

SUPPLEMENTAL MEMORANDUM OF DEDICATORY DOCUMENTS

**Whereas**, the Board of Trustees of WALDEN ON LAKE CONROE COMMUNITY IMPROVEMENT ASSOCIATION, INC., a Texas non-profit corporation (the "Corporation") has previously filed various Memoranda of Dedicatory Documents; and

**Whereas**, the Memoranda are recorded at Montgomery County Clerk's file No. 2000-010504; 2000-086359; 2005-043792; 2006-073735; and other locations; and

**Whereas**, the Corporation has deemed it necessary to file this Supplemental Memorandum of Dedicatory Documents regarding the Corporation; and

**Whereas** the Corporation has adopted and approved various policies, rules, regulations, elements, standards and statements related to their operation and governance within the Walden on Lake Conroe subdivision;

**THEREFORE KNOW ALL MEN BY THESE PRESENTS**, that the Corporation hereby files for record as Dedicatory Instruments the following written rules, regulations, policies, by-laws and/or guidelines related to the operation of the Corporation:

1. Walden on Lake Conroe Community Improvement Association, Inc. By-Laws (as Amended July 27, 2006).
2. Walden on Lake Conroe Community Improvement Association, Inc.'s Architectural Control Committee's Wall and Fence Policy (adopted August 24, 2006, effective August 24, 2006).
3. Walden on Lake Conroe Community Improvement Association, Inc.'s Policy RE: Coalitions Outside Formal Board Meetings (adopted August 24, 2006, effective beginning January 27, 2007).

This Memorandum is NOTICE TO THE PUBLIC of the existence and establishment of these by-laws, as amended, and adopted policies. Pursuant to the Texas Property Code, the document herein named and filed for record is intended to be a Dedicatory Document affecting the specific community defined within Walden on Lake Conroe. This is a SUPPLEMENTAL filing and does not replace or alter the filings previously made by the Corporation, except to the extent that the document identified as 1. above and attached hereto is an amendment of by-laws previously made and filed by the Corporation.

WITNESS MY HAND, to this document this 28<sup>th</sup> day of August, 2006.

Walden on Lake Conroe Community Improvement Association, Inc., a Texas non-profit corporation

BY: James H. Stilwell  
James H. Stilwell, as Agent and Attorney in Fact


The State of Texas

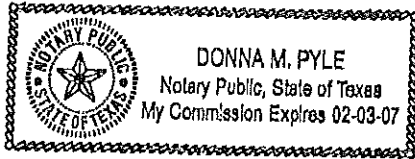
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County of Montgomery

Before me, the undersigned authority, on this day personally appeared James H. Stilwell as Agent and Attorney in Fact for WALDEN ON LAKE CONROE COMMUNITY IMPROVEMENT ASSOCIATION, INC., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purposes therein expressed, in the capacity therein stated, and as the act and deed of said Corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 28<sup>th</sup> day of August, 2006.

  
Notary Public in and for the State of Texas



AFTER RECORDING, RETURN TO:  
Walden on Lake Conroe, C.I.A.  
Attn: Nancy Renfroe  
13301 Walden Road  
Montgomery, Texas 77356

2005-043792

**S U P P L E M E N T A L  
M E M O R A N D U M O F D E D I C A T O R Y D O C U M E N T S**

WHEREAS, the Board of Trustees of WALDEN ON LAKE CONROE COMMUNITY IMPROVEMENT ASSOCIATION, INC., a Texas non-profit corporation, (the "Corporation") has previously filed various Memoranda of Dedicatory Documents.

WHEREAS, the Memoranda are recorded at Montgomery County Clerk's File No. 2000-010504 and Montgomery County Clerk's File No. 2000-086359;

WHEREAS, the Corporation has deemed it necessary to file this Supplemental Memorandum Dedicatory Documents regarding the Corporation as well as various specific Section Associations incorporated in and a part of the Walden On Lake Conroe Community;

WHEREAS, the Corporation and/or the various specific Section Associations have adopted and approved various policies, rules, regulations, elements, standards and statements related to their operation and governance within the Walden on Lake Conroe subdivision;

KNOW ALL MEN BY THESE PRESENTS, that the Corporation, for itself and as agent for the specific Section Associations herein named, hereby files for record as Dedicatory Instruments the following written rules, regulations, policies, by-laws and guidelines related to the operation of the Corporation and/or the various Section Associations within Walden On Lake Conroe;

1. By-Laws of Walden's Section Eleven Association;
2. By-Laws of Walden's Section Fourteen Association;
3. By-Laws of Walden's Section Sixteen Association;
4. The Estates of Walden - General Notes;
5. By-Laws of The Estates Association;
6. Articles of Incorporation of Walden's Section Ten Association;
7. Bylaws of Walden's Town House Association;
8. Indemnification By-Law Amendment;
9. Conflict of Interest Policy; and
10. August 2004 By-Laws;

This Memorandum is NOTICE TO THE PUBLIC of the existence and establishment of these policies, rules, guidelines and by-laws. Pursuant to the Texas Property Code, each such document herein named and previously filed for record is intended to be Dedicatory Documents affecting the specific community defined within Walden on Lake Conroe. This is a Supplemental filing and does not replace or alter the filings previously made by the Corporation except as specifically stated in said attachments hereto.

WITNESS MY HAND, to this Certificate this 27<sup>th</sup> day of April 2005.

WALDEN ON LAKE CONROE COMMUNITY  
IMPROVEMENT ASSOCIATION, INC.  
a Texas non-profit corporation

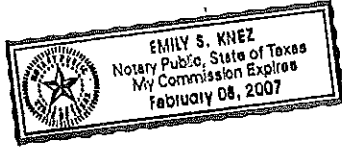
By:   
JAMES KNEZ, as Agent and Attorney-in-Fact

THE STATE OF TEXAS

COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared JAMES KNEZ as Agent and Attorney-In-Fact for WALDEN ON LAKE CONROE COMMUNITY IMPROVEMENT ASSOCIATION, INC., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said Corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 27th day of April 2006.



*Emily S. Knez*  
Notary Public - STATE OF TEXAS

My Commission Expires: \_\_\_\_\_

**AFTER RECORDING, RETURN TO:**

Walden on Lake Conroe C.I.A.  
13301 Walden Road  
Montgomery, Texas 77356

## MEMORANDUM OF DEDICATORY DOCUMENTS

WHEREAS, by Restrictions and/or Covenants recorded at the following references in the Deed Records of the Montgomery County Clerk's Office and affecting the various sections in the subdivision known as WALDEN ON LAKE CONROE:

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|-----|--|--|
| 1.  | Section One                                  | Volume 772, Page 848;  |
| 2.  | Section Two                                  | Volume 772, Page 869;  |
| 3.  | Section Three                                | Volume 772, Page 890;  |
| 4.  | Section Three A                              | Volume 1160, Page 129;   |
| 5.  | Section Four                                 | Volume 781, Page 339;  |
| 6.  | Section Five                                 | Volume 795, Page 504;  |
| 7.  | Section Six                                  | Volume 835, Page 10;   |
| 8.  | Section Six A                                | Volume 1116, Page 713;   |
| 9.  | Section Seven                                | Volume 822, Page 270;  |
| 10. | Section Seven A                              | Clerk's File No. 8017111;  |
| 11. | Section Eight                                | Volume 890, Page 769;  |
| 12. | Section Eight A                              | Volume 1099, Page 163;   |
| 13. | Section Nine                                 | Volume 918, Page 297;  |
| 14. | Section Ten                                  | Volume 918, Page 320;  |
| 15. | Section Eleven                               | Volume 1099, Page 181;   |
| 16. | Section Twelve                               | Volume 1099, Page 201;   |
| 17. | Section Twelve A                             | Volume 1160, Page 160;   |
| 18. | Section Fourteen                             | Volume 1110, Page 582;   |
| 19. | Section Fifteen                              | Volume 1122, Page 23;  |
| 20. | Section Sixteen                              | Clerk's File No. 7918573;  |
| 21. | Section Seventeen                            | Volume 1160, Page 146;   |
| 22. | Section Eighteen                             | Clerk's File No. 8013230;  |
| 23. | The 18th At Walden, A<br>Condominium Project | Volume 1, Page 615 of the<br>Montgomery County<br>Condominium Records; |
| 24. | The Point At Walden                          | Clerk's File No. 8211620;  |
| 25. | The Cove At Walden<br>A Condominium Project  | Clerk's File No. 8331082;  |
| 26. | Inverness Condominium                        | Clerk's File Code No. 002-01-0844;                                     |
| 27. | Marina Vista Condominium                     | Volume 1000, Page 942;   |
| 28. | Harbour Village Condominium                  | Volume 972, Page 737;  |
| 29. | The Lodge At Walden                          | Volume 1, Page 129 of the<br>Condominium Records; and                  |
| 30. | The Estates at Walden                        | Clerk's File No. 9038886   |

various encumbrances and restrictions were placed upon the various Sections and/or Subdivisions in Walden on Lake Conroe;

WHEREAS, the Architectural Control Committee has been charged with certain responsibilities and authority related to construction, design, and placement of buildings, improvements, or structures within Walden on Lake Conroe;

WHEREAS, the Board of Trustees of WALDEN ON LAKE CONROE COMMUNITY IMPROVEMENT ASSOCIATION, INC., a Texas non-profit corporation, (the "Corporation") has recognized the need to define, implement, establish, direct, and empower the Architectural Control Committee, as a committee of the Corporation, to assume and to carry forward the powers, duties, and functions established in the Restrictions and/or Covenants;

WHEREAS, the Corporation has adopted and approved various policies, rules, regulations, and statements related to design, construction, and improvement within Walden on Lake Conroe in order to give direction and guidance to the Architectural Control Committee in its deliberations and decision making;

KNOW ALL MEN BY THESE PRESENTS, that the Corporation has approved, authorized, and established certain written rules, regulations, policies, and guidelines related to the submission, review, consideration, approval or rejection of plans and specifications for the placement of improvements, construction, development, building, remodeling, and all such by upon any and all lots or restricted areas with Walden on Lake Conroe. To this end, the Corporation has caused to be published a DESIGN GUIDELINE, which contains these written rules, regulations, policies and guidelines and which is available through the Administration Office of the Corporation. The said DESIGN GUIDELINE shall affect all construction within Walden on Lake Conroe. Further, the Corporation has caused to be published a BOARD POLICY MANUAL which contains other statements of policy established by the

Corporation. The BOARD POLICY MANUAL is also available the Administration Office.

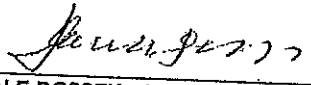
FURTHER, the Architectural Control Committee of the Corporation may, from time to time, establish and/or change existing policy as amendments to or additions of the DESIGN GUIDELINE. In addition, the Corporation will continue to make available the documents referred to above along with other documents relating to the disclosure of certain information by a property owner's association available to owner's upon request. The delivery of subdivision information is intended to comply with applicable state law.

The Corporation reserves the right to change, amend, and alter from time to time both the DESIGN GUIDELINES and the BOARD POLICY MANUAL as promulgated.

THIS MEMORANDUM IS NOTICE TO ALL OF THE EXISTENCE AND ESTABLISHMENT OF THE DESIGN GUIDELINES AND THE BOARD POLICY MANUAL OF THE CORPORATION.

IN WITNESS WHEREOF, I have duly executed this Certificate this 22nd day of ~~September 1999~~ <sup>January 2000</sup>.

WALDEN ON LAKE CONROE COMMUNITY  
IMPROVEMENT ASSOCIATION, INC.  
a Texas non-profit corporation

  
DALE DOSSEY, Secretary

THE STATE OF TEXAS  
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared DALE DOSSEY, the Secretary of WALDEN ON LAKE CONROE COMMUNITY IMPROVEMENT ASSOCIATION, INC., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said Corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 22nd day of ~~September 1999~~ <sup>January 2000</sup>.



  
Notary Public - STATE OF TEXAS

AFTER RECORDING, RETURN TO:

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13301 Walden Road  
Montgomery, Texas 77356