



LT1-1-2011000758-1

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 Charles M. Jordan. 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 attorney-in-fact of the following (herein the "Association"): Walden on Lake Conroe Community Improvement Association, Inc. Pursuant to the Texas Property Code, Section 202.006, the following documents are the originals, or true and correct copies of the originals, of governing instruments of the Association:

- 1. Walden on Lake Conroe Design Guidelines - Gazebos/Pergolas/Outdoor Kitchens
- 2. Walden on Lake Conroe Design Guidelines - Driveways, Parking Pads and Sidewalks

DATED this the 3 day of January, 2011.

WALDEN ON LAKE CONROE
COMMUNITY IMPROVEMENT
ASSOCIATION, INC.

By: [Signature],
ATTORNEY IN FACT & AGENT

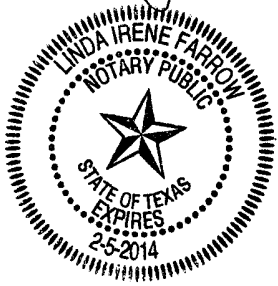
Print Name: Charles M. Jordan

THE STATE OF TEXAS
COUNTY OF Harris

THIS affidavit was acknowledged before me on the 3 day of January, 2011 by Charles M. Jordan who stated that he is the attorney-in-fact and agent for the above-named Association.

[Signature]
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

AFTER RECORDING RETURN TO :
Print Name: Linda Farrow
Daughtry & Jordan, P.C.
17044 El Camino Real
Houston, TX 77058
281-480-6888



LT2-5

Gazebos/Pergolas/Outdoor Kitchens

General Considerations: None

Specific Guidelines

Site Design Guidelines

No gazebo/pergola/outdoor kitchen may extend beyond the front wall of any single-family residence.

For Golf Course lots, a freestanding gazebo/pergola/outdoor kitchen may not exceed a size of more than 25% of the square footage of existing rear yard space, with a maximum size of 1,250 square feet of eave-line coverage, regardless of the rear yard dimensions. For example, a rear yard that measures 50' wide by 30' deep, equaling 1,500 square feet, may have a gazebo/pergola/outdoor kitchen that does not exceed 375 square feet under roof. Furthermore, the maximum length of the gazebo/pergola/outdoor kitchen may not exceed 75% of the length of the rear yard and the maximum width of the gazebo/pergola/outdoor kitchen may not exceed 75% of the width of the rear yard. Additionally, if the existing rear yard space is less than 20 feet deep, the allowable size of the gazebo/pergola/outdoor kitchen will be determined by the ACC on a case-by-case basis.

For Waterfront lots, the measurement of the rear yard shall include any property that is adjacent to the property owner's rear yard that is owned by the San Jacinto River Authority on which the property owner has a use easement.

Golf course lots are the only lots where a submission for a gazebo/pergola/outdoor kitchen would be allowed that includes an encroachment into the rear utility easement areas, subject to submission of written approval from all of the utility companies prior to approval from the Architectural Control Committee.

For interior lots, a gazebo/pergola/outdoor kitchen shall not be located nearer to the rear than the utility easement line nor nearer than five feet to any interior side lot line.

Any freestanding pergola/gazebo/outdoor kitchen shall have no less than 65% of its total wall surface be open, unless otherwise approved by the ACC. If the structure is to be a closed roof, the material used should match the existing material of the home. The minimum material size for open concept roof structures would be 1" X 2". The Architectural Control Committee will not approve tin corrugated metal.

Any pergola/gazebo/outdoor kitchen constructed on a lot shall be the owner's responsibility to maintain thereafter and responsibility shall pass with ownership of title to the property.

Architectural Design Guidelines

Any accessory building shall be of the same architectural design, materials and color as the residence to which attached or associated.

Landscape Design Guidelines

When selecting a location for gazebo, pergola or outdoor kitchen, views from the street and adjacent properties should be considered.

Pergolas, gazebos or outdoor kitchens should incorporate appropriate landscaping, to include screening/buffers, where applicable.

The ACC may require additional landscaping if felt desirable to visually soften the structure.

Submission Requirements

Submission requirements are the same as those for Additions, p. 9. (Also refer to the Submission Checklist for Initial Construction, Appendix A-3, p. 69)

Driveways, Parking Pads and Sidewalks

All residential and patio home lots shall have driveways.

All driveways shall be off of the street facing the front of the residence. Corner lots may receive ACC considerations from the side street.

Driveways shall be a minimum width of ten (10) feet and a maximum width of thirty-five (35) feet from the street to the front property line. Beyond the property line, the minimum width of the driveway shall be nine (9) feet.

If more than one driveway is constructed on one residential or "combined" lot, each driveway shall be separated by a minimum distance of twenty (20) feet.

Enlargement of driveways to include a parking pad and/or enlargement of parking pads should not adversely affect adjacent properties, natural areas or drainage.

Architectural Design Guidelines

Driveways shall be of masonry construction (concrete, brick, stone and/or special paving) as approved by the ACC. They shall include a minimum of #3 rebar on 16 inch centers extending in both directions of the driveway.

Driveway connections to subdivision streets shall be saw cut and not broken, with an expansion joint installed at each saw cut and at the property line.

Driveway additions/alterations must incorporate the same material(s), finish and color as the existing driveway.

Landscape Design Guidelines

Large areas of paving/parking pads are recommended to be screened from streets and landscaping.

Landscaping should emphasize a combination of evergreen and deciduous trees and shrubs, as identified in the Landscaping Policy which may be obtained from the WCIA office.

FILED FOR RECORD

01/04/2011 2:25PM

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.

01/04/2011



Mark Jumball

County Clerk
Montgomery County, Texas