



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. Board Policy - Consequences of Past Due Maintenance Fees Amenities' Privileges Restricted

DATED this the 3 day of January, 2011.

WALDEN ON LAKE CONROE
COMMUNITY IMPROVEMENT
ASSOCIATION, INC.

By: Charles M. Jordan,
ATTORNEY IN FACT & AGENT

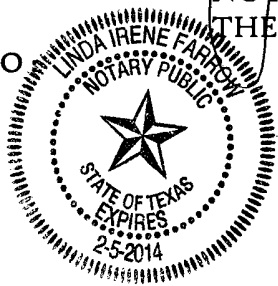
Print Name: Charles M Jordan

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.

Linda Irene Farrow
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



Walden on Lake Conroe Community Improvement Association, Inc.

Consequences of Past Due Maintenance Fees

Amenities' Privileges Restricted

I. Purpose:

It is the intention of the Board of Trustees to express their desire to have maintenance fees collected in a timely manner and to specify the steps that the WCIA should complete in the event that maintenance fees become past due on a property.

II. General:

Maintenance fees are due on January 1 and are past due as of February 1. While the WCIA should use whatever means are appropriate to try and collect past due fees, certain steps to encourage payment should be used immediately once the fees are past due, including restricting access to the Walden amenities and privileges.

III. Policy:

The Board of Trustees believes that the Walden community benefits from the timely payment of maintenance fees. If fees become past due on a property, the owners of that property shall have their access to any and all Walden amenities restricted as of the date the fees are past due. Once all maintenance fees, late charges, interest and any other charges are paid in full, access will be restored.

Alternatively, if the property owners enter into a payment plan that results in the maintenance fees, late charges, interest and other fees being paid in installments, their access to amenities will also be restored at the time the payment plan is signed and delivered to Walden CIA or its representatives, and as long as payments are timely made under the payment plan. If the property owners default on said payment plan, access will again be restricted until said past due maintenance fees, late charges, interest and other fees have been paid in full.

FILED FOR RECORD

01/04/2011 2:25PM



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



County Clerk
Montgomery County, Texas