



LT1-1-2011029244-1

**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 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 following documents are the originals, or true and correct copies of the originals, of the governing instruments of the Association:

Walden on Lake Conroe Design Guidelines – Gazebos/Pergolas/Outdoor Kitchens

Dated this the 26th day of March, 2011

WALDEN ON LAKE CONROE COMMUNITY IMPROVEMENT ASSOCIATION, INC.

By: [Signature]
Agent and General Manager

Print Name: Scott Sustman

**THE STATE OF TEXAS
COUNTY OF MONTGOMERY**

THIS affidavit was acknowledged before me on the 26 day of March, 2011 by Scott Sustman who stated that he is the agent and General Manager for Walden on Lake Conroe Community Improvement Association, Inc.



[Signature]
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



LT2-4

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 all 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/outdoor kitchen that does not exceed 375 square feet under roof. Furthermore, the maximum length of the gazebo/outdoor kitchen may not exceed 75% of the length of the rear yard and the maximum width of the gazebo/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/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)

FILED FOR RECORD

04/06/2011 4:08PM

Mark Tumbull

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.

04/06/2011



Mark Tumbull

County Clerk
Montgomery County, Texas