased by the Walden lot owner.

III. Policy:

Every new house and modification must be presented to the Architectural Control Committee (ACC) for approval. The approval process includes reviewing the placement of the structure on the lot, to ensure that nothing is built beyond the building lines. Some waterfront lots in Walden do not have a rear building line, which allows the property owner to place their house up to the rear property line. In order to be consistent with past practice, the Board believes that the placement of any structures (i.e. houses, etc.) on waterfront property should continue in this same manner, where the structure may not be placed beyond the original rear property line of the Walden lot. This practice should be followed by the ACC regardless of the ownership of the "A Lot."

Approved April 21, 2011

FILED FOR RECORD

04/28/2011 10:26AM

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.

04/28/2011



Mark Tumbull

County Clerk
Montgomery County, Texas