

Walden on Lake Conroe Community Improvement Association, Inc.

Rainwater Recovery System Policy

I. Purpose:

It is the intention of the Board of Trustees to allow the installation of rainwater harvesting systems in Walden on Lake Conroe that maintain the aesthetics and architectural consistency of the community.

II. General:

The Property Code of the State of Texas allows for the installation of rainwater recovery systems, subject to certain criteria. This policy is to comply with the law and appropriately regulate the placement, screening, operation and de-commissioning of these systems so that they do not detract from the appearance of Walden.

III. Policy:

A Rainwater Recovery Systems may be installed with advance written approval of the Architectural Control Committee subject to this Policy.

All such Systems must be installed on land owned by the property owner. No portion of the Systems may encroach on adjacent properties or common areas.

Other than gutters and downspouts conventionally attached to a dwelling or appurtenant structure, all components of the Systems, such as tanks, barrels, filters, pumps, motors, pressure tanks, pipes and hoses, must be substantially screened from public view from any street, Lake Conroe or common area. Screening shall be accomplished by:

- placement behind a solid fence, a structure or vegetation; or
- by burying the tanks or barrels; or
- by placing equipment in an outbuilding which must be approved by the Architectural Control Committee.

A rain barrel may be placed in a location visible to public view from any street, Lake Conroe or common area only if the configuration of the guttering system on the structure precludes screening as described above with the following restrictions:

- the barrel must not exceed 55 gallons; and
- the barrel must be installed in close proximity to the structure on a level base with the guttering downspout leading directly to the barrel inlet at a substantially vertical angle; and
- the barrel must be fully painted in a single color to blend with the adjacent home or vegetation; and
- any hose attached to the barrel discharge must be neatly coiled and stored behind or beside the rain barrel in the least visible position when not in use.

Overflow lines from the Systems must not be directed onto or adversely affect adjacent properties or common areas.



Inlets, ports, vents and other openings must be sealed or protected with mesh to prevent children, animals and debris from entering the barrels, tanks or other storage devices. Open top storage containers are not allowed, however, where space allows and where appropriate, Architectural Control Committee approved ponds may be used for water storage.

Harvested water must be used and not allowed to become stagnant or a threat to health.

All Systems must be maintained in good repair. Unused Systems should be drained and disconnected from the gutters. Any unused Systems in public view must be removed from public view from any street or common area.

This Policy is effective upon recordation in the Public Records of Montgomery County, and supersedes any Policy for rainwater recovery systems which may have previously been in effect. Except as affected by State of Texas Property Code Section 202.007 and/or by this Policy, all other provisions contained in the Deed Restrictions or any other dedicatory instruments of the WCIA shall remain in full force and effect.

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 – Rainwater Recovery System Policy

Dated this the 23rd day of September, 2011

WALDEN ON LAKE CONROE COMMUNITY IMPROVEMENT ASSOCIATION, INC.

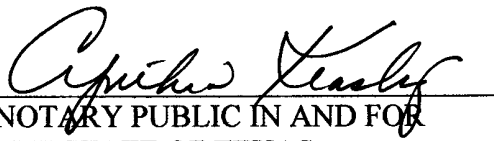
By: 
Agent and General Manager

Print Name: Scott Sustman

**THE STATE OF TEXAS
COUNTY OF MONTGOMERY**

THIS affidavit was acknowledged before me on the 23rd day of SEPTEMBER, 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

FILED FOR RECORD

09/30/2011 10:08AM

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.

09/30/2011



Mark Jumball

County Clerk
Montgomery County, Texas