

2001-064994

RESTRICTIONS

STATE OF TEXAS §
 §
 COUNTY OF MONTGOMERY §

This Declaration made this 27 day of July, 2001 by Jerry H. Deutser and S. Conrad Weil, Jr., Trustees (the "Declarants").

RECITALS:

A. San Jacinto River Authority, a political subdivision of the State of Texas, with offices in Montgomery County, Texas, has in the past granted and conveyed to the Declarants certain easements for the purposes of constructing and maintaining a landfill and any and all appurtenances thereto or improvements thereon in and on lands owned by the San Jacinto River Authority described by metes and bounds in such easements, which easements have been filed for record in the Montgomery County Real Property Records at Volume 833, Page 154 (Clerk's File No. 331007); Volume 833, Page 160 (Clerk's File No. 331008); Volume 885, Page 495 (Clerk's File No. 7504540); and Volume 897, Page 90 (Clerk's File No. 7513271); as such prior easements were corrected by Correction Easement dated August 3, 1988, executed by the San Jacinto River Authority and filed for records in the Montgomery County Real Property Records under Clerk's File No. 8852131 (Film Code No. 560-01-1075) (collectively the "Total Easements").

B. The Total Easements were accepted by the Declarants subject to and in further consideration of the reservations, exceptions, conditions and rights therein stated and were exclusive and perpetual easements to the Declarants, their successors and assigns, to be used and enjoyed in accordance with the terms of such Total Easements.

C. The Declarants remain the holders of the easements across that portion of the Total Easements more particularly described on Exhibit "A" attached hereto (the "Restricted Easement Area").

D. It is the desire of the Declarants to place certain restrictions, covenants, conditions, stipulations and reservations upon and against the Restricted Easement Area in order to establish uniform conformity with the terms and the conditions of the Total Easements.

NOW, THEREFORE, Declarants hereby adopt, establish and impose upon the Restricted Easement Area and declare the following restrictions, reservations, covenants and conditions applicable thereto which shall be appurtenant thereto and shall run with the Restricted Easement Area:

1. Prior to the erecting, constructing, installing, excavating and otherwise making any improvements or alterations to all or any portion of the Restricted Easement Area, the owner thereof must obtain prior written approval of the San Jacinto River Authority, the United States Army Corps of Engineers, and the Walden on Lake Conroe Architectural Control Committee, or their respective successors and assigns, (the "Approval Parties") which written consent shall be given only in the sole discretion of the Approval Parties.
2. Nothing herein shall be deemed or construed to authorize or permit the owners of rights to the Restricted Easement Area or the Walden on Lake Conroe Community Improvement Association to remove, excavate or substantially impair the Restricted Easement Area, without the prior express written consent of the Approval Parties. The owners of the rights to the Restricted Easement Area are hereby prohibited in any way from altering any bulk heading now or hereafter placed on or adjacent to the Restricted Easement Area without the prior express written consent of the Approval Parties.
3. No pier, bulkhead, deck, boat lift, ramp or any structure that projects into the water shall be constructed upon or allowed on or adjacent to the Restricted Easement Area.

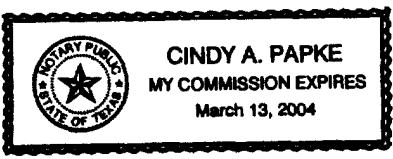
EXECUTED on the day first aforementioned.

Jerry H. Deutser, Trustee
Jerry H. Deutser, Trustee

S. Conrad Weil, Jr., Trustee
S. Conrad Weil, Jr., Trustee

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

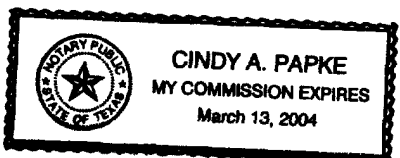
This instrument was acknowledged before on the 27 day of July, 2001, by Jerry H. Deutser, Trustee.



Cindy A. Papke
Notary Public in and for
the State of Texas

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before on the 27 day of July, 2001, by S. Conrad Weil, Trustee.



Cindy A. Papke
Notary Public in and for
the State of Texas

EXHIBIT "A"**EASEMENT AREA**

Being a parcel of land out of and a part of the Thos. Corner Survey, Abstract No. 10, and the John Cronkight Survey, Abstract No. 11, Montgomery County, Texas, said parcel being that certain Perpetual Easement granted unto Jerry H. Deutser and S. Conrad Weil, Jr., Trustees (Perpetual Easement), recorded in Volume 897, Page 90 of the Deed Records of Montgomery County, Texas, and corrected by Correction Easement dated August 3, 1988 and filed for record in the Montgomery County Real Property Records under Clerk's File No. 8852131 (film Code No. 560-01-1075), said Perpetual Easement lies between the shoreline of Lake Conroe and the boundary line of Walden on Lake Conroe, Section 7, as recorded in Volume (or Cabinet) A, Page (or sheet) 113, of the Map Records of Montgomery County, Texas,

SAVE AND EXCEPT FOR

That portion of the above referenced Perpetual Easement bounded by the rear property lines of the following specific lots in Walden on Lake Conroe, Section 7 ("Specific Lots"), the shoreline of Lake Conroe as described in the above referenced Perpetual Easement and bounded on either side by the extension of the side lot lines of the Specific Lots across said Perpetual Easement.

Specific Lots:

Lot 3, Block 1, Section 7
 Lot 4, Block 1, Section 7
 Lot 5, Block 1, Section 7
 Lot 6, Block 1, Section 7
 Lot 1, Block 2, Section 7
 Lot 2, Block 2, Section 7
 Lot 4, Block 2, Section 7
 Lot 6, Block 2, Section 7
 Lot 2, Block 3, Section 7
 Lot 3, Block 3, Section 7
 Lot 4, Block 3, Section 7
 Lot 5, Block 3, Section 7
 Lot 3, Block 4, Section 7
 Lot 4, Block 4, Section 7
 Lot 5, Block 4, Section 7
 Lot 4, Block 5, Section 7
 Lot 8, Block 5, Section 7
 Lot 1, Block 6, Section 7
 Lot 2, Block 6, Section 7
 Lot 5, Block 6, Section 7
 Lot 6, Block 6, Section 7
 Lot 8, Block 6, Section 7

STATE OF TEXAS
 COUNTY OF MONTGOMERY
 This instrument was filed in
 the Number Sequence on the date and at the time
 stamped herein by me and was duly RECORDED in
 the official Public Records of Real Property of
 Montgomery County, Texas.

JUL 30 2001



Mark Turnbull
 MONTGOMERY COUNTY, TEXAS
 MONTGOMERY COUNTY, TEXAS

FILED FOR RECORD

2001 JUL 30 AM 11:24

Mark Turnbull
 COUNTY CLERK
 MONTGOMERY COUNTY, TEXAS