



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 – Deer Fencing Policy

Dated this the 27th day of July, 2011

WALDEN ON LAKE CONROE COMMUNITY IMPROVEMENT ASSOCIATION, INC.


By: 
Agent and General Manager

Print Name: Scott Sustman

**THE STATE OF TEXAS
COUNTY OF MONTGOMERY**

THIS affidavit was acknowledged before me on the 27th day of July, 2011 by Scott Sustman who stated that he is the agent and General Manager for Walden on Lake Conroe Community Improvement Association, Inc.




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

Deer Fencing Policy

I. Purpose:

It is the intention of the Board of Trustees to enforce the deed restrictions. These deed restrictions specify that no fencing can be closer to the street than the front building line of the property. However, due to the current infestation of deer in Walden, the Board desires to allow an exception to the prohibition against front yard fencing to allow some protection to landscaping from the deer.

II. General:

Walden on Lake Conroe, Inc. has deed restrictions that regulate the positioning of fences on property. While there are minor differences in different Sections, the general rule does not allow fencing closer to the street than the front building line on the property. Property owners are having difficulty protecting their landscaping from the deer that exist in Walden. Therefore, in order to protect the landscaping while maintaining a uniform and pleasant appearance in the community, the Board is enacting the following policy to balance the needs of the property owners and the appearance of the community.

III. Policy:

The Board of Trustees wants all provisions of the deed restrictions to be enforced. However, the Board is sympathetic to property owners' complaints about the destruction of landscaping caused by the deer. In order to maintain the community standards in appearance of properties, the Board temporarily adopts this policy to specify the actions that can be taken by homeowners to protect their landscaping.

The general rule is that the material that is used for protecting landscaping from deer should be muted in color (black, gray, dark green, etc., not neon orange or yellow) and if poles are needed for support, they should be not greater than ½ inch in diameter and be comparable in color to the material. Metal T-posts should not be used to support material, although they are allowed to stabilize newly planted trees for a period not to exceed 1 year. Furthermore, the material used should not be significantly larger than the landscape plants being protected.

Suggestions for protective material include wildlife netting, such as DuPont's Deer Netting, or galvanized hardware cloth. To enclose trees, galvanized welded metal fence placed close to the tree trunk with openings no smaller than 2" x 2" is suggested. Chicken wire is not allowed.

The property owner/occupant may place waterproof containers of deer repellent within the landscaped area, as long as the containers are gray, black or brown, are no larger than 3" tall and 3" in diameter, or alternatively 3" x 3" x 3" in size, and elevated no more than 3' off the ground. The containers must be spaced at least 4' apart.

The Board believes this temporary exception to the deed restrictions is beneficial to the community in preserving property owners' efforts to landscape their homes and improve the appearance of the neighborhood. If the netting/fencing or the containers become unsightly, they must be removed or replaced.

FILED FOR RECORD

08/09/2011 3:37PM

Mark Jumball

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.

08/09/2011



Mark Jumball

County Clerk
Montgomery County, Texas