

## 2000-010504 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:

- |  |  |
|--|--|
| 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. 8211520;  |
| 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.

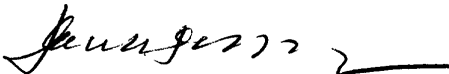
**FURTHER**, the Architectural Control Committee of the Corporation may, from time to time, establish and/or change existing policy as amendments to or additions of the **DESIGN GUIDELINE**. In addition, the Corporation will continue to make available the documents referred to above along with other 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

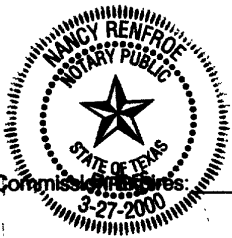
  
\_\_\_\_\_  
DALE DOSSEY, Secretary

**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

My Commission Expires: 3-27-2000

FILED FOR RECORD  
00 FEB -8 AM 8:42  
MARK TURNBULL, CO. CLERK  
MONTGOMERY COUNTY, TEXAS

**AFTER RECORDING, RETURN TO:**

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

STATE OF TEXAS  
COUNTY OF MONTGOMERY  
I hereby certify that 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 Real Property of  
Montgomery County, Texas.

FEB 8 2000

94-024-301  
walden\acc\memorandum

DEPUTY



  
\_\_\_\_\_  
COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS