

Walden on Lake Conroe Community Improvement Association, Inc.

Roofing Materials Policy



I. Purpose:

It is the intention of the Board of Trustees to allow the installation of appropriate roofing materials in Walden on Lake Conroe that maintains the aesthetics and architectural consistency of the community.

II. General:

The Property Code of the State of Texas allows for the installation of certain roofing materials that are wind and hail resistant, provide greater heating and cooling efficiencies than customary composite shingles or provide solar generation capabilities, subject to certain criteria. This policy is to comply with the law and appropriately regulate the selection and installation of these materials so that they do not detract from the appearance of Walden.

III. Policy:

1. An Owner must obtain written approval from the Architectural Control Committee (ACC) prior to the repair, replacement or reconstruction of any roof.
2. All buildings with pitched roofs shall be roofed with composition shingles, slate, tile, or standing seam metal (excluding corrugated metal roofs) unless otherwise approved in writing by the ACC. Wood shingles are specifically prohibited for safety reasons.
3. All buildings with flat roofs must be approved in writing by the by the ACC, such approval shall include the material to be used to roof the building.
4. Composition shingles must weigh at least 280 pounds per square and have a stated warranty of at least 30 years.
5. Roof shingles must be "Weathered Wood" or similar color as approved by the Architectural Control Committee.
6. Roof overlays are not allowed. Prior to roofing, all existing materials must be removed down to clean decking. Any damaged or deteriorated decking must be replaced. Partial reroofing will not be allowed.
7. Ridge vent are encouraged, to improve ventilation, reduce attic temperature and reduce cooling costs, but are not required.
8. All roof protrusions, such as vents, roof jacks, as well as valleys, flashing and other roof items must be painted to match the shingles. Galvanized metal must be primed before painting.
9. Subject to the other requirements contained in this Policy and with advance written approval from the Architectural Control Committee, an owner may install shingles ("Alternative Shingles") which are designed primarily to:
 - a. be wind and hail resistant; or



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- b. provide heating or cooling efficiencies greater than traditional composition shingles; or
 - c. provide solar energy capture capabilities.
10. Once installed, any such Alternative Shingles must:
- a. resemble the shingles used or authorized to be used on other structures within the Association; and
 - b. be more durable than and of equal or superior quality to the shingles used or authorized to be used on other structures within the Association; and
 - c. match the aesthetics of properties surrounding the owner's property.

This Policy is effective upon the later of recordation in the Public Records of Montgomery County and January 1, 2012, and supersedes any Policy for roofing materials which may have previously been in effect. Except as affected by State of Texas Property Code Section 202.011 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 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 Policy – Roofing Materials Policy

Dated this the 24th day of October, 2011

WALDEN ON LAKE CONROE COMMUNITY IMPROVEMENT ASSOCIATION, INC.

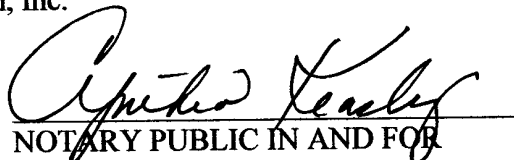
By: 
Agent and General Manager

Print Name: Scott Sustman

**THE STATE OF TEXAS
COUNTY OF MONTGOMERY**

THIS affidavit was acknowledged before me on the 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.




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 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.

11/03/2011



Mark Jumball

County Clerk
Montgomery County, Texas