



Walden on Lake Conroe Community Improvement Association, Inc.

Board Resolution

General Manager Job Duties

WHEREAS the Walden on Lake Conroe Community Improvement Association, Inc. Board of Trustees has engaged the services of Scott Sustman as General Manager, then it is hereby

RESOLVED, that the General Manager of the Walden Community Improvement Association, Inc. (WCIA) is hereby authorized and empowered to carry out, fulfill, implement execute and manage all activities and decisions of the Board of Trustees of said Association as well as all activities and decisions of all committees authorized by said Board of Trustees;

RESOLVED FURTHER, that the General Manager of the WCIA shall be responsible for all of the administrative activities and operations, however, regardless of the General Manager's specific duties, the General Manager shall at all times faithfully, legally and industriously perform, all duties assigned to him by the Board of Trustees;

RESOLVED FURTHER, the following duties are hereby delegated from the Board of Trustees to the General Manager:

1. The authority to collect any assessments, past due charges, interest, fines, attorneys fees and expenses or any other miscellaneous charges that are charged to a property owners account, including issuing final collection letters and assigning the collection of accounts to attorneys or other agents;
2. Initiate foreclosures on undeveloped lots and to process Board of Trustees approved foreclosures on any developed properties, following expedited judicial procedures or any other judicial procedure available by law, after reasonable collection processes;
3. Sell any lots acquired through foreclosure with the approval of the Board of Trustees;
4. The authority to expend funds up to \$5,000 without prior Board of Trustees approval, and any larger amounts that are approved by the Board of Trustees;
5. Engage, employ and verify performance of outside professionals and non-professional contractors;
6. Source and manage all of the Associations' employees for maximum effectiveness;
7. Sign checks, contracts, employment agreements, and other short-term agreements not to exceed one (1) year in length without prior approval of the Board of Trustees
8. Negotiate and sign long-term agreements over one (1) year in length with the prior written approval of the Board of Trustees. Any and all agreements, (other than routine purchase orders used in the normal operating activities of the WCIA), which bind the WCIA for one year or more must be approved and signed by the President of the Board of Trustees;



9. Maintain enforcement policies at the direction of the Board of Trustees by enforcing in a reasonable manner all terms, conditions and provisions of all Deed Restrictions affecting all Sections of Walden on Lake Conroe and to effectuate such enforcement as permitted by legal authority;

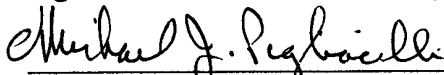
10. Perform all other necessary and lawful acts required to fulfill the General Manager's conditions of employment as outlined in the Joint Employment Agreement, dated July 22, 2010;

11. Maintain a well-trained and professional staff;

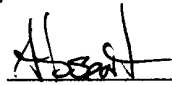
12. Present to the Board of Trustees at its monthly meeting a Written and Oral Operating report on the WCIA non-financial activities for which he has responsibility, including but not limited to, administrative activities, performance of each operation, ACC Meetings, significant events, progress reports on projects, legal issues and any other events that may be of interest to the Board;

13. The purchase of real property must be approved in advance by the Board of Trustees and signed by the President of the Board of Trustees.

Signed and Executed this 20th day of October, 2011.



Mike Pigliacelli, President



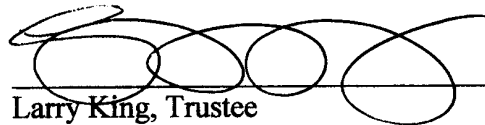
Danny McNease, Vice-President



Carl Seidule, Secretary



Don Carter, Treasurer



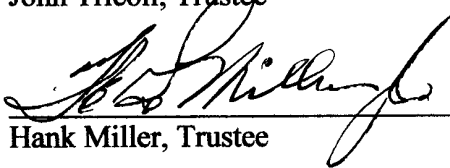
Larry King, Trustee



John Tricoli, Trustee



David Bangle, Trustee



Hank Miller, Trustee



Sam Lincoln, Trustee

**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 Resolution – General Manager Job Duties

Dated this the 24th day of October, 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 24th day of OCTOBER, 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

FILED FOR RECORD

11/03/2011 4:40PM

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.

11/03/2011



Mark Tumbull

County Clerk
Montgomery County, Texas