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Y**SUPPLEMENTAL MEMORANDUM OF DEDICATORY DOCUMENTS**

Whereas, the Board of Trustees of WALDEN ON LAKE CONROE COMMUNITY IMPROVEMENT ASSOCIATION, INC., a Texas non-profit corporation (the "Corporation") has previously filed various Memoranda of Dedicatory Documents; and

Whereas, the Memoranda are recorded at Montgomery County Clerk's file No. 2000-010504; 2000-086359; and 2005-043792; and other locations; and

Whereas, the Corporation has deemed it necessary to file this Supplemental Memorandum of Dedicatory Documents regarding the Corporation; and

Whereas the Corporation has adopted and approved various policies, rules, regulations, elements, standards and statements related to their operation and governance within the Walden on Lake Conroe subdivision;

THEREFORE KNOW ALL MEN BY THESE PRESENTS, that the Corporation hereby files for record as Dedicatory Instruments the following written rules, regulations, policies, by-laws and/or guidelines related to the operation of the Corporation:

1. Walden on Lake Conroe Design Guidelines (as Amended July 1, 2006);
2. Architectural Control Committee Review Fees Policy (Revised 07/01/06) as Contained in the Walden C.I.A. Board Policy Manual;
3. Architectural Control Committee Review Fees Policy (Revised 07/01/06) as Contained in the Walden C.I.A. Home Building Requirements;
4. Foundation Policy (Revised 07/01/06) as Contained in the Walden C.I.A. Board Policy Manual;
5. Foundation Policy (Revised 07/01/06) as Contained in the Walden C.I.A. Home Building Requirements;
6. Front Elevation Repetition Policy (Revised 07/01/06) as Contained in the Walden C.I.A. Board Policy Manual;
7. Front Elevation Repetition Policy (Revised 07/01/06) as Contained in the Walden C.I.A. Home Building Requirements;
8. Landscape Specification Policy (Revised 07/01/06) as Contained in the Walden C.I.A. Board Policy Manual;
9. Landscape Specification Policy (Revised 07/01/06) as Contained in the Walden C.I.A. Home Building Requirements;

10. Inspection Policy (Revised 07/01/06) as Contained in the Walden C.I.A. Board Policy Manual;
11. Inspection Policy (Revised 07/01/06) as Contained in the Walden C.I.A. Home Building Requirements;
12. New Home Plan Classification With Respect to Harmony With Other Structures Policy (Revised 07/01/06) as Contained in the Walden C.I.A. Board Policy Manual;
13. New Home Plan Classification With Respect to Harmony With Other Structures Policy (Revised 07/01/06) as Contained in the Walden C.I.A. Home Building Requirements;
14. Section Review – New Home Plans Policy (Revised 07/01/06) as Contained in the Walden C.I.A. Board Policy Manual;
15. Section Review – New Home Plans Policy (Revised 07/01/06) as Contained in the Walden C.I.A. Home Building Requirements;
16. Administrative Rejection of New Home Plans Policy (Revised 07/01/06) as Contained in the Walden C.I.A. Board Policy Manual;
17. Administrative Rejection of New Home Plans Policy (Revised 07/01/06) as Contained in the Walden C.I.A. Home Building Requirements;
18. Minimum Requirements for Submission of Residential Building Plans Policy (Revised 07/01/06) as Contained in the Walden C.I.A. Board Policy Manual;
19. Minimum Requirements for Submission of Residential Building Plans Policy (Revised 07/01/06) as Contained in the Walden C.I.A. Home Building Requirements

This Memorandum is NOTICE TO THE PUBLIC of the existence and establishment of these policies. Pursuant to the Texas Property Code, each such document herein named and filed for record is intended to be a Dedicatory Document affecting the specific community defined within Walden on Lake Conroe. This is a SUPPLEMENTAL filing and does not replace or alter the filings previously made by the Corporation, except to the extent that the documents identified above and attached hereto revise prior similar policies made and filed by the Corporation.

WITNESS MY HAND, to this document this 30th day of June, 2006.

Walden on Lake Conroe Community Improvement Association, Inc., a Texas non-profit corporation

BY: James H. Stilwell
James H. Stilwell, as Agent and Attorney in Fact

The State of Texas §
 §
County of Montgomery §

Before me, the undersigned authority, on this day personally appeared James H. Stilwell as Agent and Attorney in Fact for 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 he executed same for the purposes 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 30th day of June, 2006.



Donna M. Pyle
Notary Public in and for the State of Texas

AFTER RECORDING, RETURN TO:
Walden on Lake Conroe, C.I.A.
Attn: Nancy Renfroe
13301 Walden Road
Montgomery, Texas 77356

*Walden
On Lake Conroe
Design
Guidelines*

July 2006 Amendment



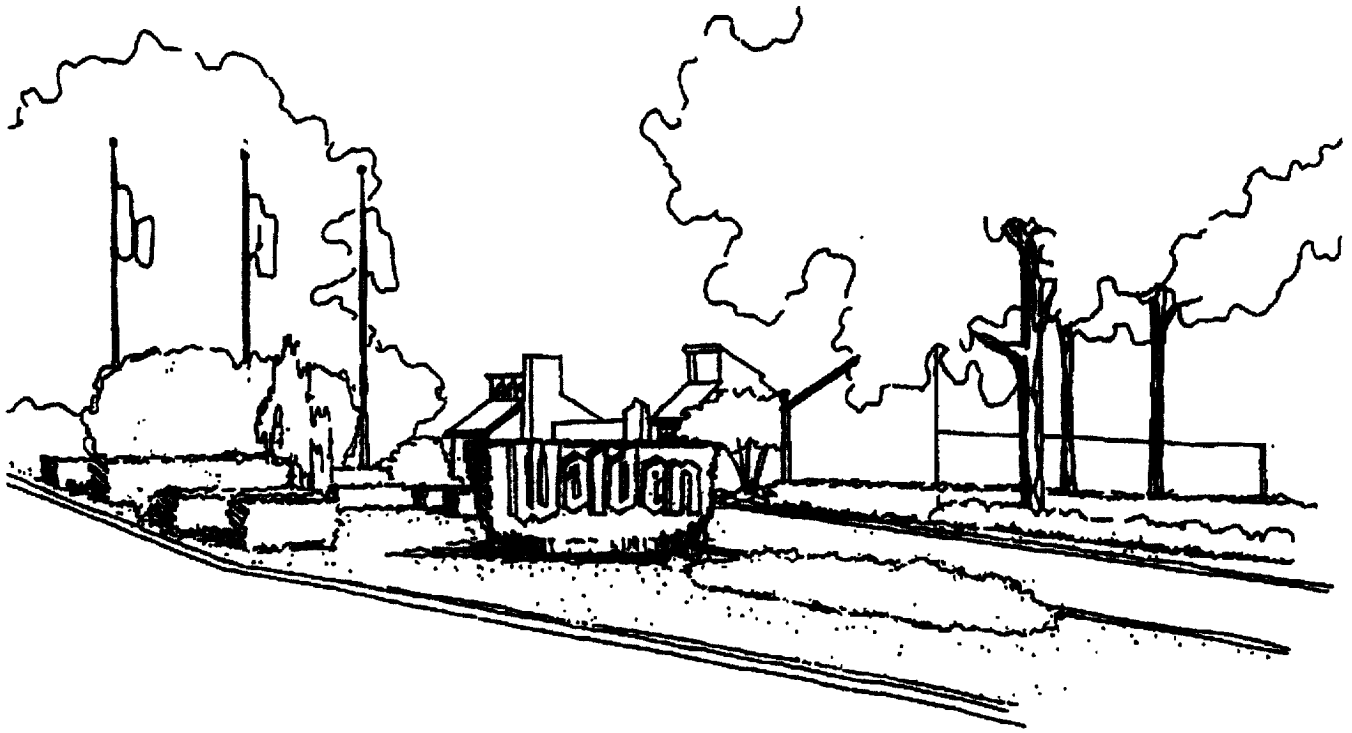
COMMUNITY IMPROVEMENT ASSOCIATION

115-11-1002

Walden
On Lake Conroe
Design
Guidelines

June 30, 1992
As Amended July 2006

Walden on Lake Conroe
Community Improvement Association
13101 Melville Drive
Montgomery, Texas 77356
(409) 582-4222



The Entrance to Walden

*These guidelines are for the exclusive use of
the Walden on Lake Conroe Community
Improvement Association and property
owners for use within the community of
Walden on Lake Conroe, Montgomery, Texas*

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How To Use This Guideline

In Walden on Lake Conroe, property owners who want to make improvements to the exterior of their residence or to their property are required to first obtain the approval of the Architectural Control Committee (ACC). This Design Review Guidelines Manual will help in planning and making any such improvements.

To know everything there is to know about the design review process, as applicable to any improvements, additions and/or alterations, read this entire booklet, including the Appendices.

To know why Walden on Lake Conroe has design guidelines and how the process works, read the Introduction and the Appendices.

To know how to prepare and submit an application to the ACC for a change to your property, read the following:

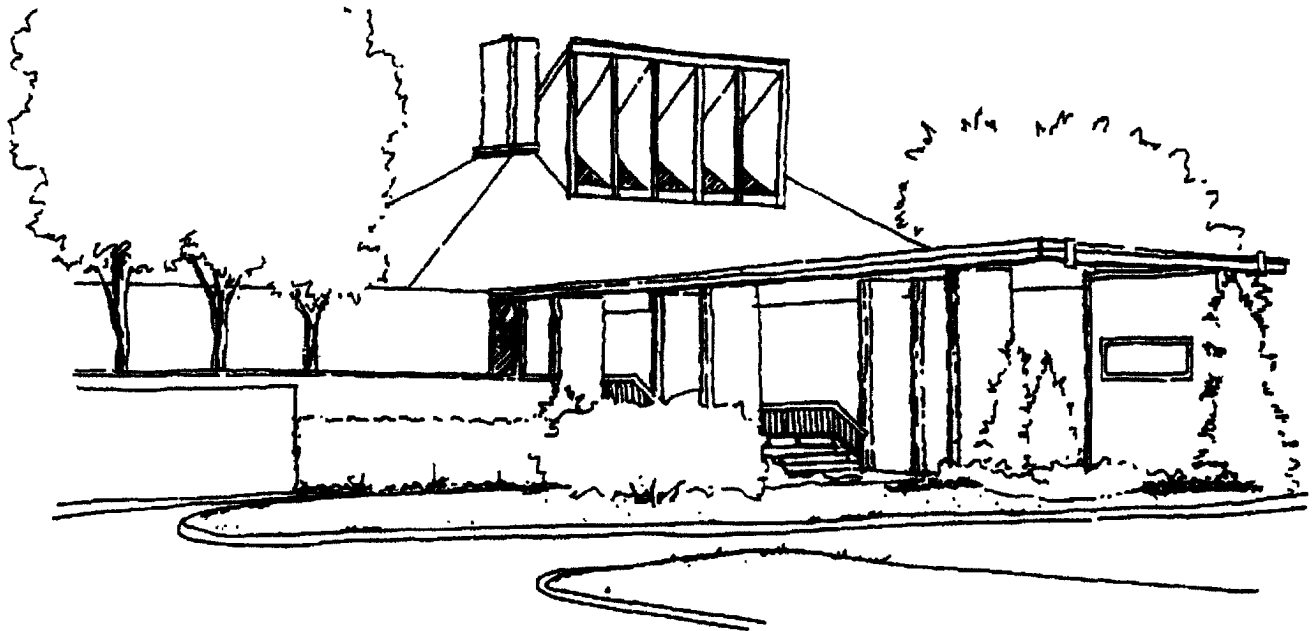
Design Review – the Purpose, Objectives and Design Criteria that relate to the overall Community;

Design Review Guidelines – the Introduction and the subsection that relates to the specific improvement you want to make; and

Appendix – the ACC Approval Process and Application Procedures.

If your application concerns townhouse or condominium, commercial/institutional or public use property, read the applicable section.

If your application is for initial construction, read this section and contact the WCIA office to obtain the most current version of the Initial Construction Submission Checklist.



Walden Yacht Club

Introduction

Walden on Lake Conroe

A typical planned community may have 200-500 units, all one style of architecture and usually only one type of housing or use. Walden on Lake Conroe is planned for 5,239 dwellings. Virtually all of the properties have been sold and over 1,500 dwelling units exist today. There are single family detached houses, patio homes, townhouses and condominiums, and a variety of commercial and institutional buildings, including the Walden Yacht Club, Racquet Club and Golf Club-house.

Walden on Lake Conroe is located on a peninsula in Lake Conroe, Montgomery County, Texas. The Lake, together with a 536 slip marina, an 18 hole golf course, and 16 court tennis facility, provide the major recreational amenities around which this primarily, second-home community was developed.

Walden continues to grow and changes are continuing to occur. Year round residency is increasing, as is

the average size of the residential dwellings. Additions and alterations to existing older residences are also increasing in number; and replacement (residing, reroofing, painting, etc.) is increasingly required.

Through the administration of the Deed Restrictions and Covenants, the Walden Community Improvement Association (WCIA) and the Architectural Control Committee (ACC) guide the Community's development. The image, quality of life and the highly desirable overall character of Walden are, in part, the result of this process. Maintaining these values is important to all Walden residents. The Deed Restrictions and Covenants are more important than ever to the future of the Community as Walden continues to grow and age. As Walden grows older, the Community will mature gracefully and maintain the standards initially set out if the Covenants are understood and adhered to by all property owners.

Deed Restrictions

Walden on Lake Conroe is a planned community. Walden residents live together under the terms of an agreement that is spelled out in the applicable Deed Restrictions which are recorded in Montgomery County. These Restrictive Covenants are legally incorporated into the deed of each individual property and run with the land.

The Deed Restrictions or Use Covenants are intended to protect the integrity of the entire Community by establishing a uniform plan for the development, improvement and sale of properties; and to insure the preservation of the image and character (the “look” and “feel”) of Walden for the benefit of both the present and future owners.

How things look does matter. Appearances are a form of courtesy. Article III of each Section’s Restrictions specifically addresses this concept of protecting the “look” of Walden, and maintaining its value as residential property. Use Restrictions (as Article III is entitled), have a direct impact on the quality of everyday life in the Community. Use Restrictions remain an integral part of the overall plan, section and more specifically each individual property.

They are carefully thought out regulations that contribute to the ambiance of Walden by governing how each property is to be utilized and maintained.

The Community Improvement Association (WCIA)

The Walden on Lake Conroe Community Improvement Association (WCIA), a non-profit corporation, was formed for the following purposes:

- To provide for the preservation and maintenance of the properties subject to the Deed Restrictions, Covenants and other conditions applicable to the various Sections of Walden on Lake Conroe;
- To promote the health, safety, welfare, civic pride and aesthetic values of the residents within the Community; and
- To exercise all of the powers and privileges, and to perform all of the duties and obligations of the Walden Community Improvement Association (WCIA), as set forth in the Declaration of Restrictions for each of the Sections of Walden on Lake Conroe.

The Association (WCIA) may make whatever rules or by-laws it may choose to govern the organization, provided that they are not in conflict with the provisions of the Deed Restrictions. It also (with the ACC) sets Minimum Construction Standards.

Every property owner of any of the properties within Walden, shall be a member of the Walden on Lake Conroe Community Improvement Association. Ownership shall be the sole qualification for membership. Each lot in Walden is subject to an annual maintenance charge and assessment, for the purpose of creating the “maintenance fund.” The WCIA uses the proceeds of the maintenance fund for the use and benefit of all residents of the Community. The uses and benefits include the following: the maintenance and operation of the swimming pools, tennis courts, boat ramps, right-of-ways, easements, esplanades, parks

and other public areas; the payment of all expenses incurred in connection with the enforcement of all charges and assessments, covenants, restrictions, and conditions affecting the properties; and all reasonable and necessary expenses in connection with doing anything desirable or necessary to keep the properties neat and in good order and which is considered of general benefit to the members.

Architectural Control Committee (ACC)

Designation

The By-laws of the Community Improvement Association empower the Association to designate an Architectural Control Committee (ACC). The ACC shall have no fewer than three (3) members appointed by the Board of Trustees of the Association.

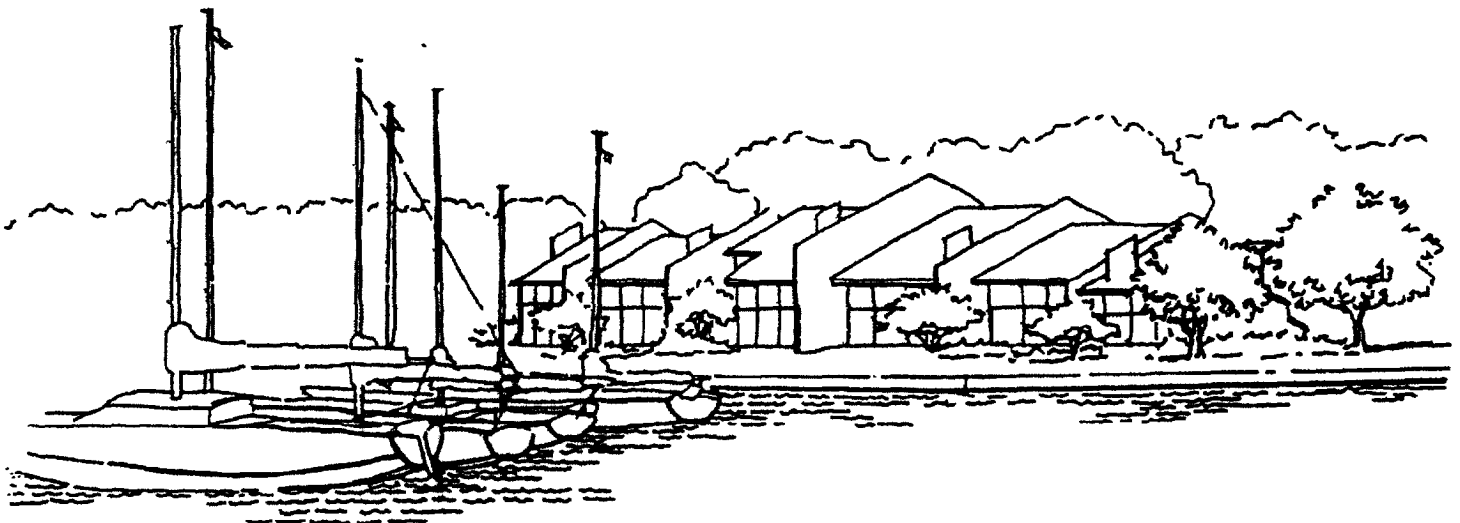
Members have a term of three (3) years. In addition, the Board has the exclusive right and power, at any time, to create and fill vacancies on the Committee.

Function

While the Deed Restrictions give the WCIA the responsibility for administering the Covenants, the power to make decisions involving the "Design Covenants" (design review and approval) is given solely to the Architectural Control Committee (ACC).

No improvement, as defined in any of the Declarations which affect each Section of Walden, shall be commenced, erected, placed, maintained or permitted to remain on any portion of any property, or to existing improvements, until plans and specifications, in such form and detail as the ACC may deem necessary, are submitted and approved in writing by the ACC. The decision of the ACC shall be final and binding upon the applicant.

The ACC has the power to employ professional consultants to assist in discharging its duties and has the right to charge a reasonable fee to defray the cost of review.



Townhouses on the Marina

Rules and Regulations

The Architectural Control Committee (ACC) may establish such rules and regulations as it, in its sole discretion, deems proper to establish Minimum Construction Standards; and to govern the submission and review of initial construction or subsequent improvements such as additions and/or alterations. These rules and regulations are applicable to the Community and, with few exceptions, may be amended at any time as the ACC sees fit.

The Design Guidelines and other WCIA policies are available to all property owners upon request. These documents have also been filed with Montgomery County in accord with the Texas Property Code, and are available to the public among the real property records.

Enforcement

The Community Improvement Association is authorized to enforce compliance with the Deed Restrictions and the decisions of the ACC, through any appropriate legal and equitable proceedings on behalf of and in the name of the Association. In other words, the WCIA, not the ACC, is responsible for enforcing the Deed Restrictions, rules and policies, including the decisions of the ACC.

To facilitate enforcement, the WCIA employs *Deeds Restrictions Staff* whose duties include, but are not limited to, verifying the conformity of all construction with the plans and specifications approved by the ACC, as well as the general review of all Sections of Walden on Lake Conroe for compliance with the respective Deed Restrictions.

Enforcement of Walden's Deed Restrictions, including all policies and procedures, enhances and protects the value, desirability and attractiveness of all property at Walden.

Successful administration of the Deed Restrictions, policies and procedures requires striking a balance between the special design quality of Walden and a concerted effort not to over-regulate. This requires property owners to play an active role in the process. In return for compliance each property owner has the right to expect every other property owner to abide by the Deed Restrictions and the decisions of the ACC. Together the Architectural Control Committee, the Community Improvement Association and the individual property owners help create and maintain the value of all property in the Community.

Design Review

Purpose

One of the reasons Walden on Lake Conroe is a special place is that all property is subject to the Deed Restrictions, policies and procedures. The intent is to:

- Preserve the overall image and character of Walden on Lake Conroe, especially the preservation of views of the lake and the golf course, and the related open space and woodlands;
- Maintain the overall quality of life, including the aesthetic standards that have been established, the design integrity that has been achieved, and the overall high quality of architecture;
- Encourage environmental sensitivity toward the waterfront and the protection of woodlands, open space and other natural areas;
- Uphold and enhance property values; and
- Prevent the deterioration of those qualities that have been established over time.

These objectives are accomplished primarily through the Architectural Control Committee (ACC) and the design review process, as defined in the Deed Restrictions and in the By-Laws of the Walden Community Improvement Association (WCIA) as and applied to all property.

The Design Review Guidelines manual is intended to provide the information needed to work within this process. Specifically, in order to make any improvement to the external appearance of your property, you must first obtain the approval of the ACC. The Design Review Guidelines outline the why, who, and what involved in obtaining this approval.

Objectives

Specific objectives of the Design Review Guidelines are to preserve and maintain those "special" characteristics of Walden on Lake Conroe that existed when the Community was first planned and have been enhanced through its development. Paramount among these are the following:

- Preservation and enhancement of the views and vistas, especially those of the waterfront, the golf course and related open space and woodlands;
- Maintenance of the integrity and character of development on the waterfront and golf course; in particular, the consistent design treatment of the water's edge and the open character of properties on the golf course;
- Preservation of the woodlands the overall existing natural environment of the Community; and
- Preservation of the look and feel of the "custom" or individual design characteristics of the single-family home areas and the specific avoidance of obvious duplication of exterior elevation plan designs.

Walden was planned and developed around Lake Conroe and the recreational amenities of the marina, the golf course and tennis facility. The interior of the community is, for the most part, wooded. These are the essential elements that create the image and character of Walden; and they must not only be protected but also enhanced. As Walden continues to develop, it is essential that future development maintain a respect for and compatibility with that which exists, both in character and in the high quality of design.

Future development must provide continued sight lines and views of the water and the

golf course. Existing interior woodlands should be conserved to the greatest extent possible; and, where required to be removed for construction,

replacement trees should be provided. Supplemental planting is also encouraged around existing native tree stands.



Home on the Golf Course

Design Guidelines

Introduction

The design guidelines presented on the following pages address site, architectural and landscape design guidelines that apply to a broad range of exterior improvements that a property owner may wish to undertake; including major new construction, additions, renovations, modifications and numerous both site and architectural improvements.

The great variety of differing contextual relationships makes it impossible to address each specific design condition; however, these guidelines define the primary factors to be considered when considering improvements.

Where applicable the guidelines include "General Considerations" for the initial planning and design of the improvement(s). These are followed by specific guidelines and specifications which describe acceptable, and sometimes unacceptable, design solutions to assist in the design of your improvement. In many cases the guidelines are very clear as to not only intent but also what is an appropriate improvement; however, these guidelines should not restrict the development of a well thought out alternative solution, nor are they intended to be all inclusive.

The Design Review Guidelines apply in general to all of Walden, and specifically to Residential and Patio Home Lots. Sections specific to multi-family (Townhouse and Condominium), Commercial and Institutional development are

also included. (See Special Considerations for Townhouses and Condominiums, p. 51; and Commercial/Institutional Design Guidelines, p. 55.) There is also a section specific to Initial Construction, p. 59.

General Considerations

Where applicable the guidelines are presented under the headings of Site Design, Architectural Design and Landscape Design Guidelines. Although most improvements are architectural or building related, some are primarily site and/or landscape improvements. Furthermore, many architectural improvements also involve both site and landscape improvements as well.

The general considerations contained in the Design Review Guidelines are those described in the Purpose and Objectives set forth earlier in this manual. The Guidelines seek to protect the existing character and image of the Community.

General Considerations for Site, Architectural and Landscape Design Guidelines follow:

Site Design Guidelines

Walden on Lake Conroe is a planned community. The overall plan for Walden, together with the Deed Restrictions and Restrictive Use Covenants has resulted in a high quality living environment, both functionally and aesthetically. The design of each section and each lot is and should continue to be distinctive, yet cohesive in character with that of other properties in order to create and maintain the overall unified character of the Community.

The overall identity of Walden on Lake Conroe is that of a wooded waterfront community; one of both natural and man-made amenity. This is achieved through well planned and organized site design and the quality of architectural and landscape design.

The site design includes sound site planning and engineering relationships between streets, buildings/structures, open space and utilities; also incorporating screening and buffers. Of particular significance to the maintenance and enhancement of this character is the preservation of the views to the water and the wooded interior lots, while at the same time maintaining the privacy that exists between residences.

Architectural Design Guidelines

Walden on Lake Conroe presents the image and character of a distinctive community of richly differentiated and high quality architecture. Single family residences, and patio homes, townhouses and condominiums, as well as commercial and institutional architecture, all express the overall goals, reinforce the design intent, and reflect the high level of quality of the Community.

Landscape Design Guidelines

As with site design and architecture, the landscape design of Walden on Lake Conroe is integral to the overall character of the Community. Landscape design must not only be consistent with the overall character, including preservation of the natural environment, but must also act as an extension of this theme. Similar, if not identical, paving and plant materials are used throughout; and, although the landscape design may vary from property to property, maintaining the existing unified high quality visual environment is paramount. For this reason, WCIA's ACC has adopted a Landscape Policy, a copy of which may be obtained from the WCIA office.

Additions

General Considerations

Additions should be planned and designed with the same care and consideration as initial construction.

All ordinances, codes, restrictive covenants and guidelines set forth for initial construction shall apply to additions.

The design of an addition must be compatible in character, scale, massing, materials and color with the original residence.

Additions often will have an impact on adjacent properties and plans must minimize any adverse impact. Applicants are encouraged to consult with adjacent property owners.

Concept drawings or preliminary plans may be submitted for an informal review and comments by the ACC before final plans are completed.

Specific Guidelines

Site Design Guidelines

The location of a major addition should not have an adverse impact on adjacent properties through either the elimination of privacy or the removal of existing views.

Additions should be located to minimize the removal of trees and the destruction of natural areas.

Changes in grade or drainage must not adversely affect adjacent properties.

Architectural Design Guidelines

The design must be compatible in architectural style, scale, massing, materials and color with the existing dwelling.

The new roof pitch should, if possible, match that of the existing roof.

New windows and doors should match, and be located to relate well to those of the existing dwelling.

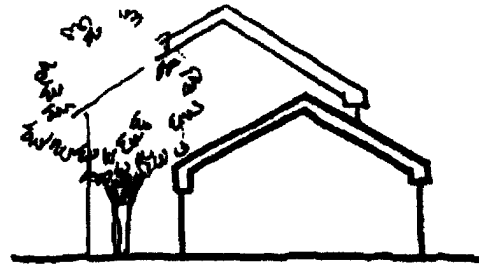
Landscape Design Guidelines

The ACC may require supplemental landscape treatment to compensate for the removal of vegetation, or to visually soften the addition.

Application Requirements

The submission requirements for Additions are the same as those for Initial Construction, (see Initial Construction Submission Checklist, Appendix A-3, p. 69); and should include:

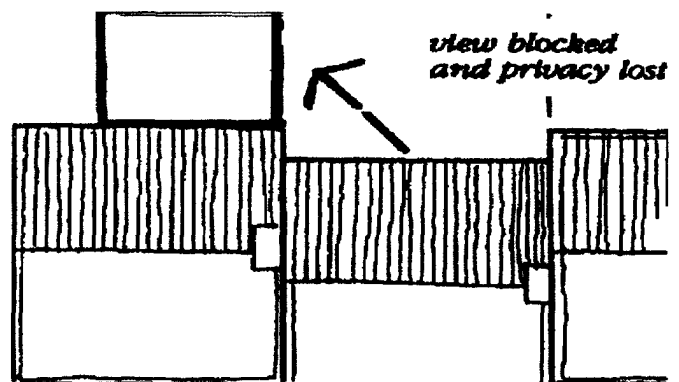
- A site plan (plat, site plan or reasonable facsimile) showing the location of the proposed addition or alteration, the existing residence and any accessory building/structures, property lines, easements, building lines, etc.;
- Detailed construction drawings to scale, including drawings showing the affected elevations with the proposed changes;
- Drawings or photographs showing the existing conditions before the proposed changes;
- Samples of materials and colors;
- Catalogue clippings or manufacturer's "cut sheets" of outdoor light fixtures and other "off-the-shelf" items; and
- A landscape plan, as applicable and/or required.
- The submission of perspective drawings (sketches) and/or models is recommended for complex projects.



*Addition Preserves/
Maintains Trees*



*Addition Roof Slope and Materials
Match Existing Dwelling*



*Addition Considers Impact on
Adjacent Properties*

Exterior (Architectural) Elements

General Considerations

Residences must retain the overall appearance of quality.

There should be no substantial difference between front, sides and rear elevations in that residences are often seen from all sides. This is especially important on waterfront and golf course properties.

All architectural elements, including building accessories, must be designed as part of the total design of the residence whether or not they are standard or optional items.

Materials, color and detailing should relate well to the existing building architecture and design.

Detailing should be thorough, consistent and sensitive throughout.

Walls (Residing)

The exterior walls of all residences are preferred to be primarily of masonry construction and, in all cases, shall be no less than 25% masonry, unless approved in writing by the ACC. (Stucco is considered masonry.)

Masonry is preferred on the front wall of all residences.

Masonry is also recommended on the sides of residences facing the water or the golf course.

Brick is the preferred building material. Sympathetic uses of stone, tile and stucco are encouraged.

The type and color of brick should be compatible and in harmony with that of the adjacent residences.

All wood siding shall be a No. 1 tongue and groove material; cyprus is preferred.

All wood siding is required to be painted/stained; clear preservatives are not permitted.

(See Painting/Staining p. 12.)

Any accessory building/structure, including exposed foundation walls, etc., must be finished in a manner compatible with the finished walls of the residence and the overall design and character of the building.

Additions and/or alterations should incorporate the same (brick, wood, or other) siding material as in the original construction; and, if not available, a substitute that best matches the original material, should be submitted for ACC approval.

All additions and/or alterations and/or replacements shall incorporate materials of equal or better quality than the original/existing materials.

Application Requirements

A catalogue clipping, "cut sheet" or sample of the proposed siding material, including color; and

The construction and trim details to be used at the corners, windows, doors, and soffits.

Roofing/Reroofing

Applicable roofing materials include slate, tile, metal, built-up roofing, and composition shingles of a type, weight, quality and color approved by the ACC.

Composition roofing materials are recommended to be 320 lbs. per square and shall be a minimum of 280 lbs. Shingles should have a minimum manufacturer's warranty of 30 years.

Wood shingles, including cedar shakes, are not permitted due to their lack of fire retardant qualities.

Shingle colors shall be “Weathered Wood” or similar in color as may be approved by the ACC. Colors should be consistent throughout the Community. Though the ACC does not make recommendations of any specific manufacturer, approved shingles include:

- Elk Prestige I, Weathered Wood Grey
- GAF Timberline, Weather Wood Blend
- Gen Star Architect 80, Driftwood
- Owens Corning Oakridge, Weathered Wood

Roofing material colors should be compatible between residences of like style and in harmony with adjacent residences.

Replacement roofs are encouraged to use the same roofing material and color as the original roof.

Partial reroofing will not be allowed.

Additions and/or alterations must incorporate the same roofing material and color as the original roof and, if not available, submit a sample of the desired substitute for ACC approval.

Roof vents, vent stacks, roof valleys, flashing and other roof items must be painted to match the color of the roofing material. Galvanized metal must be primed before painting.

Application Requirements

A catalogue clipping, manufacturer’s “cut sheet” and/or sample shingle or other roofing material;

A sample of the predominant color and/or a photograph showing the true colors of the residence.

Painting/Staining (Color Changes)

In order to maintain the natural character of the Community, paint/stain colors are recommended to be kept to the very low chroma range (muted tones).

Selected paint colors must be harmonious with the colors of other materials used on the residence, i.e., siding, roofing, etc.

Paint/stain colors must also be harmonious with the colors used on adjacent residences and throughout the Community.

Painting/staining color guidelines apply not only to the walls/siding of the residence, but also to all painted surfaces including, but not limited to, doors, windows, shutters, trim, etc.

Painted concrete sidewalks, stoops, steps and patios are not permitted.

Application Requirements

No application/request for approval is required to re-use existing approved paint/stain colors or, if within a townhouse or condominium project, the approved cluster association palette.

For desired color changes, submit:

- Sample color chips of the proposed new colors and of the existing paint/stain colors to be retained;
- A description of what is to be painted; and
- A color photograph showing the existing colors of the residence, eg. brick, roofing, etc.

Entries, Doors and Windows

Entries, doors and windows should be conceived as reinforcing the design, character and quality of the residence.

Within a townhouse or condominium cluster, replacement doors/windows must be in accordance with the approved cluster association specifications. (See Special Considerations for Townhouses and Condominiums, p. 51.)

Door/Window Additions/Replacements

New or replacement doors/windows should match the design and color of the original existing doors and windows.

If all doors and/or windows are to be replaced, they should be harmonious with the architectural design and character of the residence.

The location of new doors and windows must be in harmony with the composition of the existing residence.

Trim detailing should be consistent.

Colors should be consistent or be compatible with the colors of the original/existing doors and windows.

Replacement glass should match the existing or original glass.

Storm/Screen Doors and Windows

Storm/screen doors and windows should not distract from or alter the appearance of the residence.

Storm/screen doors should have straight-lined framing and be without ornamentation.

The storm/screen door can be the standard "off-the-shelf" black, white or dark brown color; and/or may be painted to match the color of the door it fronts or the color of the surrounding trim.

Sliding storm or screen doors should match the size of the existing glass panels; and the frames should be the same width, color and thickness as the existing sliders.

Storm windows must have frames that;

- Have the same general configuration and are coincident with the existing window frames;

- Have a similar color value as the existing window frames, i.e., not contrasting.
- Scallops, ornamental grillwork, or decorative hinges will generally not be approved.

Application Requirements

A catalogue clipping or manufacturer's "cut sheet" and description of the proposed door/window, and the existing doors and windows;

A description of the color of the existing and proposed door/window frames; and

A diagram showing the location of the windows in relation to any existing windows or doors (for additions only).

Building Accessories***Antenna/Satellite Dishes***

See Utilities (Mechanical Equipment), p. 44.

Attic Ventilators

All roof ventilation other than ridge ventilation, shall be located to the rear of the ridge line and/or gable and shall not extend above the highest point of the roof structure, so as not to be visible from the street.

On waterfront and/or golf course lots the location of ventilators and other major roof penetrations are encouraged to be located on side-sloping roofs so as not to be visible from the water and golf course, whenever possible.

Ventilators should be no higher than ten inches (10") above the surface of the roof.

All roof ventilators and other accessories must be painted with a flat paint to match the color of the roofing material, (see Roofing, p. 11).

Wall units may also be approved provided that they are located on side walls, do not extend excessively beyond the wall, and are painted to match the color of the material on which they are mounted.

Chimneys/Metal Flues

All chimneys shall be of a masonry construction to match the residence.

A replacement chimney should match the design and material of existing chimney(s).

Wooden enclosures of flues are discouraged.

Spark arrestors and other metal extensions must be unadorned and non-ornamental. They should be flat black or painted to match the other roof accessories and the roof.

Metal roof top flues should extend no higher than the minimum required by the building code.

Flues should be black or painted the roof color.

Gutters and Downspouts

All residences are recommended to have gutters and downspouts.

Gutters/downspouts should be located and installed to prevent water runoff from adversely affecting adjacent property.

Gutters/downspouts must be painted to match the surface to which they are attached.

Skylights

Skylights should have a low profile and preferably be flat or with a slight curve.

The skylight should be installed so that it is parallel with the roof ridge and edges.

The skylight frame should be painted to match the color of the roof (roofing material).

Solar Collectors/Panels

See Utilities (Mechanical Equipment), p. 44.

Security Devices

Closed circuit security systems must be designed, located and installed so as to be an integral part of the architecture of the residence, and not detract from its design and appearance.

Closed circuit television cameras should be located behind windows or integrated within the architectural elements of the residence.

Cameras and housings, sirens, speaker boxes, conduit and related other exterior elements should be unobtrusive and inconspicuous. Such devices should be located where not readily visible, and shall be painted to match the surface to which attached.

Cameras and/or other security devices should not extend above the roof nor protrude from corners of buildings.

Barred or ornate metal security doors are discouraged. Grillwork on storm doors should be of simple design and painted flat black or the color of the door to which it is attached. Grillwork should not detract from or alter the appearance of the entryway.

The use of bars and/or grillwork on the outside of windows is discouraged and may not be approved by the ACC. Security window coating film or wiring should be considered in lieu of bars and grillwork.

Security Lighting; see Lighting (Illumination), p. 36.

Application Requirements (for Building Accessories)

A catalogue clipping or manufacturer's "cut sheet" and description of accessories, including dimensions;

Color specifications, chip or sample, including the existing colors of the residence, i.e., siding, roofing, trim, etc.;

A picture or drawing of the residence, accessory building/structure and a description showing where on the building the accessory(ies) will be located; and

Construction drawings showing custom design and details, where applicable.

Accessory Buildings/Structures

General Considerations: None

Specific Guidelines

Site Design Guidelines

No building shall be permitted on a residential or patio home lot other than a single family residence to include a fully enclosed garage and/or carport.

Detached garages and associated carports, where approved, must be attached to the residence by a covered walkway or other approved structure.

A bath/poolhouse, sunroom, greenhouse and other accessory buildings/structures may also be approved if attached to the residence.

A free-standing gazebo structure of not more than 150 square feet is permitted.

No attached accessory building may extend beyond the front wall of any single-family residence.

No attached accessory building may extend, nor may a gazebo or other free-standing structure be located, beyond the rear wall of the main residence on a waterfront or golf course lot.

No temporary structures shall be permitted on any 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.

(See *Miscellaneous Guidelines for Dog Houses/Runs and Storage Sheds*, p. 46.)

Landscape Design Guidelines

When selecting a location for an accessory building, views from the street and adjacent properties should be considered.

Accessory buildings/structures should incorporate appropriate landscaping, to include screening/buffers, where applicable.

The ACC may require additional landscaping if felt desirable to visually soften the accessory building/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

General Considerations

The design and treatment of circulation/ parking areas should be consistent with the overall image and character of the Community.

Specific Guidelines

Driveways and Parking Pads

Site Design Guidelines

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 consideration 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.

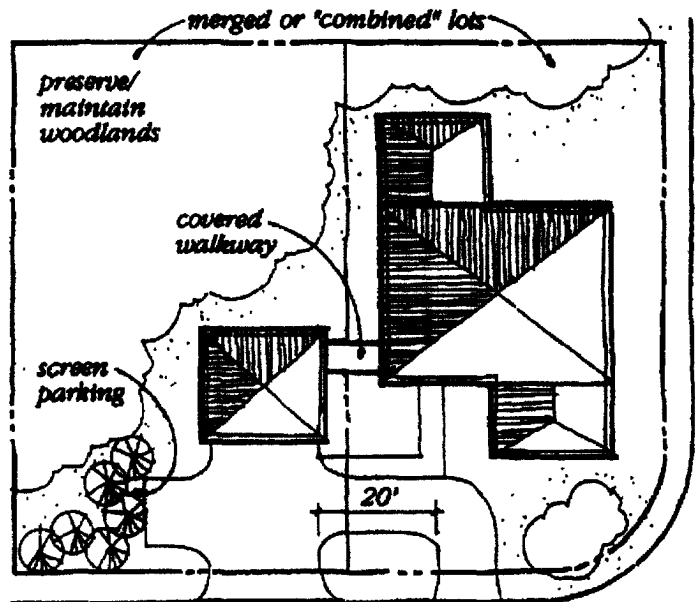
Driveway connections to subdivision streets shall be saw cut and not broken, with an expansion joint installed at each saw cut and at the property line.

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 adjacent properties with appropriate 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 offices.



*Garage (Accessory Building)
Attached to the Residence*

Sidewalks/Walkways

Site Design Guidelines

No sidewalks or walkways shall be constructed across the front of any property, nor on the side of a corner property.

A sidewalk/walkway is recommended to parallel or lead from the driveway to the front entrance of the residence, as well as to connect other entrances and, where applicable, the pool, dock and other use areas.

Architectural Design Guidelines

Sidewalks/walkways shall be a minimum of three (3) feet in width and a maximum of five (5) feet in width.

All sidewalks/walkways shall be of masonry construction, e.g., concrete, brick, stone or other approved special paving.

Sidewalk paving materials should be of compatible color and finish with the driveway, deck/patio and the residence.

Asphalt or gravel walkways are prohibited.

Application Requirements

A site plan showing the location of the existing driveway and/or parking pad, and proposed changes, the residence, accessory building(s), and property lines;

A description and/or sample of the paving material, including color;

A grading plan, if the grading is changed; and

A landscape plan, if applicable.

Garages and Carports

General Considerations

See Accessory Buildings, p. 16.

Specific Guidelines

Site Design Guidelines

A garage and associated carport must be located on the same property as the residence with which it is associated, including "combined" lots consisting of one or more adjoining properties.

Garages must observe the setback requirements of the applicable Deed Restriction(s).

No garage shall open to the rear of a waterfront, or to the golf course side of a golf course lot.

Architectural Design Guidelines

Residential and patio home garages shall be for not less than two (2) or more than four (4) cars. (See the specific requirements of the applicable Deed Restrictions.)

Garages may be either attached to or detached from the residence.

A detached garage must be connected to the residence by a covered walkway or other approved structure.

A detached garage or carport is recommended not to exceed one story in height and shall not exceed the maximum height of the residence in either height or number of stories.

Garage and carport roofs must be of identical material and color as that of the associated residence.

The garage and/or carport is to be designed as an integral part of the residence and to incorporate the design, materials and color(s) of the building.

All exterior walls of garages on waterfront and golf course lots shall be of masonry construction.

Garages on interior lots may have wood siding to match the associated residence.

Landscape Design Guidelines

Landscape screening of parking garages and carports from adjacent properties is desirable and encouraged.

Application Requirements

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

Decks, Porches and Patios

General Considerations

The design of decks, porches and patios should be considered an integral part of the design of the residence and the property on which they are located.

Materials, detailing and color should relate well to building architecture.

The addition of a deck has a significant impact on the appearance of a residence, and may also affect the privacy and right of enjoyment of adjacent residences.

The addition of upper level decks must be carefully considered to include the impact of shadow patterns on the use of outdoor space, as well as the potential impact on grass and other plant materials.

Specific Guidelines

Site Design Guidelines

Decks, porches and patios must be located to protect the visual and acoustical privacy of adjacent residences.

Ground level decks and patios should be located within a fully enclosed area or at the rear of the residence.

Patios are encouraged to be located in close proximity to the residence, pool/poolhouse, etc.

Wood decks may be approved for use in association with bulkheading, bridges, piers and docks/boat slips.

Architectural Design Guidelines

The configuration, detail and railing design of a deck, porch and/or patio should relate harmoniously with the architectural design of the residence.

Modifications to existing decks must provide

continuity in detailing; such as material, color, location of the posts, design of the railing, and use of trim.

Decks must be constructed with rot-resistant wood and may be left to weather naturally. In some instances the ACC may require that decks be stained to help integrate the deck with the residence and/or to coordinate with the overall context of the Community.

If decks are stained, the color must relate to the color palette of the residence.

Ground level wood decks shall be left to weather naturally.

Ground level decks must include a skirt board to screen any exposed structural elements.

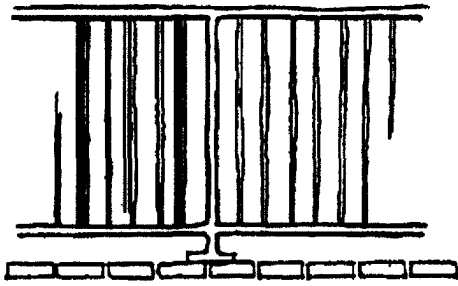
Patios are recommended to be constructed of masonry, e.g., concrete, brick, pavers, etc. to match the sidewalk and/or driveway and to be compatible with the residence and accessory buildings.

Railings should be of a simple design and constructed in a vertical plane, i.e., at a 90 degree angle to the deck.

Recommended railings include both "open" decorative iron and "semi open" wood railings. Solid railings/walls must be designed as an integral part of the building architecture. Other railing designs, including pipe railings, will be approved only where initially originally incorporated into the design of the residence.

Stairs and stair railings, if applicable, must conform to the design details of the deck.

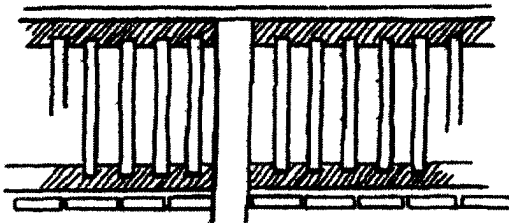
Although approved, wood railings constructed of heavy timber and construction grade members, (e.g., 2x4s, 2x6s, etc.) are discouraged as not having the design detail and sophistication required to be compatible with the quality of architectural design of the Community.

Deck Railings***Decorative Iron Railing***

Railings can add unnecessary visual complexity to a ground level deck and, unless required for safety, may not be approved. The use of shrubbery or simple backless "T" benches is recommended to provide a visual boundary/enclosure.

Privacy walls/fencing must be designed to relate to the residence in scale, materials and construction details. As an alternative to such structures, wherever possible, the use of landscaping is encouraged. (See Walls and Fencing, p. 23, and Landscape Guidelines, below.)

Decks incorporating sunrooms, screened porches and other enclosures should be architecturally integrated with the residence. Integration is a function of size, color, design detailing, the height above ground, and the relationship to the ground.

***Wood Picket Railing***

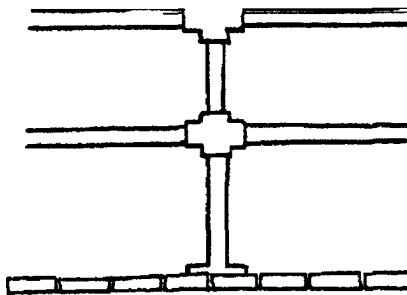
Enclosed upper level decks are discouraged unless located over similarly enclosed lower level areas designed as an integral part of the architecture. It is difficult to provide a visual "foundation" for major structures such as screened porches and sunrooms mounted on second level decks, and they are likely to be disapproved for this reason.

Approval of related modifications that may be associated with a deck/patio, such as trellises and/or arbors, must be submitted with the application for the deck. (See Sun Control Devices, p. 28.)

Landscape Design Guidelines

Landscaping should be provided at post foundations and around low decks to screen structural elements and to visually soften the structure.

The use of landscaping is preferred to walls/fencing.

***Pipe Railing***

Application Requirements

A site plan showing the location of the proposed deck/patio, the residence and accessory buildings, property lines;

A scale drawing, including plan and elevation of the residence and showing the relation of windows, doors, etc. to the proposed deck(s);

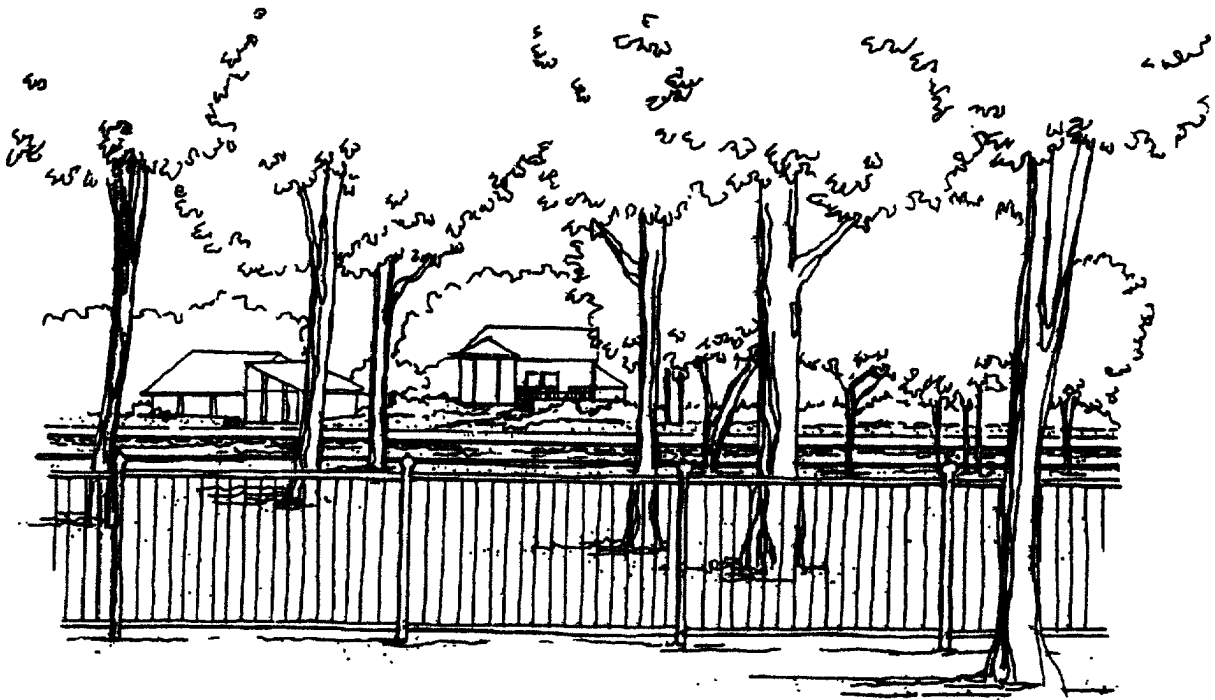
Construction plans of the deck and/or porch, including a section through the house at the

location of the proposed deck, and including details of railings, where applicable;

The dimensions of the deck/patio;

A description of the materials to be used, including proposed paint/stain colors, if applicable; and

Photographs of the existing condition of the residence and/or accessory building(s) to which the deck will be constructed.



“Open” Fencing on Waterfront Lot

Walls and Fencing

General Considerations

Careful consideration must be given to the fencing concept and its execution. The location and design of walls and fencing should be considered part of the overall design of the property.

Materials, detailing and color should relate well to building architecture.

Fencing is usually an intrusion on the open character of property, and it may have both a visual as well as physical impact on adjacent property. This is especially important on Walden's waterfront and golf course lots.

Wherever possible, alternatives to fencing should be used. The use of landscaping and plant materials may achieve the sought-after result.

Fencing should be appropriate to its intended purpose, i.e.:

- Where privacy is not a factor security fencing should incorporate an "open" type fence design.
- Varying amounts of privacy may be achieved by choosing from several fencing designs, depending on the amount of screening desired. A spaced board or "semi-open" fence affords privacy while allowing natural ventilation. Greater privacy may be obtained, while still allowing ventilation, by the use of a staggered board fence, some-times called a board-on-board fence.
- The contextual relationship of the wall/fence to the site, topography, and adjacent properties is also important. The closer to the associated residence, the more the fencing should be integrated into the architecture of the residence and/or accessory building(s);

whereas, it may be more important to relate a property line fence to the natural setting and/or adjacent fencing.

Special Considerations for Waterfront and Golf Course Properties

Existing views of the water and the golf course are required to be protected. These views are a positive addition to the Walden environment and contribute to the overall image, character and quality of life of the Community.

Except for limited areas of privacy fencing in close proximity to the residence, fencing of waterfront and golf course properties is discouraged, and may not be approved in order to protect the views of adjacent residences facing the water/golf course. Where approved, only "open" fencing is permitted.

Specific Guidelines

Site Design Guidelines

No walls or fencing are permitted nearer to the front of any property than the front of the residence.

On adjacent "combined" lots, no walls or fences are permitted nearer to the front of the property than the front of the associated residence; or, if an attached structure (garage, carport, poolhouse, etc.) is constructed on this lot, not nearer to the front of the property than the front wall of this accessory building/structure.

On corner lots, no fence is permitted nearer to the side street property line than the side of the residence or associated accessory building(s) on this side street.

Privacy walls and fencing shall be six (6) to eight (8) feet in height.

Property line fencing shall be at least four (4) feet and not over six (6) feet in height.

Special Site Design (Guideline) Considerations for Waterfront and Golf Course Properties

No wall or fence shall be constructed nearer to the water or golf course side on any waterfront or golf course lot than the side wall of the residence facing the water and/or golf course.

No fencing is permitted across the rear of a waterfront or golf course property.

Fence location should be restricted to the area the fence is intended to serve; e.g., the privacy fencing of a deck/patio will be restricted to the patio area, etc.

Except for privacy walls/fences in close proximity and integral to the residence, all waterfront and golf course property fencing shall be of the "open," decorative iron type.

Architectural Design Guidelines

All walls shall be of masonry construction to match the construction, design, material and color of the associated residence.

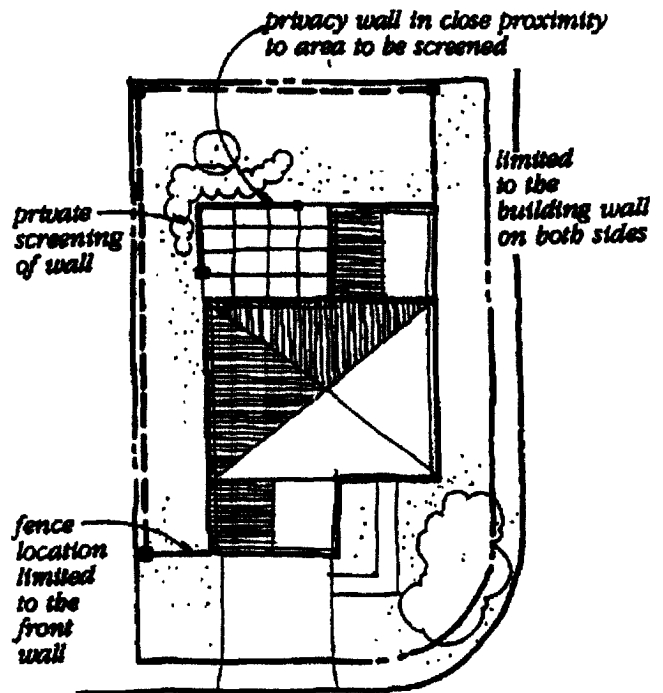
Fences may be of either decorative iron or wood.

No chain link fencing is permitted.
No picket fencing is permitted.
No lattice fencing is permitted.

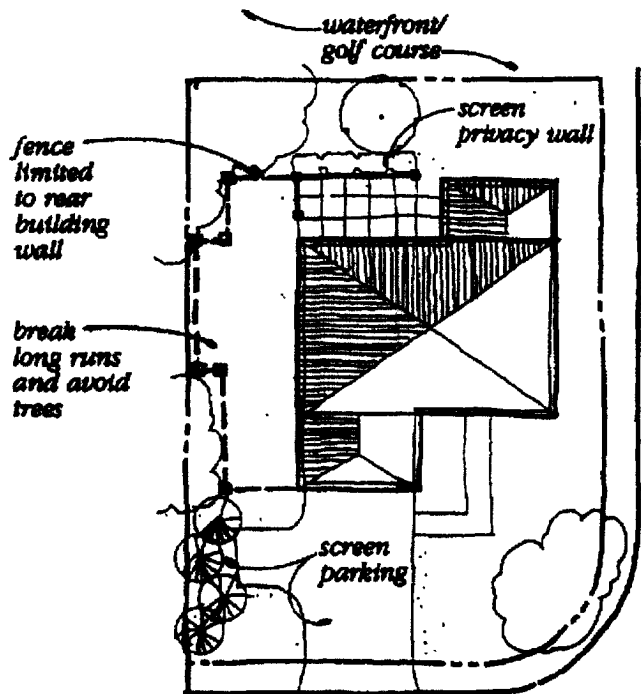
The preferred decorative iron fence shall incorporate masonry columns of the same material as the walls of the residence with which it is associated.

Decorative iron fencing shall be of a simple design that conforms to the Community standard; it should not incorporate ornate patterns and detail.

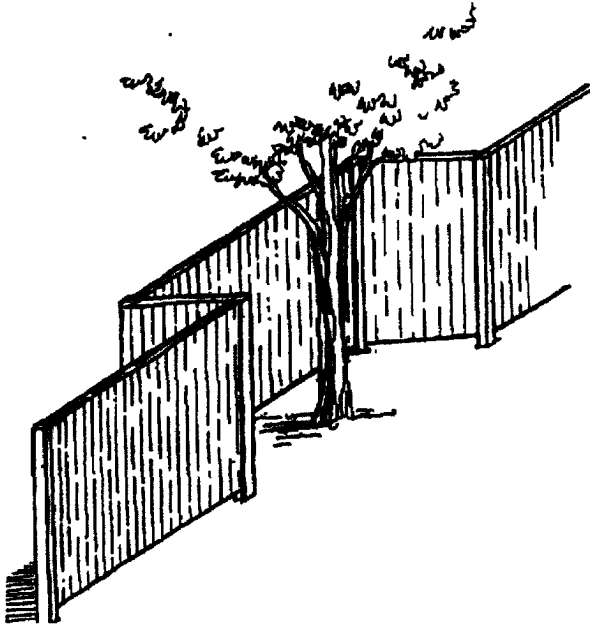
All decorative iron fencing shall be black in color.



Privacy Wall and Property Line Fencing



Walls and Fencing on Waterfront and Golf Course Lots



*Break Long Runs of Fencing
and Avoid Trees*

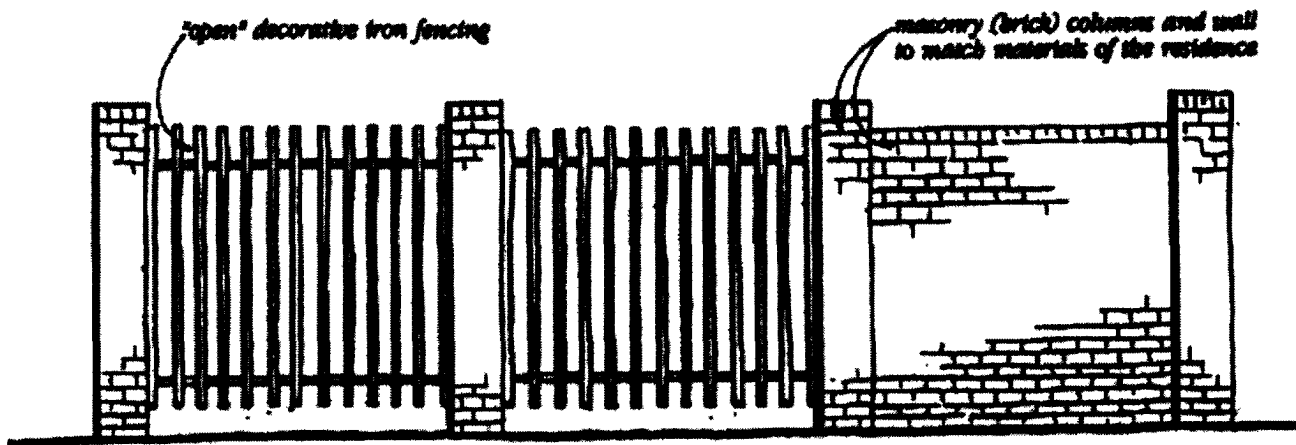
All wooden fences shall be constructed of No. 1 Western Cedar.

Wooden fences shall be constructed with the finished side facing to the street and to adjacent properties. Ideally, all wooden fences will be finished on both sides.

Wooden fencing may be either “semi-open” spaced or staggered board (board-on-board), or “closed” solid board in design. “Semi-open” wooden fencing may incorporate a cap board.

“Closed” solid board fencing is recommended to be limited to enclose small deck/patio areas in close proximity to the residence and/or associated accessory buildings/areas, e.g., pool/poolhouse, etc.; and is to be designed as an integral part of the residence (and/or accessory building/structure, etc.).

Patio home property line fencing may be appropriately painted/stained to match the color of the associated residence(s) to which



“Open” Decorative Iron Fence with Masonry Columns

it is a visual extension; and, if masonry, is recommended to be of the same material.

“Solid” board privacy fencing must be painted/stained the same color as the siding of the associated residence. All other wooden fencing must be painted/stained either an earthen tan, brown, or grey color that is in harmony with the color of the residence. The fence may also be painted/stained the color of the wood siding, if siding is incorporated on the residence.

Residential lot perimeter fencing should be left to weather naturally.

Gate design, material and color must conform to the design of the fence.

Landscape Design Guidelines

All fence tops must be level; if the ground slopes, step the fence. The distance between the fence and the ground grade should not exceed six (6) inches in height.

It is recommended that long lengths of continuous fencing be interrupted with recesses and landscaping to provide visual relief.

Where possible, locate the fence to avoid the removal of major trees.

Application Requirements

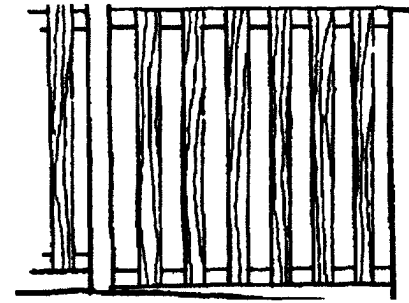
A site plan showing the location of the residence, accessory buildings/structures, the property lines and the proposed location of the fence and any gates;

A plan, section and elevation of the wall design, if proposed.

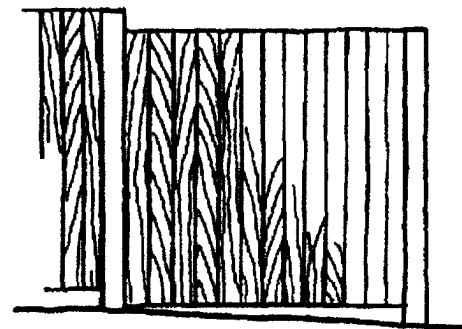
A catalogue clipping or manufacturer’s “cut sheet” and other materials describing the proposed wall/fence, including height(s), at other relevant dimensions; and

The materials and colors to be used.

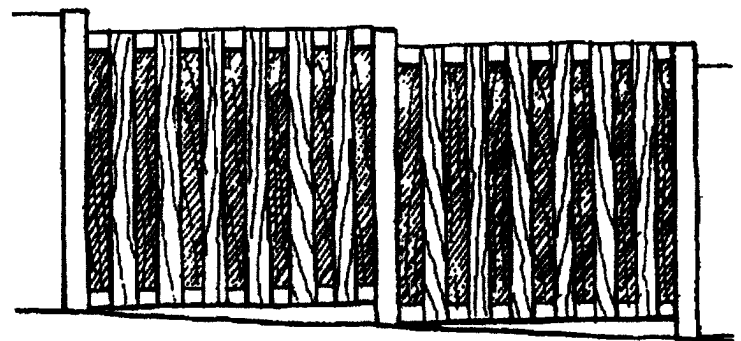
Fence Types



“Semi-Open” Spaced Board Fence



“Closed” Solid Board Fence



“Semi-Open” Board-on-Board Fence

Sunrooms, Greenhouses and Gazebos

See Accessory Buildings/Structures, p. 16.

Sun Control Devices

General Considerations

Awnings may be appropriate for the cover of decks and patios where justified for the purpose of sun control. Trellises are also appropriate for this purpose. The use of a trellis for solely ornamental purposes is discouraged.

Awnings and trellises should be compatible with and integrated into the architectural design of the residence.

Awnings may also be appropriate at the entrance to multi-family, commercial and institutional buildings, and in other special uses. If installed within a townhouse or condominium cluster, the awning must be in accordance with the approved cluster association specifications; see Special Considerations for Townhouses and Clusters, p. 51.)

Specific Guidelines

Awnings

Awnings must have a straight-forward design and be consistent with the architectural design and scale of the residence and/or accessory building(s) to which they will be attached.

The color of the fabric must be compatible with the existing residence/building color palette.

Any exposed frames must be painted to match the trim or the dominant color of the residence/accessory building(s).

Metal, vinyl, plastic or other materials will generally not be approved.

“Roll-away” awnings/covers will be allowed in special situations; frames must be removed when the awning is removed.

Temporary overhead covers are prohibited.

Trellises (Arbors)

A trellis and/or arbor must be designed as integral to the architecture of the residence and/or accessory building(s) to which attached.

Free-standing trellises and/or arbors usually will not be approved.

The application of lattice is not acceptable in the design of either trellises or arbors.

Application Requirements

A plan of the residence/accessory building showing the location of the awning/trellis;

Construction drawings of the trellis and/or arbor;

A scale drawing of the awning configuration and the existing structure to which it is proposed to be attached; and

A sample of the material/fabric large enough to show the true color.

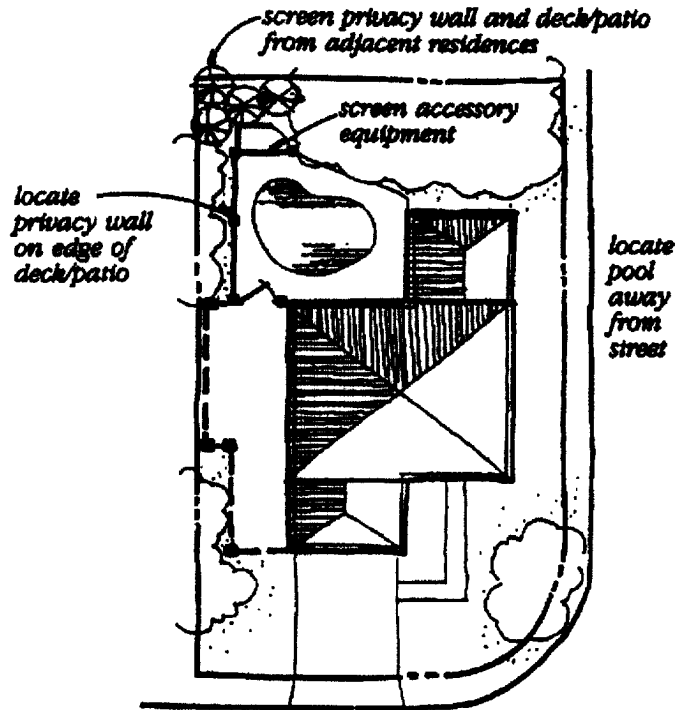
Swimming Pools, Spas/Hot Tubs

General Considerations

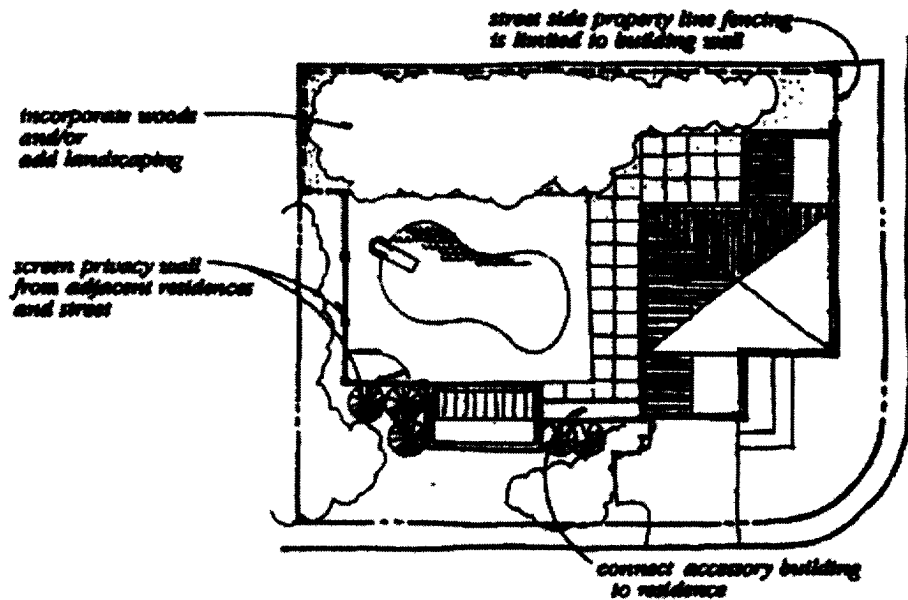
Plan and design swimming pools, related poolhouses, decks/patios, walls and fencing, and other accessories so as to harmonize with the architectural design of the residence, lot on which they are located, and the overall character of Walden on Lake Conroe.

Pool location and design must consider adjacent residences, views and site lines, woods and other natural areas, grading and drainage.

Consideration should be given to screening of the swimming pool, deck and associated accessory areas, (e.g., mechanical equipment and storage), for both visual and acoustical privacy, as well as for safety; so as not to present an intrusion to adjacent residences and public areas.



Residential Lot Swimming Pool



"Combined" Residential Lot Swimming Pool

Specific Guidelines**Site Design Guidelines**

No swimming pools shall be located in front yards.

Pools on adjacent "combined" lots should be located so as to be an integral part of the associated residence.

The size of the pool and related deck/patio area and associated accessory buildings should be in relation to the size of the lot on which they are located.

Locate pools in rear or side yards away from adjacent residences.

Swimming pools must not be located beyond side setback lines or easements.

Locate and conceal all mechanical equipment where it will not have an adverse affect on adjacent residences.

Privacy walls/fencing should be limited to the deck/patio or pool area. The fence location and design must be considered at the time the pool is designed. (See Walls and Fencing, p. 23.)

Architectural Design Guidelines

See Accessory Buildings, p. 16.



Residences on the Water

Landscape Design Guidelines

Landscaping can also provide screening and will usually be required to soften the visual impact of the fence and other related pool structures.

Application Requirements

A site plan showing the proposed pool, deck/patio, and associated accessory buildings/structures; as well as the existing residence, property lines, setbacks, easements, and adjacent residences;

A proposed grading plan and drainage;

Construction plans;

Walls and fencing design, if applicable; and

A landscape plan.

Bulkheads, Docks and Boat Slips (Including Boat Covers)

Special Considerations

There are two standard bulkheads. The "soil cement" bulkhead on the north and east side of the peninsula is designed to accommodate wind driven waves and high water. This bulkhead is fixed and must be incorporated into the design of decks, docks and boat slips in these areas.

The remainder of Walden utilizes a timber bulkhead design incorporating 6x6 inch pilings at 5 foot centers and 2x10 inch sheathing (designed in accordance with specifications on file at the ACC). The 2x12 inch cap at the top of this bulkhead is installed at elevation 203 feet above mean sea level. Where the bulkhead terminates, it typically should incorporate a ten (10) foot wing wall.

Specific Guidelines

Site Design Guidelines

All construction on the waterfront must first have the approval of the ACC and must subsequently receive the approval of the San Jacinto River Authority.

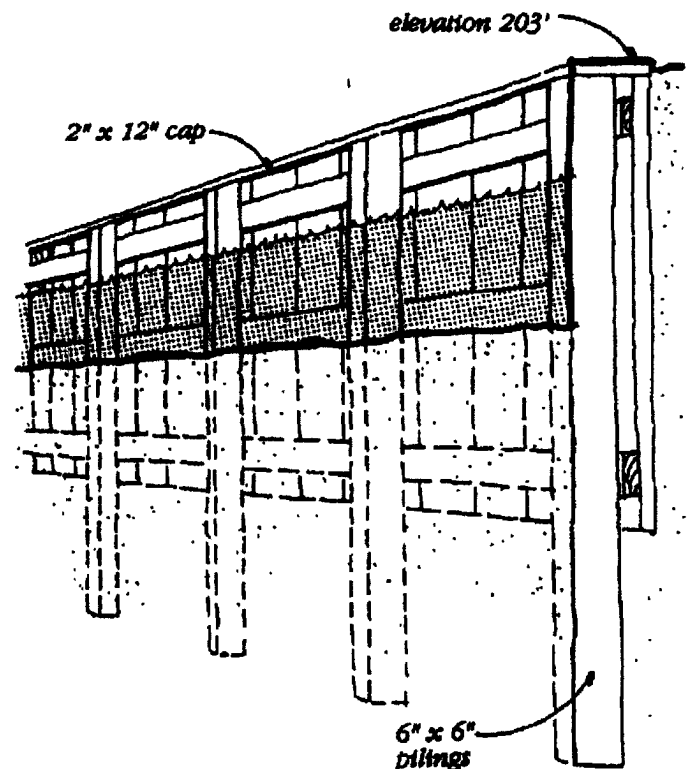
All additions and/or alterations to bulkheads, waterfront decks, docks, ramps, piers and/or boat slips must comply with the applicable Deed Restrictions as to location, elevation and design.

Additions and/or alterations to bulkheads must be designed and constructed to the same specifications as the existing bulkhead and located along the existing shoreline so as to not disturb the natural shoreline whenever feasible.

Docks, boat slips and other waterfront

structures are recommended to be constructed within the property and not project beyond the existing bulkhead. However, a deck and associated boat slip may be constructed over the existing "soil cement" bulkhead. The dock and associated boat slip must be constructed on the water beyond this bulkhead.

The width of any deck and/or dock or pier shall be no greater than ten percent (10%) of the waterfront property, and in no case greater than ten (10) feet. The minimum width shall be five (5) feet, except there is no minimum width for a bridge to any dock (as only applicable to the "soil cement" bulkhead).



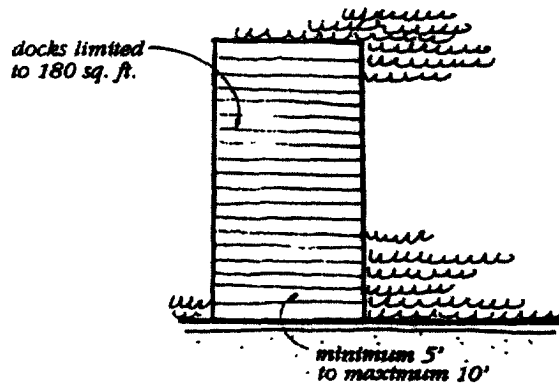
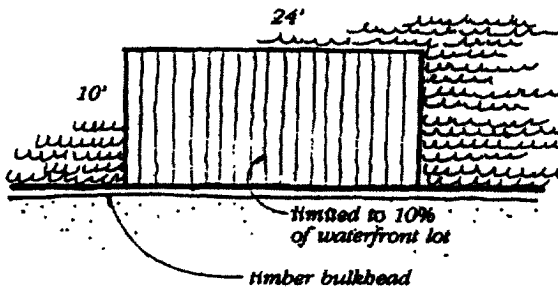
Timber Bulkhead

The length of any dock or pier, that which is perpendicular to the waterfront property line, shall not exceed thirty (30) feet from the bulkhead (the 201 foot elevation of the "soil cement" bulkhead).

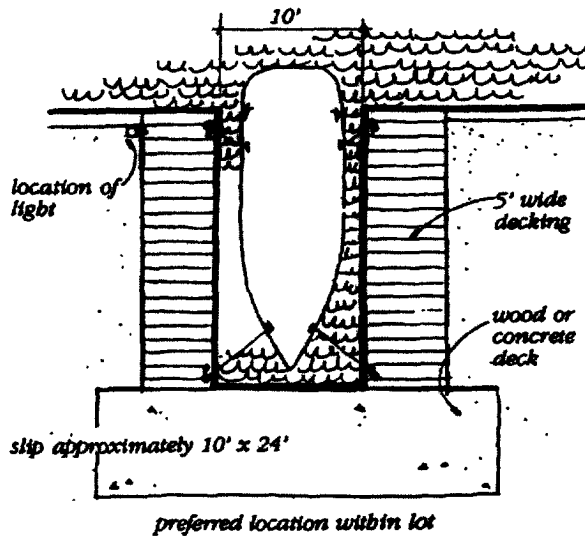
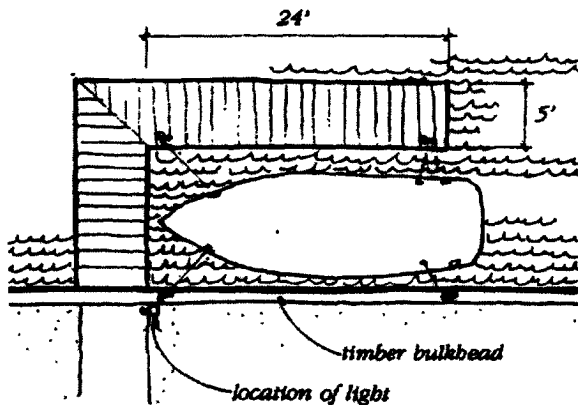
The recommended maximum size of a deck, dock or pier is one hundred and eighty (180) square feet in area.

Care must also be taken to insure that no dock, pier or ramp extends into any channel in a manner to obstruct navigation.

Decks/docks, piers on the water are recommended to be not more than sixteen (16) inches above the water (line) and in no cases shall they exceed the top of the timber bulkhead (elevation 203 feet).



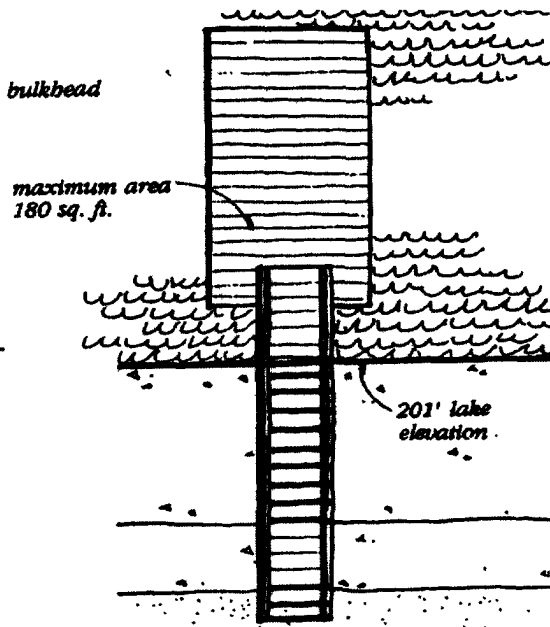
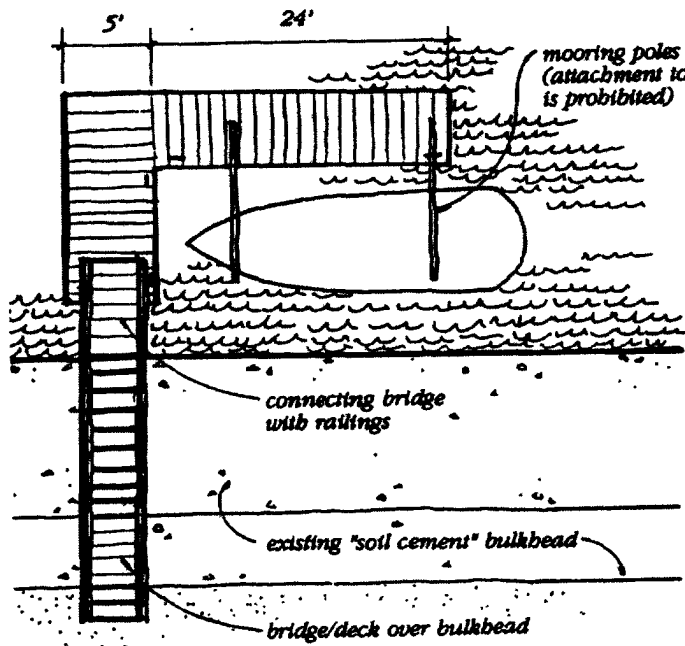
Docks on the Timber Bulkhead



Boat Slips on the Timber Bulkhead

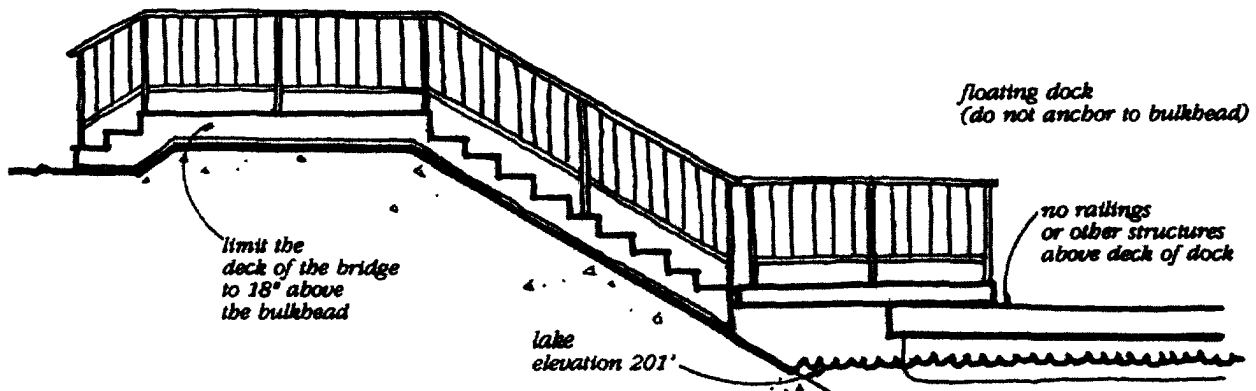
Walkways and decks may be constructed over the "soil cement" bulkhead to an elevation not to exceed eighteen (18) inches above the top of the bulkhead.

It is preferred that no more than two boat slips capable of docking one boat each or a double boat slip capable of docking two



Boat Slip and Dock on the Soil "Cement" Bulkhead

see Decks, Porches and Patios for limits of bulkhead deck



Deck and Bridge Over the "Soil Cement" Bulkhead

boats will be permitted on any one waterfront property. The preferred size of a single boat slip is ten (10) feet in width by twenty four (24) feet in length.

Architectural Design Guidelines

No roof or other structure shall be built on any bulkhead.

No poles or other structures may be constructed above the height of the dock.

No railing may be constructed on any bulkhead, dock, pier or ramp, or in association with any boat slip; however, a railing may be constructed on bridge structures and on decks located on the "soil cement" bulkhead.

All railings above the top of the "soil cement" bulkhead, are recommended to be painted/stained an approved color compatible with the color of the associated residence.

No "homemade" type bulkhead, dock, boat slip, boat cover or related structure is permitted.

Boat Covers

Boat covers shall be the "canopy" design approved and on file with the ACC.

No boat cover may be higher than five (5) feet above the existing bulkhead.

All boat covers shall be either dark green or dark brown in color.

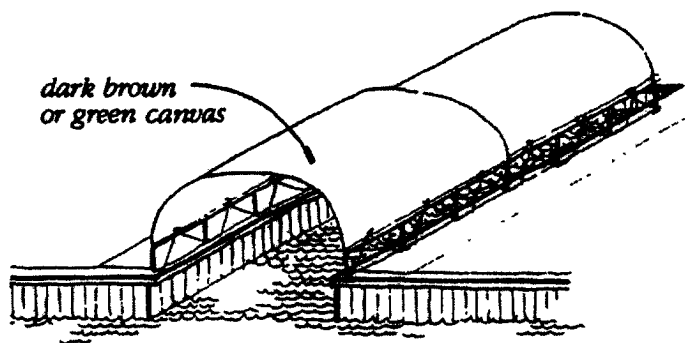
Application Requirements

A site/grading plan or facsimile showing the natural shoreline and/or the existing bulkhead, property lines; and the location of the proposed bulkhead, deck, dock, piers, etc.;

A construction plan and section through the bulkhead that shows the relationship between the bulkhead and the proposed improvement, construction details;

Details of proposed railings, if applicable; and

The materials and colors, if any, to be used.



Boat Cover

Exterior Lighting (Illumination)

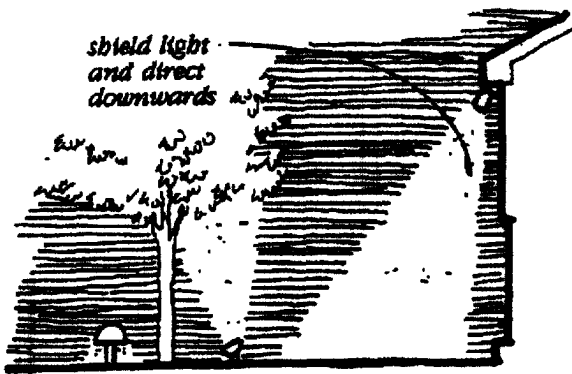
General Considerations

It is important that lighting complement the overall image and character of the Community.

Exterior lighting should be consistent throughout Walden to maintain the quality and character of the Community.

Consideration must be given to the maintenance of privacy.

If installed within a townhouse or condominium project, lighting must be within the approved cluster association specifications. (See Special Considerations for Townhouses and Condominiums, p. 51.)



Low Wattage Incandescent Lighting

Specific Guidelines

Site Design Guidelines

Light fixtures must be carefully located, and lamp intensities maintained so as to prevent glare and misdirected light.

The lights must be directed downwards, diffused, shielded and/or of low wattage.

Security lighting shall be located and shielded to prevent glare beyond the lot.

Architectural Design Guidelines

The lighting fixture design must be compatible with the architecture of the residence with which it is associated.

The type, color and quality of light must be consistent with other lights on the property and in the Community.

Incandescent-type lighting is recommended.

Sodium vapor lights are prohibited.

Bare-bulb floodlight fixtures normally will not be approved.

High wattage commercial/industrial type fixtures are not permitted in residential areas.

Exposed conduit or wiring is not acceptable.

Landscape Design Guidelines

Yard and landscape lighting is encouraged within the limits of the above guidelines.

Application Requirements

A site plan showing the proposed location(s) of the lights, existing lights, the residence and accessory buildings, property lines;

A catalogue clipping or manufacturer's "cut sheet" of the fixture providing descriptive and lamping data; and

Photographs or descriptions of existing lighting fixtures.

Landscaping

General Considerations

See the General Considerations for Landscape Design Guidelines at the beginning of the Design Guidelines section, p. 8. Also see the WCIA/ACC Landscaping Policy, which may be obtained from the WCIA office.

Specific Guidelines

Existing Natural Areas

Because of the importance of the trees and other natural areas to the existing overall character of Walden on Lake Conroe, guidelines exist for the preservation of wooded areas and specimen trees, as well as for the addition/replacement of trees. (See Building Siting guidelines in the Initial Construction section, p. 60.; and, in particular, "Limits of Clearance", p. 60.)

The location and extent of any woods and specimen trees, as well as other natural areas, shall be identified on the site plan. The ACC may also require a tree survey for the identification of all trees larger than an eighteen (18) inch caliper.

After site plan approval, those trees and other natural areas which are to remain undisturbed shall be surrounded by a protection fence to prevent damage during construction.

Additional indigenous plant materials should replace vegetation lost to construction or those that are sick and dying in order to preserve these wooded areas.

The preservation of natural areas, both woodlands and open space, is especially important on "combined" lots.



*Typical Walden Cul-de-Sac
Landscaping*

Developed Open Space

Whereas existing open space shall be maintained in its natural state; where appropriate, new open space should have the open character of a lawn, framed by a mix of deciduous and evergreen trees.

The introduction of flowering trees is also encouraged.

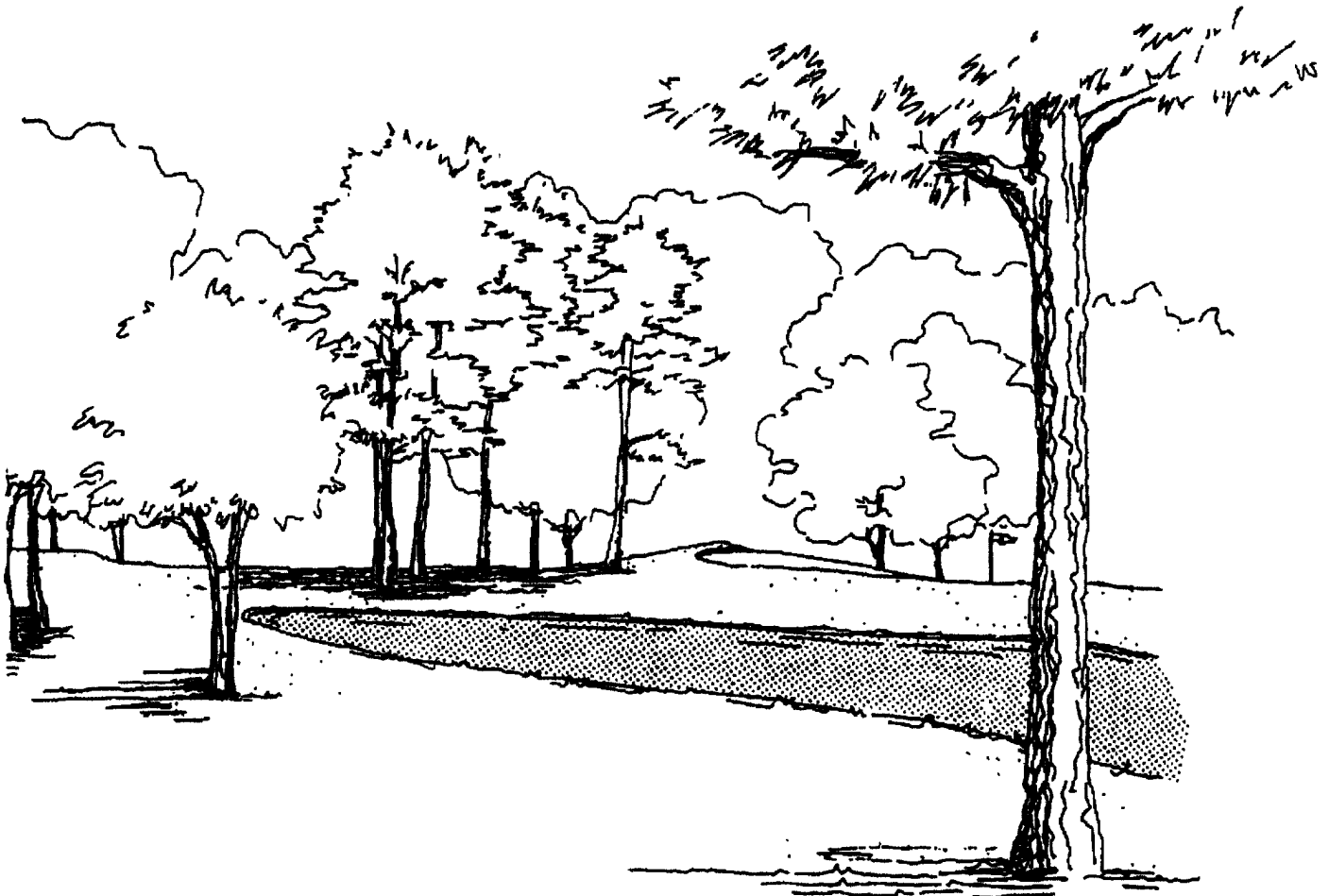
Where possible, adjacent existing woods shall be incorporated.

The development of open space is appropriate and encouraged on "combined" waterfront and golf course lots. This allows for the preservation of views of the water and golf course.

Decorative Planting

Decorative Planting is encouraged in association with the development of all residential properties. Landscaping shall consist of the clustering of indigenous plant materials, including annual and perennial flowers and shrubs, ornamental/flowering trees, and deciduous and evergreen trees.

Adequate separation should be provided for large trees to allow for root growth and maintenance.



Walden Golf Course

Foundation Planting should be similar in character and relate to other decorative landscaping and the overall landscape character of the property. Plant materials should be indigenous and the overall effect should be natural in character.

Vegetable Gardens should be located in side or rear yards. Vegetable gardens are not allowed in front yards or side yards facing on side streets. Vegetable gardens are also discouraged in yards that face on the water or golf course.

Landscape Edging is recommended to reflect the primary materials used in the residence. Masonry (brick) is the preferred material. Where wood is used, square (not round) corner timbers are the appropriate material for edging. Edging shall have a flat top (not staggered). The use of pilings is considered inappropriate for landscape edging.

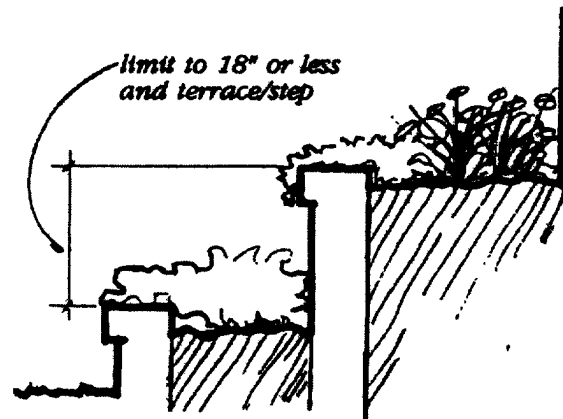
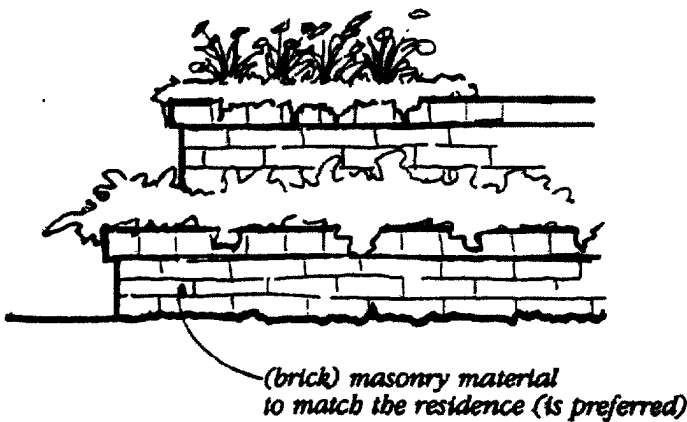
Planters should be of masonry construction. The use of planters should be limited to patio and/or deck areas. Planters should not be used in open space or natural areas.

Retaining Walls

Retaining walls should be as unobtrusive as possible and built to the minimum height needed to serve their function.

Depending on location and contextual relationship, materials may be concrete, brick, natural stone, railroad ties or square corner timbers. Generally, rounded landscape timbers will not be approved due to their lack of stability when used to retain earth, their strong horizontal lines and their overall "log cabin-like" appearance.

Masonry is preferred over wood. Brick should match the materials of the residence with which associated.



Landscape Edging/Retaining Walls

Wherever possible, walls should be connected to the residence and/or associated accessory buildings, walls and fencing.

Where retaining walls exceed eighteen (18) inches in height, consideration should be given to stepping the wall in a terracing effect.

The ends of walls should be tapered into the ground rather than ending abruptly.

The top of the wall must be level and stepped to accommodate a change in grade.

Application Requirements

A site plan showing the location of the retaining wall, the existing residence, accessory buildings/structures, walls and fencing, property lines and adjacent residences;

A section view showing the construction details; and

A description of the material and color.

Fountains, Sculpture/Statuary and Yard Art

Ornamental elements introduced into the landscape should not be intrusive and must be appropriate to their surroundings. Size, scale, color and material are the appropriate criteria for approval.

Bird baths, fountains, sculpture, statuary and related landscape fixtures should be located in decorative planting areas. They should not be located in open space and are discouraged from placement in natural wooded areas.

The location of these elements in the front yard or in yards facing on the water, golf course, or other common area is discouraged.

Yard art that is not deemed appropriate to its surroundings and/or the overall image and

character of the Community will not be approved.

All structural and/or ornamental elements are recommended to be screened from public view.

Landscape screening may also be required by the ACC.

Application Requirements (for all Landscaping)

A site plan showing the location of the plant material(s);

A schedule of plant material(s); and

A description and location of any structural elements.

Please also see the WCIA/ACC Landscaping Policy.

Mailboxes

General Considerations

Mailboxes are to serve functional purposes and, although they may be custom designed, they are not intended as signage, sculpture, art, etc.

Specific Guidelines

Site Design Guidelines

Residential and patio home lot mailboxes shall be consistently located at the curb immediately adjacent to the driveway.

Where several mailboxes are in close proximity they must be in a similar, coordinated location.

Mailboxes shall be located so as to not obstruct any traffic sight lines.

Architectural Design Guidelines

The standard mailbox is a traditional rural style metal mailbox mounted on a 4x4 inch wood post.

The mailbox may be black or painted an earthtone color to be compatible with the color of the associated residence. The wood post should be left to weather naturally.

The preferred "custom" mailbox shall incorporate a masonry column constructed of the same material as the associated residence.

Mailboxes incorporating sculpture, art work or related decoration are not permitted.

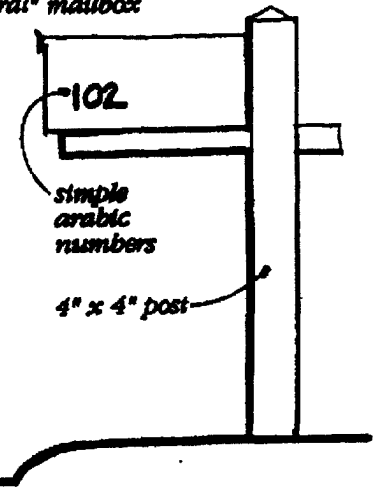
The mailbox should contain house numbers that are painted or applied in legible, arabic numerals. Numbers shall be either black, white, brass or dark brown in color. Metallic or reflective numbers are not permitted.

Numbers shall be no larger than three (3) inches in height and should be placed in a horizontal line.

Townhouse and/or condominium project mailboxes must be installed in accordance with the approved cluster association specifications. (See Special Considerations for Townhouses and Condominiums p. 51.)

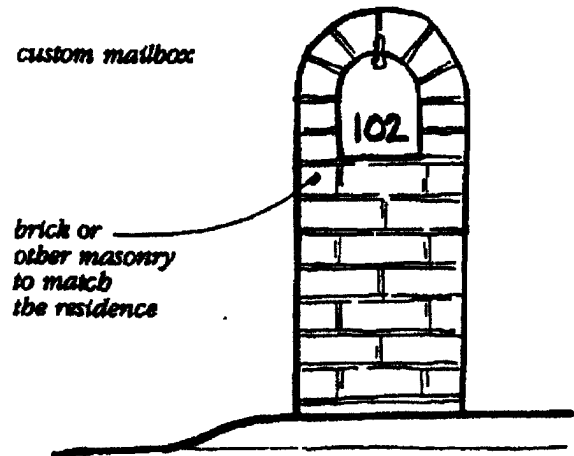
Mailboxes

standard "rural" mailbox



Traditional Mailbox

custom mailbox



Custom Mailbox

Application Requirements

A description of the mailbox and its color; and the proposed location of the mailbox.

Signage***General Considerations***

Requests for approval regarding the use of temporary signs advertising the sale of the residence require completion of the WCIA's "Sign Policy Agreement" form.

All approved signs shall conform to the WCIA's predetermined sign policy. This policy constitutes the written consent application required by the Deed Restrictions for proper approval.

No signs, billboards, posters or advertising devices of any kind are permitted without prior approval of the ACC.

Site Design Guidelines

No sign is permitted on a lot without a residence.

Only one sign is permitted on a residential lot with a dwelling.

In addition to the single "For Sale" sign, one "Open House" sign may also be incorporated.

The sign must be placed in the front yard facing the street, at twenty five (25) feet from the curb and ten (10) feet from the driveway; or as close as possible to allow adequate visibility.

The sign must be removed immediately after the sale has been consummated.

No sign may be placed on the waterfront or golf course side of any lot.

No signs are permitted in windows of residences, garages or other accessory buildings.

No directional signs, flags, banners, balloons or other attention getting devices, or advertising, are permitted (at any time).

Also see Special Considerations for Townhouses and Condominiums, p. 52; and Commercial/Institutional Guidelines, p. 55.

Architectural Design Guidelines

Dimensions of the "For Sale" sign must be 24 inches vertically by 32 inches horizontally.

Dimensions of the "Open House" sign must be 8 inches vertically by 24 inches horizontally.

The sign must be PMS #155 Beige in color with graphics to be PMS #114L Brown in color. The sign must be painted on both sides.

The sign must be mounted on either a single metal stake or metal type frame.

Application Requirements

Completed "Sign Policy Agreement" form.

Utilities (Mechanical Equipment)

General Considerations

Exterior utilities and mechanical and electrical equipment such as air conditioners/heat pumps, condensers, meters, etc. must be housed or screened from view from streets, outdoor common and community areas, (e.g., the golf course, marina, etc.), and from adjacent properties.

Noise shall also be acoustically screened/buffered.

Property owners should investigate all alternatives to exterior mounted antenna(s) before submitting a request to the ACC.

Air Conditioners/Heat Pumps

Air conditioners/heat pumps are prohibited in the front yards of all residences.

All air conditioners/heat pumps must be located so as not to be both visually and acoustically intrusive to adjacent residences.

Equipment should be hidden from view from all other property.

Equipment should be located on the ground, wherever possible.

Screen air conditioning/heat pump equipment by architectural treatment or landscaping.

The use of plant materials to provide required screening is preferred to fencing.

Through-the-wall air conditioning units are prohibited on all residences.

Window unit air conditioners are prohibited.

Antenna

Antenna, satellite dishes, and other devices for receiving or transmitting any signal of any kind are discouraged and shall not be erected unless approved by the ACC.

Antenna(s) are recommended to be located in attics or within other structures.

No antenna of any style that will extend more than ten (10) feet above the highest ridge of the roof to which it is attached shall be permitted on a residential or patio home lot.

In no case shall a free-standing antenna or guide structure be permitted.

Satellite Dishes

A satellite dish may be approved by the ACC if its location does not impact adjacent views and the overall aesthetics of the Community.

No satellite dish is, however, permitted in the front of any residence or beyond any wall facing onto either the water or golf course.

No dish shall exceed ten (10) feet in diameter and the top of the installed dish may not exceed six (6) feet from the grade level of the ground.

An expanded metal (see-through) type dish is preferred.

All approved satellite dishes shall be painted one solid color of black or an earthtone or dark brown, or grey.

No more than one dish will be approved on each property.

Wherever possible, dishes shall be located behind existing walls/fencing or in attics so as to be screened from view.

Landscaping is recommended and may be required to soften the visual impact and screen/buffer the dish from both adjacent properties and long-range views.

Telephone/Cable TV

All telephone, electric cable, cable TV and other service lines shall be installed underground.

Telephone, cable TV and other utility boxes shall be located on the ground and screened from both private and public view.

For guidelines associated with closed circuit television systems. See Building Accessories, Security Devices, p. 14.

Meters

The recommended screening of utility boxes, meters, etc. is through their location; preferably through their integration into the architectural design of the residence.

Solar Collectors (Panels)

Solar collectors on pitched roofs must lie flat on the roof and be placed so that the top edge is parallel with the roof line.

Solar collectors on flat roofs must not be visible from the street or from adjacent properties.

No part of any installation shall be visible above the roof line.

All solar collector panels shall be installed in such a manner so that the associated structural members are not visible.

The installation framing shall, wherever possible, be integral to the architecture and in harmony with the residence/structure on which constructed.

All pipes, wires and related equipment shall also be concealed.

All framing, piping and other exposed equipment, as well as the collector frames, must be painted to match the roof.

Although discouraged, where solar collectors may be required to be installed on the ground; they should be located in side yards and not present a visual intrusion to adjacent residences.

Ground level solar collectors shall be screened through landscaping.

No solar collectors shall be located in front yards or on waterfront or golf course lots so as to be visible from the Lake or the golf course.

Storage Tanks

The installation and use of propane, butane, LP gas or other gas tank, bottle or cylinder of any type shall be located, wherever possible, in the side yard and screened from view.

Gas fuel tanks in excess of twenty-five (25) gallons (outside of vehicle gas tanks) are prohibited. (Is this appropriate to the guidelines?)

Application Requirements (for all Utilities)

A catalogue clipping or manufacturer's "cut sheet" and description of the equipment, including dimensions, materials and color;

The location of the equipment with respect to the residence, property lines and adjacent residences and/or the location of the equipment installation on the building; and

A landscape plan of proposed screening/buffers.

Miscellaneous (Guidelines)

Barbecue Pits and Smokers

Permanent free-standing grills, barbecue pits and smokers are prohibited.

Where desired, permanent grills, barbecue pits and smokers should be incorporated into the design of the residence, accessory buildings, or walls and fencing.

Barbecue pits and smokers are not allowed in front yards, nor should they be located where visible from the street, including side streets, or from the water or golf course.

Consideration should also be given to the location and design of these items to avoid adverse impacts to adjacent residences from the associated smoke, noise, etc.

Barbecue pits, smokers, etc. shall be black or painted earthtone colors.

Approval may require screening/buffering with landscaping.

Application Requirements

A catalogue clipping and description including color; and

A site plan showing the proposed location of the equipment in relation to the residence, accessory buildings, walls and fencing, property lines and adjacent residences.

Clotheslines

Exterior clotheslines are prohibited.

Dog Houses/Runs

No dog houses/runs shall be located in front or side street yards; nor shall any dog house or run be located on the water or golf course side of waterfront or golf course lots.

Dog houses and runs should be located so as to be unobtrusive.

It is recommended that dog houses be integrated into the architecture of the residence, accessory building/structure, walls and/or fencing.

They should be painted to conform to match the color palette of the residence, or with earthtone colors to match their surroundings.

Dog runs must generally follow the guide-lines for fencing. (See Walls and Fencing, p. 23.)

Landscaping may be required for screening.

Application Requirements

A site plan showing the location of the dog house/run, the residence and accessory buildings, walls and fencing, property lines and adjacent residences;

A description of the dog house/run to include catalogue clippings, dimensions, pictures, etc., as applicable; and

The material(s) and color to be used.

Flagpoles

A flagpole may be approved for flying the American flag.

The flagpole height and flag size should be in proportion to the residence.

The color of the pole can be black, white, tan or grey, or may relate to the trim color of the residence.

No polished metal or unfinished wood poles are allowed.

Illumination of the flag/flagpole may be approved, depending upon the location and intensity of the lighting. (See Lighting, p. 36.)

Application Requirements

Site plan showing the proposed location of the pole and lighting, if any;

Catalogue clipping and description, drawing and/or photograph of the pole, with dimensions and color sample; and

Specifications of lighting, if applicable.

Fountains, Sculpture, Statuary (and Yard Art)

See Landscape Guidelines, p. 37.

Recreational/Play Equipment

When considering play equipment, the size of the lot, equipment size, material, color, relationship to adjacent residences and the amount of visual screening are important factors.

Recreational/play equipment is not allowed in front yards, in side yards that face on the street, nor on the water or golf course side of waterfront and/or golf course lots.

Play equipment should be located no closer than twenty (20) feet to the nearest property line.

Equipment is recommended to be constructed from natural materials (predominantly of wood) and left to weather naturally.

Metal equipment, not including wearing surfaces (e.g., slides, sliding poles and climbing rungs), must be painted either black or a dark brown to blend with the natural surroundings. Bright, primary colors will not be approved.

Play equipment should be screened by natural vegetation and/or by the addition of additional landscaping.

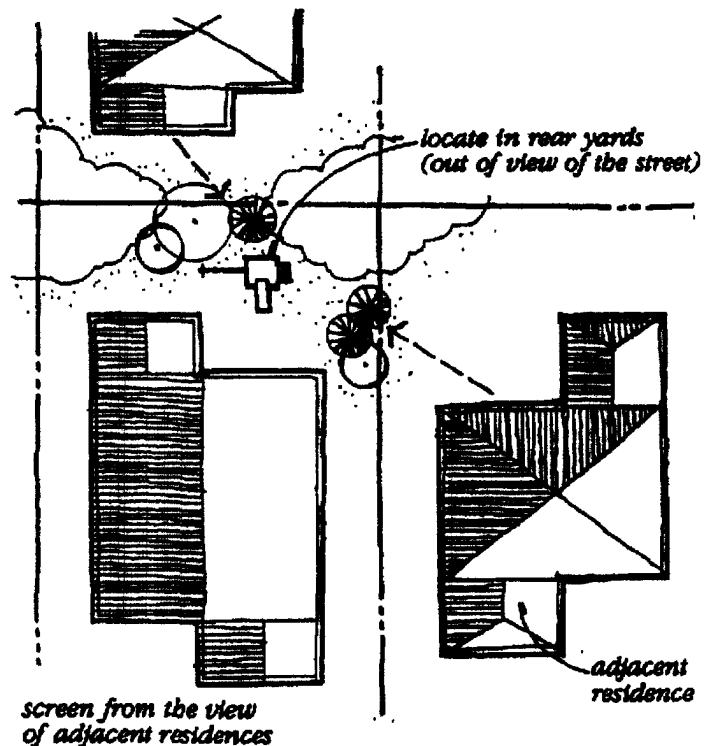
Treehouses are generally discouraged because of their visibility from adjacent properties.

Application Requirements

A catalogue clipping, and description of the recreational/play equipment, including dimensions, materials and colors;

A site plan showing the proposed location of the equipment in relation to the residence, accessory buildings, walls and fencing, property lines and adjacent residences; and

A landscape plan identifying existing woods and landscaping and indicating additional landscaping to be added for screening/buffers.

**Play Equipment**

Basketball Backboards

Basketball backboards on residential and patio home lots should be located in such a manner as to be visually unobtrusive.

Consideration must be given to not only the visual impact of the backboard but also to safety considerations and the affect its normal use will have on adjacent residences.

The preferred location is centered over the garage or secured to a similar accessory building.

It is recommended that backboards be painted to match the color of the surface behind the backboard, the color of either the siding or the roof.

Free-standing basketball backboards and poles must be located over the driveway, at a distance from the nearest adjacent residence so as not to be obtrusive.

Poles can be black or painted dark brown to blend with the natural background; or, if made of wood, left to weather naturally. Exposed, unpainted metal poles will not be approved.

Pole and backboard shall be visually screened from the nearest property by existing or new trees.

Application Requirements

A site plan showing the proposed location in relation to the residence, accessory buildings, property lines, and adjacent residences;

A description of the proposed backboard and pole, including material(s) and color(s); and

A landscape plan identifying existing woods and landscaping and indicating proposed new plantings, if required.

Storage Sheds (also see Accessory Buildings)

All of the locational guidelines applicable to Accessory Buildings apply to the location of storage sheds.

When selecting a location for a shed, views from adjacent residents must be considered.

Wherever possible, sheds should be designed as an integral part of the architecture of the residence, associated accessory building/structures, walls and/or fencing.

Sheds should also be compatible with the architectural design and details of the residence and/or accessory buildings; including siding materials, roofing and color(s).

If integrated into a wall and/or fence, the shed should not extend above the wall/fence.

The ACC may require additional landscaping to screen the shed.

Application Requirements

A site plan showing the location of the shed, residence, accessory buildings, property lines;

A drawing, dimensions and description of the shed;

The materials and color of the proposed shed and those of existing buildings; and

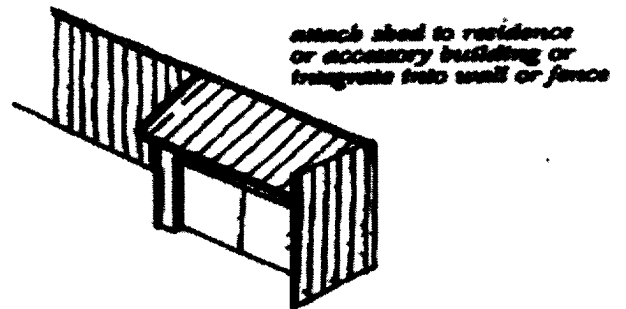
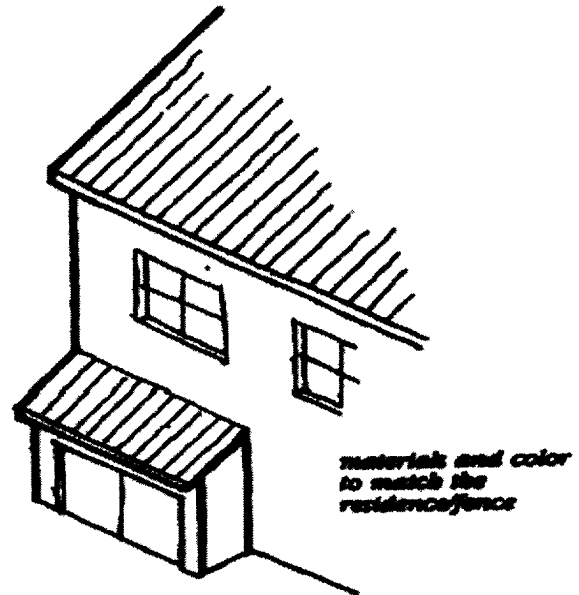
Any additional landscaping proposed for screening.

Other (Miscellaneous) Elements

For improvements to your property that are not specifically described in the above guidelines, refer to the guideline that is most similar in concept to the project being proposed and use it as a guide in the planning, design and application to the ACC. You may also call the WCIA for assistance.

In general your application should include:

- A description of the proposed improvement to include dimensions, materials, color, etc., as applicable; and
- A site plan showing the proposed location of the improvement and the relationship to the existing residence, accessory buildings/structures, property lines, set backs, easements, etc.



Storage Sheds

Guidelines for “Combined” Lots

General Considerations

Where adjacent residential lots, including patio home lots, have been purchased by the same owner and merged to form what are referred to as “combined” lots, special considerations apply.

These “combined” lots offer a substantial opportunity to reinforce the image and character of Walden on Lake Conroe. Generally left undeveloped or only partially developed for additional parking and/or garage, or swimming pool/poolhouse and related uses; these properties provide the opportunity for the long-term preservation of woods, open space and other related natural areas. They also allow for the protection of views and site lines. This is especially important on waterfront and golf course lots.

If inappropriately developed, however, “combined” lots will distract from the overall character of the Community. The unrelated design and placement of accessory buildings,

inappropriately designed and/or located walls and fencing, use as storage, and indiscriminate clearance, landscaping, and/or lack of maintenance are just a few of the potential changes that can result in these properties, distracting from the associated residence, adjacent properties, and the overall Community.

Although all of the Design Guidelines apply to “combined” lots, the following require special attention consideration:

- Accessory Buildings/Structures;
- Garages and Carports;
- Decks, Porches and Patios;
- Walls and Fencing;
- Swimming Pools, Spas/Hot Tubs;
- Bulkheads, Docks and Boat Slips; and Landscaping.

Specific guidelines that apply to “combined lots” are identified within each of these guidelines. (See Design Guidelines, p. 7-49.)



Special Considerations for Townhouses and Condominiums

General Considerations

[Note: Townhouse and condominium projects are referred to as “clusters” and their related associations as “cluster associations.” Guidelines that are specific to townhouse and condominium clusters are referred to as “cluster association specifications.” Townhouse and condominium projects are also occasionally referred to as “multi-family” projects or developments.]

The development of townhouses and condominiums support the overall image and character of Walden on Lake Conroe. This is achieved through an orientation to the major amenities of the Lake, marina and golf course; and a consistency of design themes and recurring architectural and landscape elements.

The Purpose/Objectives, Design Principles and Design Criteria all apply to townhouses and condominiums; and all of the previously described Design Guidelines also apply. In addition, townhouse and condominium cluster association specifications also apply. For some guidelines “special considerations” are also applicable; see Special Considerations, p. 52.

Townhouse and condominium projects require a high degree of site, architectural and landscape design consistency and courtesy. Alterations to one property may affect privacy and may create adverse impact on adjacent residences and/or properties. For this reason the ACC may restrict individual improvements relative to the overall townhouse or condominium project and the Community.

Building Character – Townhouse and Condominium projects should incorporate materials and colors that are utilized in single

family residences. The buildings should be masonry with a predominance of brick. Architectural design and workmanship must be of the highest quality.

Building Location and Orientation –

Townhouses and Condominiums should recognize the existence of natural features and the recreational amenities of Lake Conroe, marina, tennis center, golf course, woods and related open space. The primary living areas of these projects should orient to these amenities.

Privacy – Cross-views between multi-family residences must be carefully considered in the design of these projects. This is of special concern in the location of balconies, decks and outdoor living areas.

Parking – Townhouses and condominiums create the need for additional parking requirements. The location and design of surface parking lots, and possibly garages, must be consistent with the overall image of Walden. Parking lots should be sited to preserve woods and other natural areas and to maximize the open space available to the units. Parking lots should also limit the number of continuous spaces, incorporate planting strips, and be visually screened/ buffered from adjacent streets and properties.

Other areas such as lighting, signage and trash removal also deserve special consideration in the design and maintenance of townhouses and condominiums. (See Special Considerations, below.)

Cluster Association Specifications

In approving the initial plans for a townhouse or condominium project the ACC established

specific cluster specifications for the project. Each multi-family project has its own cluster specifications. These typically include exterior colors and materials, decks, fencing, lighting, signage and other common elements.

Where townhouse and condominium cluster association specifications exist, requests for changes to individual units must conform to the approved cluster association specification. If a townhouse or condominium owner desires to make an exterior alteration and/or addition for which there are no cluster association specifications, the ACC will review the application both on its own merits and in terms of its broader acceptability as a cluster specification.

Consistent with the Design Guidelines, the ACC reviews existing cluster association specifications on a periodic basis to assure that they are current, are based on available products, and reflect the needs of the association members. The ACC encourages cluster association participation in this process.

As townhouse and condominium projects age, areas or elements that require periodic maintenance are of special concern. The most common of these include painting/staining, walls/siding, roofing, lighting and signage. Material substitutions should not wait until required.

Requests for revisions to cluster association specifications are handled similarly to requests for changes in single-family residential and patio home residences.

Design guidelines that are generally included in cluster association specifications include the following:

- Walls (Residing);
- Roofing (Reroofing);
- Painting/Staining (Color Changes);
- Entries, Doors and Windows, (including Storm/Screen Doors and Windows);
- Building Accessories;

- Decks, Porches and Patios;
- Walls and Fencing;
- Exterior Lighting (Illumination);
- Mailboxes; and
- Signage.

Generally unless otherwise approved by the ACC, improvements in these areas must conform to the applicable cluster association standards.

Special Considerations

In addition to the guidelines that are included in cluster association specifications, there are special conditions that apply, to the following guidelines:

Additions – Additions are generally prohibited to individual townhouse and/or condominium units.

Antenna/Satellite Dishes – No exterior antenna/satellite dishes are allowed in association with individual townhouse or condominium units.

Basketball Backboards – Backboards are not allowed on individual townhouse properties.

Decks and Patios – New decks and/or additions to decks shall be sufficiently set back from common walls to assure visual privacy to adjacent residences.

Upper level decks/balconies must be located so as not to cast shadows on walls/windows or outdoor living areas (e.g., ground level decks/patios) of adjacent units.

Privacy walls/screens may be approved provided they do not block major views and sight lines. This is of special importance on waterfront and/or golf course properties.

Swimming Pools, Spas/Hot Tubs – Swimming pools are not allowed on individual

townhouse properties. The addition of spas/hot tubs is discouraged.

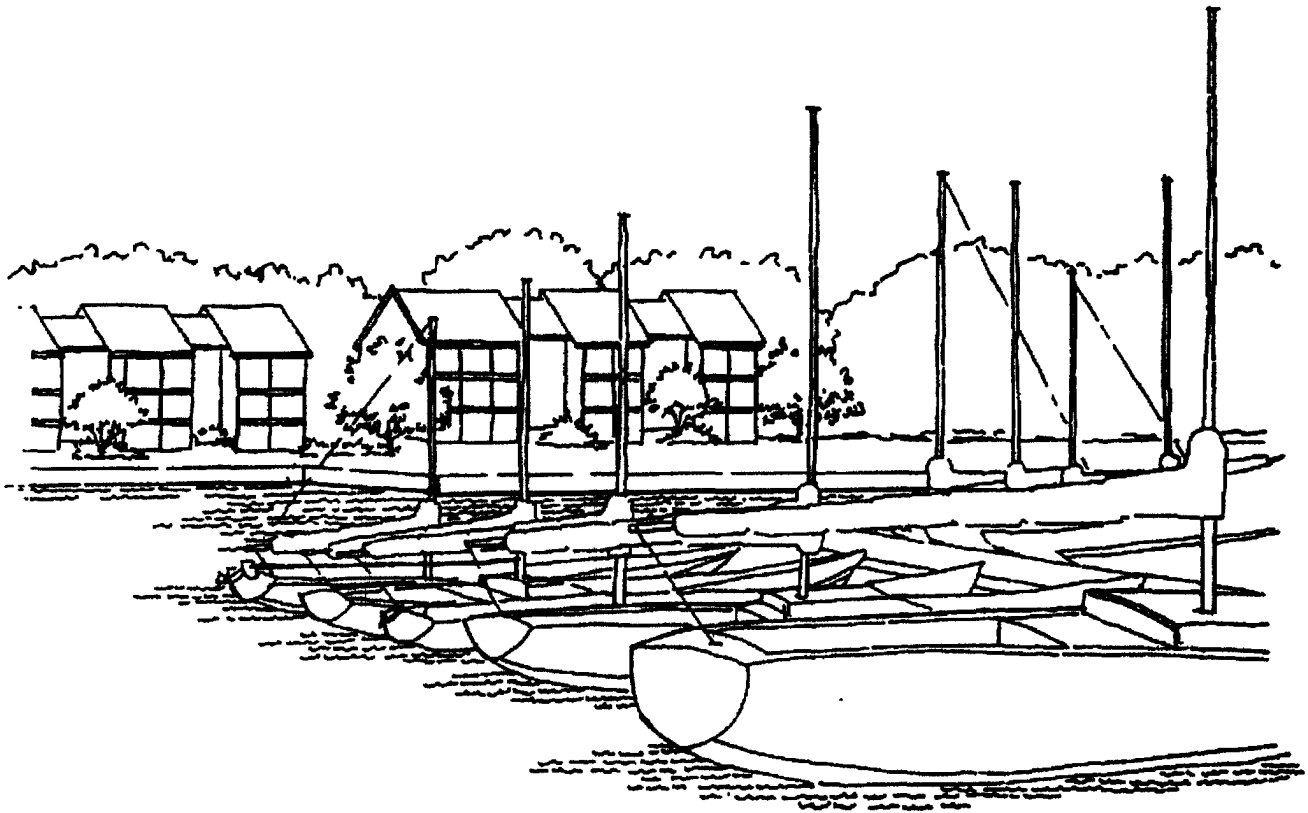
Landscaping – Landscaping is the responsibility of the cluster association.

The decorative landscaping of individual townhouse cluster properties is allowed to the extent that it is kept within the scale and

context of the overall cluster design concept.

Lighting – Lighting must be in accordance with approved cluster association specifications.

Colored or otherwise non-standard fixtures, bulbs, etc. will not be approved.



Condominiums on the Marina

Mailboxes – Where mailboxes are located together they must be of a similar, coordinated design and in accordance with the cluster association specifications. Supplemental identification and/or individual mailboxes are prohibited.

Signage – Unit identification numbers shall conform to the approved cluster association specifications. Supplemental identification is prohibited.

Commercial/Institutional Guidelines

General Considerations

This section is for owners and their agents who are considering additions and/or alterations to office, retail/convenience centers, institutional, recreational and community buildings.

Both commercial and institutional architecture should express the overall goals of Walden on Lake Conroe, reinforce the design intent, and reflect the highest level of quality and workmanship. The overall character of Walden on Lake Conroe is closely tied to the images presented by the entrance, yacht club and marina, golf clubhouse and tennis center. The architecture of these facilities is consistent and reinforces that of the townhouses and condominiums and the overall residential community.

Building Character – A consistency of site design, architectural and landscape theme is essential in maintaining this relationship of residential and non-residential development of the Community. Scale, form, texture and facade treatment are all important considerations in expressing a consistent character of commercial/institutional architecture.

Building Facade – Building materials should be limited to one or two facade materials with one material dominant. These materials should reflect durability, permanence, quality and harmony with the overall architectural character of the Community.

Acceptable materials include brick, stone, integral color/texture pre-cast concrete and wood. Reflective glass, poured-in-place unfinished concrete, concrete block and metal sidings are inappropriate.

A single material and color should comprise the majority of the building facade. Masonry, brick or stone of earth tones is encouraged in order to

harmonize with the residential architectural character and the natural landscape.

The use of consistent building materials in related circulation and landscape elements, e.g., streets, parking, plazas, walks, etc., is required; the use of the same materials is encouraged.

Glazing – Glazing shall be clear; reflective glass is not permitted. Punched window openings are encouraged. Large expanses of glass are discouraged. Metal frames should be kept to a minimum and compatible in color with facade materials. Bright metal and/or accent mullions are inappropriate.

Roofing – Commercial buildings should have penthouses to conceal rooftop mechanical equipment, etc. Shed or pitched roofs are encouraged. The architectural character of these elements should reinforce that of the overall Walden.

Parking – Parking lots should be kept to the minimum area required with the distance to building entrances minimized. Parking lots should be sited to maximize the preservation of woods and open space and other natural areas.

Parking lots should contain islands to break up the mass of paving, and all islands should be large enough to contain deciduous trees.

Street trees and woods, surrounding parking areas should be supplemented with additional landscaping. Parking lots must be screened/buffered where adjacent to residences.

Service Areas – All service areas, including loading docks, entrances to service bays, exterior storage areas, etc., shall be screened from view by walls of a material compatible with building architecture. Trash collection (dumpsters) shall be screened in a similar manner. Entrances to

these areas shall be buffered and screened through the use of appropriate landscaping.

Other areas such as walls and fencing, landscaping, lighting and signage also merit special consideration in the design of commercial/institutional properties.

Submission requirements for applications for improvements to include additions and/or alterations to commercial/institutional properties are handled similarly to requests for improvements to residential properties. (Also see ACC Application Procedures, p. 67; and the Initial Construction Submission Checklist, Appendix A-3, p. 69.)

Special Considerations

The Purpose/Objectives, Design Principles and Design Criteria all apply to the commercial and institutional properties in Walden on Lake Conroe. Many of the considerations described in both the Design Guidelines, p. 7-49; and under Special Considerations for Townhouses and Condominiums, p. 51, also apply.

Below are additional design considerations for these commercial/institutional properties:

Antennas/Satellite Dishes – Wherever possible, antennas and/or satellite dishes should be made an integral part of the building architecture.

Ideally, antennas/satellite dishes should be located on the building roof and screened by the building architecture to not be visible from the street or adjacent properties. When location on the building is not possible, antennas or dishes should be located and screened so as not to be visible from public areas or adjacent properties. The ACC may require the addition of walls, fencing, berms and landscaping and a combination of these may be required to provide adequate screening/buffers.

Walls and Fencing – The limited use of walls and fencing to provide security or screening to certain limited areas will usually be approved by the ACC.

In most instances walls and fencing must be an integral part of the building architecture.

Perimeter or property line fencing is generally not permitted.

Landscaping – The landscaping of commercial/institutional properties should reinforce the overall landscape theme of the Community, as well as provide for the special considerations of:

- Preserving views and providing privacy;
- Providing property line screening/buffers, especially when adjacent to residential properties;
- Screening views of walls, parking, service areas and mechanical equipment,

Lighting – Commercial/institutional project lighting should be consistent with the lighting throughout the Community both in location, materials and color(s).

Site lighting should be limited to levels required for function and safety.

All lighting fixtures shall be designed and located to avoid glare and excessive brightness; especially as regards adjacent properties.

Any building to be washed or highlighted (with lighting) must receive ACC approval.

High pressure sodium (yellow-orange) lighting is prohibited.

(See Signage for illuminated signage guidelines.)

Signage – Commercial site and exterior building signage is considered integral to the

total project design and that of the Community. Signage will be reviewed both on its own merits and in relationship to adjacent properties and the overall Community.

Generally, signage should be discreet and minimized both in size and quantity.

Any monument or free-standing sign(s) should be located at the entrance to the project; (see Project Identification Signs below).

No building mounted sign shall protrude above the building or above the wall to which it is mounted. Roof mounted signs are not permitted.

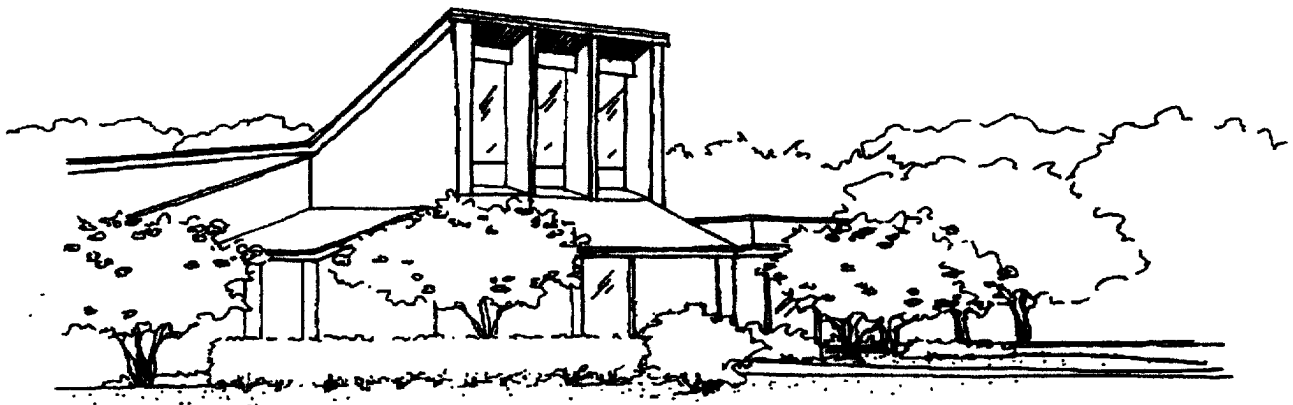
Illuminated signs should be internally or "halo" lit rather than by external fixtures.

Illuminated signs must not create excessive glare or intensity and must not disturb adjacent residential properties.

Project Identification Signs must be of a straightforward design without ornamentation and be located on the project, usually at the main entrance. If there is an additional entrance, a second sign of similar design may be approved.

A sign with a low profile, set in a landscaped area, with colors and material related to those of the buildings is most suitable.

The lettering style should also relate to the project architecture. Simple, straightforward lettering is preferred. The size of the



Walden Golf Clubhouse

letters should be scaled to the speed limit and the line of sight from the street. The size of the sign must be proportional to the size of the lettering.

An internally illuminated sign may be acceptable as long as the illuminated letters do not glare.

Directional and advisory signs must be straightforward, without ornamentation, and located within the project. Multiple signs should be clustered and be of a uniform design. Their size must be appropriate to the setting.

Initial Development and Construction

General Considerations

Initial construction and development of property in Walden on Lake Conroe is reviewed by the ACC in accordance with the standards provided by the Deed Restrictions and associated Restrictive Covenants that apply to the Section and lot.

The Purpose/Objectives, Design Principles and Design Criteria apply to all new construction and the Design Guidelines will be applied, as appropriate. Each project will be reviewed on its own merits in the context of its surroundings and within the overall context of the image and character of Walden. Both preliminary and final plans shall be submitted to the ACC for approval prior to the start of construction. (See ACC Application Procedures and the Initial Project Submission Checklist, available from the WCIA offices.) Numerous policies and procedures have been adopted regarding initial construction. Please check with the General Manager of WCIA at the WCIA offices to be sure you have the latest copies of all applicable policies and procedures.

Site Design Guidelines

General Considerations

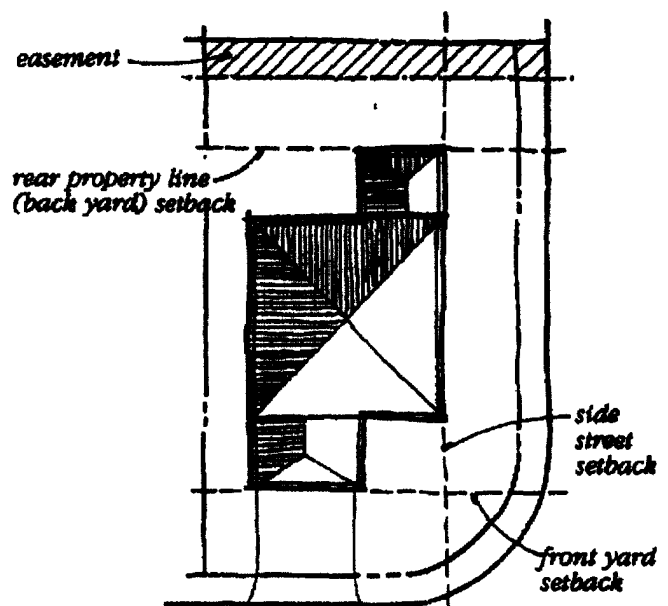
Walden on Lake Conroe is a planned community that provides an environment of high quality, both functionally and aesthetically. The design of each property should be distinctive, yet cohesive in character with other properties in order to reinforce the overall image and character of the Community.

Site design must include sound engineering and site planning relationships between streets, parking and buildings. It must also incorporate open space, buffer zones and screening. Of particular significance is the enhancement of the character of Walden through the preservation of the natural site features of woods and water.

Specific Guidelines

Setbacks and Easements – Site design and building siting must adhere to all of the setback requirements and easements that are described in the Deed Restrictions pertaining to the lot. These restrictions provide a continuity of building setback from the street(s), and side and rear property lines; and they insure privacy and the preservation of views and sight lines.

Depending upon the size and location of the proposed residence, the ACC may require additional setback to insure visual privacy



Setback and Easement Restrictions

and/or the preservation of view(s) and sight lines from adjacent properties. This is important on waterfront and golf course lots.

Building Siting/Orientation – Siting of residences should maximize existing topography, preserve existing vegetation, minimize grading, accommodate drainage requirements and, in general, allow for a variety of opportunities for building massing and orientation, the preservation of views, the provision of outdoor living areas and the maintenance of privacy. Primary living areas should orient to these site amenities, including where applicable the water and golf course.

Grading and Drainage – Residences should be designed to suit the topography of the site with a minimum of required clearing and grading.

Grading shall avoid disturbance of all natural areas to the greatest extent possible.

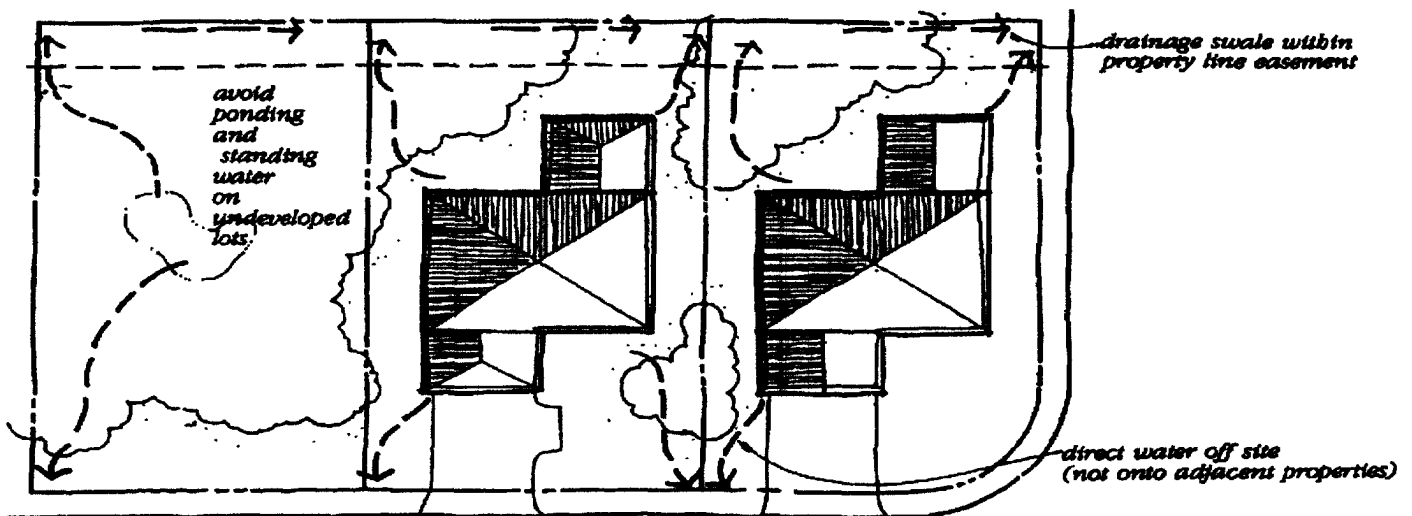
Owners are responsible for proper grading of lots to assure adequate drainage. Unimproved lots must also drain properly.

Storm drainage shall avoid creating erosion and shall not drain onto adjacent properties.

As a part of the preliminary site plan review a “limits of clearance” line shall be designated to identify the location and extent of any natural areas and specimen trees not to be disturbed during construction. The ACC may also require a tree survey identifying all trees larger than an eighteen (18) inch caliper.

After final site plan approval and before construction may proceed, the trees and other natural areas which are to remain undisturbed shall be protected with a fence located at the “limits of clearance” line. Specimen trees outside this area that are also to remain undisturbed shall be clearly flagged.

Site Plan – The site plan must include natural and finished grades by contour lines and, where applicable, spot elevations, limits of clearance, trees and tree clearance lines, grading, silt control, walls and fencing, driveway(s), parking pads, walks, decks and patios, and steps.



Grading and Drainage

Architectural Design

General Considerations

Building architecture should support the overall image and character of Walden. Consistent design themes and the recurring use of materials, color and architectural elements are of primary concern in reinforcing the image of a distinctive and unified Community.

The ACC's interest in architectural design is primarily concerned with the exterior elevations of the building(s), including accessory buildings/structures, the relationship to the site, and design compatibility with adjacent properties.

All exterior elevations and surfaces are considered in determining the acceptability of a design proposal. Size, bulk, organization, architectural style, attention to detail, materials and color are among the many criteria used by the ACC in evaluation. Particular attention is given to those elevations and roofs that are visible to adjacent residences and/or public view. Elevations on the water and/or the golf course are of particular concern.

Building form, including height, bulk, roofline, massing, fenestration, and composition is an important design consideration. The ACC will evaluate the total composition, including massing of the major building elements, proportions of solids and voids, colors, finishes, etc. The building design should incorporate a consistent level of architecture.

In general, architectural form and massing should develop as a natural response to the character of the site. The design is encouraged to take maximum advantage of site features such as topography, vegetation, and views while maintaining a respect and courtesy for adjacent properties. For specific policies of the ACC regarding Repetition and Harmony, please see the WCIA offices.

Landscape Design

General Considerations

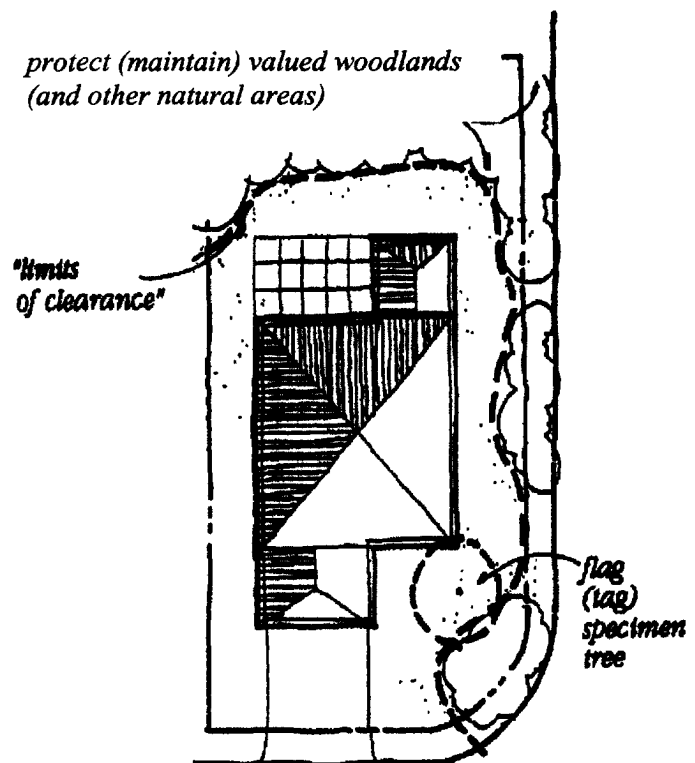
As with site design and architecture, the overall landscape design of Walden is an integral part of the overall image and character of the Community. The landscape design of each property must be consistent with the overall theme of the Community. Although the landscape is encouraged to vary from property to property, reinforcing the existing unified high quality visual environment is paramount.

Specific Guidelines

A landscape plan is required for all initial construction.

A landscape plan is required for all townhouse and condominium projects and for all commercial/institutional buildings.

Please see the WCIA office to obtain the ACC's Landscaping Policy.



Limits of Clearance

The ACC may require the submission of a landscape plan for improvements on residential lots where significant woods, and/or other natural features exist.

The ACC may also require a landscape plan to accompany the application of various other improvements where screening/buffers are required.

Maintenance Guidelines

The removal of an approved architectural element must be approved by the ACC.

General Considerations

In accordance with the covenants, the ACC has established the following minimum guidelines for the maintenance and improvements of property in Walden on Lake Conroe. The WCIA, pursuant to the Deed Restrictions, has the responsibility to administer the maintenance covenants.

Guidelines for the Maintenance of Improvements

Owners of properties subject to the Deed Restrictions and Restrictive Covenants of Walden on Lake Conroe shall maintain their property in a clean, attractive, and serviceable appearance, substantially similar to its original condition. Such maintenance includes, but is not limited to, the following:

Replacement, repainting/restaining on a periodic basis, as needed, exterior wall surfaces which are significantly different in appearance from the original appearance approved by the ACC, by reason of weathering, or otherwise.

Replacement of missing elements or repair of exterior damage or deterioration, including, but not limited to:

- Siding, roofing, trim, gutters and downspouts, flues, doors and windows and other building accessories.
- Garages, carports and other accessory buildings, recreational structures (including pools, docks and boat slips), exterior lighting and signage;
- Walls and fencing, decks and patios, driveways, parking pads, sidewalks and other paving; and
- Landscaping.

Other Considerations (Things You Need to Know)

Removal of Existing Buildings/ Structures

The removal of any building, addition, wall, fence or structural element which may change the exterior appearance of a residence must be approved by the ACC.

Although the removal of the structure may improve the appearance of the property, it also may adversely impact the residence, may expose areas required to be kept screened, and may adversely impact adjacent properties and the overall appearance image of Walden on Lake Conroe.

Tree Removal

Trees, regardless of size, located within woods and other natural areas may not be disturbed or altered without specific approval of the ACC.

No live deciduous or evergreen trees the trunks of which are four (4) inches or more in diameter, as measured two feet above the ground (grade), may be removed without specific approval.

No live ornamental trees (e.g., flowering trees) may be removed without specific approval.

Removal of live trees will be approved if there is imminent danger to people or property and their continued existence would be detrimental. "Detrimental" conditions include the physical intrusion by trees, roots, and branches on residences or other structures in a way that may cause damage, excessive shade, or could block views and sight lines. Overgrowth may also be considered detrimental.

The ACC may require the replacement of removed trees.

Other Approvals

Many projects require county governmental review and permits in addition to ACC approval. The property owner is responsible for obtaining all required governmental (state, county, river authority and other agency) approvals.

Montgomery County authorities should be contacted before beginning any project in order to verify what permits and other approvals are required.

Plans submitted to the ACC must comply with all applicable zoning ordinances, building codes and other requirements of all agencies having jurisdiction over the project. It is the responsibility of the applicant to obtain all necessary permits and approvals. It is not the responsibility of the ACC to review submissions to determine whether they comply with applicable governmental regulations.

ACC approval does not relieve the applicant of the responsibility for complying with county and other agency regulations, nor do other approvals preclude the need for ACC approval.

Et Cetera

Timing

The submission of applications for ACC review and approval of initial construction and/or improvements such as changes, additions and/or alterations should not be delayed. Applications should be made as soon as the required submission materials are available.

Under normal conditions allow one (1) week from application to receipt of approval. This time may be reduced depending on the scheduled date of the next ACC meeting, applicant participation, other factors, etc. On the other hand, if modifications and a resubmission are required, and/or if disapproved and requiring resubmission is required, the time of approval may be substantially increased.

Work may not proceed without ACC approval. The ACC will require construction that is started without prior ACC approval to be stopped pending formal application, review and approval.

Changes by the Previous Owner

Purchasers of a previously occupied residence may receive notice that, because of an unapproved exterior change made by the previous owner, they are in violation of the Covenants.

Current owners are responsible for any existing violations on their property. An owner in this situation should submit an application seeking approval and explaining the situation.

Don't Copy Your Neighbors

When considering making an exterior improvement such as a change, addition or alteration to your property, do not rely on what others may have done. It may not have been approved; and/or it may have been disapproved and be awaiting modification. You are responsible for obtaining ACC approval for your improvement project.

APPENDIX

A-1, Architectural Control Committee Approval Process

The Deed Restrictions and Restrictive Covenants of Walden on Lake Conroe, as applicable to all properties within the Community, including townhouse and condominium projects and commercial/institutional projects, require Architectural Control Committee review and prior approval for not only initial construction, but for any subsequent improvements to the property, including but not limited to:

- Additions and/or alterations;
- Reroofing;
- Residing;
- Painting/staining (color changes);
- Walls and fencing;
- Decks and patios;
- Bulkheading, docks, piers and boat slips and
- Landscaping.

Approval is also required for the installation of many miscellaneous items, such as:

- Doghouses and dog runs;
- Recreational/play equipment; and
- Antennas and satellite dishes.

The first step in planning an improvement is completion and submission of the ACC application.

A detailed site plan must be submitted with the application for approval of any initial construction or improvement to your property. The detail provided by the site plan is reviewed by the ACC to determine the exact location of any improvement in relation to property lines, the required setbacks, easements or other criteria created by the recorded plat or by the Deed Restrictions.

The ACC evaluates all submissions on the individual merits of the proposed improvement as presented in the application. Besides

evaluation of the particular project, this includes consideration of not only the individual property, but also the impact on adjacent properties and the overall Community. What may be an acceptable design on one property in one instance may not be on another. For example, exterior changes to multi-family dwellings (townhouses and condominiums), due to their relative closeness to one another, usually are more noticeable and may have more of an impact on adjoining dwellings than the same changes to detached single family residences.

Decisions made by the ACC in reviewing applications are based on the restrictions in the applicable Section's Deed Restrictions, on the overall Purpose, Objectives and Design Criteria, and the applicable Design Guidelines presented in this manual.

Problems the ACC normally encounters are usually a result of lack of understanding of or failure to review the Deed Restrictions, Covenants and Design Review Guidelines, failure to submit an application, failure to submit a site plan and/or other submission requirements, initiating construction before the ACC review process is completed or failure to construct projects as they were approved.

Your on-going cooperation in familiarizing yourself with the details of your Deed Restrictions and the architectural review process will serve to enhance the entire Walden on Lake Conroe Community. Please do not hesitate to contact the Walden Community Improvement Association (WCIA) should you have questions or concerns.

A-2, Architectural Control Committee Application Procedures

Following are the steps necessary to complete and submit the Architectural Control Committee's application for improvements of any kind to an existing improved property. (For initial construction refer to the following Initial Construction Submission Checklist, Appendix A-3, p. 69.)

- Pick up an application form from the Walden Community Improvement Association (WCIA) administration office, located in the lower level of the Walden Yacht Club; or call (409) 582-4222 and one will be mailed to you.
- Read the application form carefully and provide complete detail as requested on the form.
- Read your Deed Restrictions and Restrictive Use Covenants.
- Refer to the Design Review Guidelines and the guideline that applies to your proposed improvement. If your improvement is not specifically covered in the Guidelines, refer to the guideline that most closely resembles your proposed project.
- If you need clarification regarding the requirements of the restrictions and/or interpretation of the guidelines, call the WCIA general manager or deed restrictions officer at (409) 582-4222.
- Think about what you want to do. Consider the impact your proposed project will have on adjacent properties.
- Complete the application.
- Attach the supplemental materials specified in the guidelines. Some projects may require professional drawings.
- Always include a site plan.

- Deliver or mail your application along with the appropriate supplemental materials to:

Architectural Control Committee
Walden on Lake Conroe
Community Improvement Association
13101 Melville Drive
Montgomery, Texas 77356

- A staff member will then review the application to determine if the information provided is sufficient for the ACC to review. If not, you will be asked to provide additional information.
- Your request will be included in the agenda for the next ACC meeting.
- Your application may be provided to the ACC members prior to the meeting so they will have a chance to review it and, if needed, visit your property to gain a better appreciation for the merits of the request.
- Your request will be reviewed by the ACC at a regularly scheduled meeting, usually on a Wednesday morning in the WCIA conference room.
- You may attend the meeting by notifying the WCIA administration office that you wish to be present or make a special presentation. An applicant who wishes to address the Committee must notify the WCIA administration office by 5:00 p.m. on the day preceding the meeting.
- The ACC may approve, approve with stipulations, disapprove, or defer its decision on the application.
- A letter providing the decision is sent following the ACC meeting. You may obtain a verbal decision regarding your application by calling the WCIA administration office after 2:00 p.m. on the day of review.

- Your application is filed in the ACC's records of your specific lot.
- If you disagree with the decision, you may appeal it. To do so, contact the WCIA administration office for help with the procedure.

**A-3, Initial Construction Submission
Checklist**

Please contact the WCIA offices to obtain the current Initial Construction Submission Checklist.

**Walden on Lake Conroe Community Improvement Association, Inc.
Architectural Control Committee Review Fees Policy**

I. Purpose:

The Walden on Lake Conroe Community Improvement Association guides the community's development through the administration of the Architectural Control Committee and by enforcement of deed restrictions and the design guidelines. The image, quality of life and the highly desirable overall character of Walden are, in part the result of this process. Maintaining these values is important to all Walden property owners. The deed restrictions and design guidelines will become increasingly important as the community grows and matures if standards are to be maintained. The fee structure set for various phases of the review and project completion process are intended to reimburse the association for out-of-pocket review costs, but also to ensure certain standards relating to building locations, completion of landscaping, etc.

II. Design Review Fee Structure:

A. New Home Plans

A compliance deposit will be required for each new home plan submitted for review. Two complete sets of construction drawings presented in a professional manner will be required. Upon submission, the set of drawings will remain in the possession of the association. Drawings required are as follows:

1. All exterior elevations;
2. Floor plan(s);
3. Electrical plan;
4. Foundation plan;
5. Site plan;
6. Roof plan;
7. Drainage plan;
8. Typical detail sheet.

All plans are to include sufficient detail such as dimensions, scale, square footage or other appropriate information.

Revised 12/12/05
2nd Revision 7/1/06

Page Two - Architecture Control Committee Fees

The compliance deposit will be applied as follows:

\$1500.00 Non-refundable fee for architectural review.

\$1000.00 Refundable deposit with exception of inspection fee upon satisfactory completion of site clearing and all requirements contained in the Tree Preservation Policy.

\$1000.00 Refundable deposit upon review of satisfactory engineered foundation plan, soil report, forms survey with no encroachments and engineer's affidavit, Ref: Foundation Policy.

\$2440.00 Refundable deposit upon satisfactory site conditions throughout construction period, repair of any broken curbs and acceptable installation of approved drainage plan and landscaping plan, Ref: Drainage Plan Policy and Landscape Specification Policy.

\$ 60.00 Non-refundable to the extent professional inspectors are paid by Walden C.I.A. to insure satisfactory compliance with Tree Inspection.

\$6000.00 Total Compliance Deposit

Builders who build simultaneously on multiple sites within Walden may inquire about filing a Multi-site Compliance Agreement in lieu of the refundable deposits.

B. Forms/Slab Survey

The Architectural Control Committee requires the submission of a forms/slab survey for its review. The obvious intent of this requirement is to ensure prior to pouring of the slab, the proposed building will be located on the lot as approved and required by the applicable restrictions and plot. The survey should be submitted to the Architectural Control Committee within ten (10) days of the slab being poured verifying that there are no encroachments or violations to building location restrictions. The actual minimum slab elevation must be noted on the survey to qualify for all deposit refund.

C. Maintaining the Construction Site

The Architectural Control Committee requires that safety fencing be installed along both side and rear lot lines on all lots under construction. The fence height should be four feet (4') with steel "T" posts every eight feet (8) to secure the fencing material. the fence must be maintained in a neat and orderly manner throughout the construction phase.

Page Three - Architecture Control Committee Fees

The site should be maintained throughout the construction to include daily pick-up of trash with no less than weekly removal of trash and construction debris. It is recommended that a commercial dumpster be placed on-site to contain all trash and that regular pick-up service be scheduled. Should the site not be maintained properly and the builder not comply with requests to clean it up, the Deed Restrictions Officer will order a contract service to clean the lot and the cost deducted from the owner's deposit.

The Architectural Control Committee requires that a portable toilet facility be provided for construction workers.

Revised 12/12/05
2nd Revision 7/1/06

**Walden on Lake Conroe Community Improvement Association, Inc.
Architectural Control Committee Review Fees Policy**

I. Purpose:

The Walden on Lake Conroe Community Improvement Association guides the community's development through the administration of the Architectural Control Committee and by enforcement of deed restrictions and the design guidelines. The image, quality of life and the highly desirable overall character of Walden are, in part the result of this process. Maintaining these values is important to all Walden property owners. The deed restrictions and design guidelines will become increasingly important as the community grows and matures if standards are to be maintained. The fee structure set for various phases of the review and project completion process are intended to reimburse the association for out-of-pocket review costs, but also to ensure certain standards relating to building locations, completion of landscaping, etc.

I. Design Review Fee Structure:

A. New Home Plans

A compliance deposit will be required for each new home plan submitted for review. Two complete sets of construction drawings presented in a professional manner will be required. Upon submission, the set of drawings will remain in the possession of the association. Drawings required are as follows:

1. All exterior elevations;
2. Floor plan(s);
3. Electrical plan;
4. Foundation plan;
5. Site plan;
6. Roof plan;
7. Drainage plan;
8. Typical detail sheet.

All plans are to include sufficient detail such as dimensions, scale, square footage or other appropriate information.

**Revised 12/12/05
2nd Revision 7/1/06**

**Walden on Lake Conroe Community Improvement Association, Inc.
Architectural Control Committee
Foundation Plan Policy**

I. Purpose:

The restrictions for each platted section of Walden on Lake Conroe provide that the Architectural Control Committee may require the submission of such plans, specifications, and plat plans, together with such other documents as it deems appropriate and in such form and detail as it may elect at its entire discretion. It is the intent of the Walden on Lake Conroe Architectural Control Committee to enhance and protect the value, desirability and attractiveness of improved property throughout the community by requiring certain minimum standards for foundations constructed for any new home at Walden.

II. Foundation Design Policy:

A. Each new home construction plan must be accompanied by a foundation plan when submitted for Architectural Control Committee review.

B. The foundation plan must be prepared by a State of Texas registered professional engineer and must be stamped and signed by the plan's designer.

C. The foundation plan must be based on an appropriate analysis of soil sample(s) taken from within 200 ft. No home may be constructed without at least one such test. WCIA and its ACC do not identify whether this is a sufficient or acceptable distance for construction purposes as soil conditions in and around Walden vary significantly. Home buyers and Home Builders must determine what is the proper number and spacing of soil tests for the lot and home desired. Each soil test shall be made by an approved agency using an approved method.

D. A copy of each soil test must be submitted to the Architectural Control Committee along with the engineered foundation plan.

III. Foundation Construction

A. Foundation construction shall be capable of accommodating all loads according to Sections R301 and R401 of the International Residential Code for One and Two-Family Dwellings and of transmitting the resulting loads to the supporting soil. Fill soils that support footings and foundations shall be designed, installed and tested in accordance with accepted engineering practice.

B. The finished floor elevation for golf course or interior homes shall be one foot (1') above the nearest downstream sanitary man hole cover. Should for any reason the slab be built below the elevation of the nearest man hole cover, a backflow valve must be installed.

C. The finished floor elevation of any waterfront home shall be one foot (1') above the nearest downstream sanitary manhole cover or a minimum of 207' mean sea level, whichever is higher.

Page Two -Foundation Plan Policy

D. The finished floor elevation must be indicated on a slab survey to be reviewed by the Architectural Control Committee. If the elevation is not indicated on the slab survey, the slab survey deposit will not be refunded.

E. An engineer's affidavit of foundation construction in compliance with the approved plan shall be required prior to continuance of any further construction.

IV. Topography

A. The foundation must be designed and constructed in a manner to maintain harmony with respect to existing neighboring structures and with respect to natural topography and finished grade elevation.

B. Structures which are constructed adjacent to existing homes should provide an appropriate level of fill outside the forms to coordinate with and enhance existing soil elevations. Fill outside of forms should also be graded at final grade to provide appropriate drainage.

C. If the slab is to be constructed more than one foot (1') above the nearest manhole, the slab must include an appropriately engineered grade beam and include other foundation features such as a lowered brick ledge to improve the home's appearance in relation to natural topography.

D. Any foundation will impede natural sheet flow, therefore, a well designed drainage plan must also be submitted for A.C.C. approval. See Drainage Plan Policy for related details.

V. Foundation Plan Security Deposit

A. A Foundation Plan Security Deposit shall be required as part of the New Home Construction Deposit.

B. The Foundation Plan Security Deposit shall be divided to ensure submission and compliance with the requirements for a soil test, engineered foundation design and receipt of an engineer's affidavit attesting to the final construction in accordance with the foundation design.

C. The final approval for a refund of this deposit shall be based on an inspection by an assigned inspector licensed by the State of Texas and a final review of all documents required herein.

D. The Foundation Plan Security Deposit will not be refunded where there are encroachments, no matter how slight and/or approved variances due to construction error by the builder.

**Revised 12/12/05
2nd Revision 7/1/06**

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Architectural Control Committee
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C. The foundation plan must be based on an appropriate analysis of soil sample(s) taken from within 200 ft. No home may be constructed without at least one such test. WCIA and its ACC do not identify whether this is a sufficient or acceptable distance for construction purposes as soil conditions in and around Walden vary significantly. Home buyers and Home Builders must determine what is the proper number and spacing of soil tests for the lot and home desired. Each soil test shall be made by an approved agency using an approved method.

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Page Two -Foundation Plan Policy

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A. The foundation must be designed and constructed in a manner to maintain harmony with respect to existing neighboring structures and with respect to natural topography and finished grade elevation.

B. Structures which are constructed adjacent to existing homes should provide an appropriate level of fill outside the forms to coordinate with and enhance existing soil elevations. Fill outside of forms should also be graded at final grade to provide appropriate drainage.

C. If the slab is to be constructed more than one foot (1') above the nearest manhole, the slab must include an appropriately engineered grade beam and include other foundation features such as a lowered brick ledge to improve the home's appearance in relation to natural topography.

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C. The final approval for a refund of this deposit shall be based on an inspection by an assigned inspector licensed by the State of Texas and a final review of all documents required herein.

D. The Foundation Plan Security Deposit will not be refunded where there are encroachments, no matter how slight and/or approved variances due to construction error by the builder.

**Revised 12/12/05
2nd Revision 7/1/06**

**Walden on Lake Conroe Community Improvement Association, Inc.
Architectural Control Committee Construction Standards
Front Elevation Repetition Policy**

I. General:

The Walden on Lake Conroe Community Improvement Association is responsible for enforcing the various design covenants, including the decisions of the Architectural Control Committee. Successful administration of the design covenants enhances and protects the value, desirability and attractiveness of all property at Walden.

Walden was planned and developed around Lake Conroe and the recreational amenities including the marina, golf course and tennis facility. The interior of the community is, for the most part, wooded.

As Walden continues to develop, it is essential that future development maintain a respect for and harmony with that which exists, both in character and in the high quality of design. This requires additions and new construction to have an agreeable relationship with, and in some instances, actual continuity of architectural style, visual size and proportions, rhythm, scale and the similar use of materials, color and design details without over duplication. This policy seeks to address and prevent over duplication in new residential construction.

II. Purpose:

It is the intent of the Board of Trustees of the Walden Community Improvement Association to set specific limitations on repetitious use of identical front elevations on similar or identical floor plans. Limited application of the same elevations will serve to maintain the look and feel of the community.

This policy recognizes the relatively large size of the community and the complexity of the restrictions which deviate in building requirements from section to section. In addition, this policy acknowledges the dense wooded environment, curvature of streets and other inherent features which make it reasonable to allow limited and controlled repeat usage of front elevation designs.

III. Definitions:

Duplicate Elevation: Elevations shall not be considered Duplicate Elevations (i.e. shall be "a different elevation") when one front elevation utilizes different architectural features and materials to distinguish it from the other in a fashion sufficient to make it no longer readily apparent that the residences are the same or approximately the same plan/footprint. A front elevation which has at least 3 out of the following 4 items shall be considered a different elevation:

- A) a different roof line;
- B) a different front entry;

Page Two - Front Elevation Repetition Policy

- C) a different architectural accent (e.g.: shutters, keystones, windows in garage doors, stucco accents, etc. Quoins are only considered an accent if they are of a different material or color);
- D) different window placement, or size or number

Different roof line: A different roof line is one that has different stylistic features (e.g.: different gable and hip configuration).

Different front entry: A different front entry is one that uses different types of columns (e.g. round white vs. square brick) or different architectural designs (e.g. square vs. arched) or other distinguishing characteristics (e.g. addition of a front porch) to change its appearance in comparison to another entry for same footprint home.

Line of Sight: If a straight line, drawn from a point created by the centerline of the street and the extension of the property line of the lot bearing the existing elevation closest to the duplicate elevation, can be drawn through any property line of any lot without passing through another property line, that lot shall be considered to be within the line of sight of the existing elevation. The controlling document will be the section plat recorded in Montgomery County, Texas.

IV. Policy:

A. A residential plan submission for construction of a residence within any of the following sections that is a Duplicate Elevation of another residence already built within that same section may NOT be built. This policy applies to the following sections:

1. The Estates of Walden;
2. Sections 2, 7, 7A, and 12A.

B. A Duplicate Elevation may not be built on any lot facing Walden Road within 1250 feet along Walden Road of another Duplicate Elevation (on either side of the road).

C. A residential plan submission for construction of a residence that is a Duplicate Elevation of another residence already built within the section may be built in the remaining sections of Walden subject to the rules set forth below:

- (1) A Duplicate Elevation cannot be built within 8 consecutive lots of an existing residence with that elevation ("consecutive lots" means in linear order beginning with the adjacent lot, and extending on both sides of the residence for 8 lots in each direction, but not turning corners) or in the instance of duplicate submissions, of the lot involving the first filed submission; AND

Page Three - Front Elevation Repetition Policy

- (2) A Duplicate Elevation cannot be built on any lot within a 300 foot radius of another residence (255 feet for patio home lots) or submission with that elevation (as measured from any point on the front property line of the applicant lot to any portion of the front set back line of the Duplicate Elevation); AND
- (3) A Duplicate Elevation cannot be built within line of sight or 400 linear visual feet, whichever is less; AND
- (4) Duplicate Elevations shall use different brick and paint when built on the same street or within 1250 linear visual feet, whichever is less encompassing; AND
- (5) Application of criteria C1 through C4 may cross adjacent section boundaries.

D. The contractor is strongly encouraged to vary the look of the residence and residential site when a duplicate elevation is submitted, however, this shall not be grounds for denial of a residence meeting all other aspects of this policy.

Revision 7/1/2006

**Walden on Lake Conroe Community Improvement Association, Inc.
Architectural Control Committee Construction Standards
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Walden was planned and developed around Lake Conroe and the recreational amenities including the marina, golf course and tennis facility. The interior of the community is, for the most part, wooded.

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This policy recognizes the relatively large size of the community and the complexity of the restrictions which deviate in building requirements from section to section. In addition, this policy acknowledges the dense wooded environment, curvature of streets and other inherent features which make it reasonable to allow limited and controlled repeat usage of front elevation designs.

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- A) a different roof line;
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Page Two - Front Elevation Repetition Policy

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Line of Sight: If a straight line, drawn from a point created by the centerline of the street and the extension of the property line of the lot bearing the existing elevation closest to the duplicate elevation, can be drawn through any property line of any lot without passing through another property line, that lot shall be considered to be within the line of sight of the existing elevation. The controlling document will be the section plat recorded in Montgomery County, Texas.

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- 1. The Estates of Walden;
- 2. Sections 2, 7, 7A, and 12A.

B. A Duplicate Elevation may not be built on any lot facing Walden Road within 1250 feet along Walden Road of another Duplicate Elevation (on either side of the road).

C. A residential plan submission for construction of a residence that is a Duplicate Elevation of another residence already built within the section may be built in the remaining sections of Walden subject to the rules set forth below:

- (1) A Duplicate Elevation cannot be built within 8 consecutive lots of an existing residence with that elevation ("consecutive lots" means in linear order beginning with the adjacent lot, and extending on both sides of the residence for 8 lots in each direction, but not turning corners) or in the instance of duplicate submissions, of the lot involving the first filed submission; AND

Page Three - Front Elevation Repetition Policy

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- (3) A Duplicate Elevation cannot be built within line of sight or 400 linear visual feet, whichever is less; AND
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D. The contractor is strongly encouraged to vary the look of the residence and residential site when a duplicate elevation is submitted, however, this shall not be grounds for denial of a residence meeting all other aspects of this policy.

Revision 7/1/2006

**Walden on Lake Conroe Community Improvement Association, Inc.
Architectural Control Committee
Landscape Specification Policy**

I. Purpose:

To provide reasonable guidelines for initial landscaping installation at new homes and to provide minimum standards and specifications to encourage upgrading to existing properties.

II. General:

A. The deed restrictions for each section of the Walden on Lake Conroe subdivision require that a front yard landscaping plan be submitted for approval by the Architectural Control Committee and installed prior to occupancy. However, the restrictions do not specify minimum standards for bedding areas or materials, the minimum standards for size, quantity or spacing of shrubbery, the minimum standards for replacement of specimen quality native trees removed during site preparation, landscape drainage, sprinkler systems, etc.

B. It is the intent of the Walden on Lake Conroe Community Improvement Association to provide basic minimum landscaping specifications as essential elements to create and maintain the image and character of Walden and to enhance the quality of its natural environment.

C. The Board of Trustees of the Walden C. I. A. has designated the Architectural Control Committee (ACC) as its representative to review every application for improvement to Walden properties.

D. The Board of Trustees is authorized by the deed restrictions to enforce compliance with standards set forth in the covenants, Design Guidelines, board policies and the decisions of the ACC through any appropriate legal and equitable proceedings on behalf of and in the name of the association.

III. Policy:

A. Removal of trees from any lot is not authorized until a new home plan has been approved by the ACC. Initial clearing should take into consideration the maximum preservation of quality native trees. Appropriate and approved clearing shall be bonded by a security deposit of \$1,000 or more. (Ref: Tree Preservation Policy).

B. Appropriate temporary drainage during construction and final grade shall be considered to provide the maximum efficiency for site drainage to an approved collection point and further conveyance into the storm drainage system.

Page Two - Landscape Specifications

C. Approved bedding areas shall be prepared with an appropriate mulching or soil enhancing material to enrich the native soil. Nursery shrubbery plants should not be planted directly into native soil without tilling and enrichment. Bedding areas should be sufficiently raised to provide adequate drainage away from home foundations and into approved collection and conveyance systems.

D. Owners and builders are encouraged to limit selection of shrubbery from the plants listed as Appendix A in quantity, plant size and scale relative to the subject home.

E. Placement of shrubbery shall be no less than the minimum quantity and center points than the standards provided at Appendix B by plant specie and size.

F. Owners are encouraged to install at least double or triple depth plans to improve projects in scale. Plantings in landscape areas are expected to create attractive depth of view through layered plantings in two to three layers from front to back of bed areas. In most cases, single row plantings are insufficient in scale and will not be approved unless otherwise approved in writing by the ACC.

G. Owners are encouraged to provide additional bedding spaces for annuals to further enhance the minimum required evergreen areas and to further personalize their own garden areas.

H. Owners are strongly encouraged to install adequate automatic irrigation systems. In accordance with Texas State Law, all automatic irrigation systems not installed by individual homeowners, must be installed by a Texas Licensed Irrigator or a Texas Licensed Plumber. All irrigation systems, potable or lake drawn, must have a proper backflow prevention device. Irrigation systems should also have a rainfall sensing device which deactivates the system during rainfall.

IV. Specifications:

A. Owners and builders are referred to Appendix A for a Recommended Plant List and Appendix B, Recommended Installation Specifications.

B. Native plants should be used wherever possible to promote longer term survival and continuity with the natural landscape. Native plants include the following:

1. Trees - Various Oaks, Sweet Gum, Crepe Myrtle, Birch, Pines, Willows, Magnolia, Dogwood, Red Bud and Bradford Pears.
2. Shrubs - Various Hollies, Yaupon, Wax Myrtle.
3. Ground Cover - Honeysuckle, Asiatic Jasmine, Carolina Jasmine and Confederate Jasmine.

Page Three - Landscape Specifications

C. Landscape plans are required by the deed restrictions to be approved and installed prior to occupancy. Landscape plans are to include a site plan depicting property lines, easements, setbacks, slab footprint, driveway, decks, patios, pool, terraces, paving and other hardscapes and drainage systems. Areas to be sodded should be noted as should bedding areas. The plan should indicate location and identification of proposed plants in accordance with Appendix A and Appendix B. The plan should indicate location, type, quantities and sizes of proposed plants. Shrubbery areas should be properly prepared by tilling with soil enhancing material and top dressed with an attractive mulch.

D. If the plan preserves natural vegetation, these areas should be clearly indicated as well.

E. The ACC reserves the right to require additional plants after approved landscape plans are installed if deemed necessary during final site inspection and prior to the release of the Walden Occupancy Permit.

F. Sod, approved grass seeding or approved groundcover shall be installed in front and side yard areas of the lot not developed with structure, flatwork, native areas or landscape zones; however on corner lots, front, side, and back yards must be sodded.

G. Appropriate plantings shall be installed so as to visually screen air conditioning, pool equipment and other obtrusive utility installations from front or side views.

V. Security Deposit:

A. The minimum requirement of this policy shall be bonded by a security deposit. Ref: ACC Review Fee Policy.

B. The landscaping deposit shall not be refunded until the front yard landscaping is completed as approved on interior lots by the ACC and front and rear yard landscaping is completed as approved by the ACC on golf course and lakefront lots. The side yard abutting the street of any corner lot shall also be appropriately landscaped to include sodding to the rear lot line.

Revised 01/25/03
2nd Revision 7/1/2006

Appendix A

SHRUBS

<u>Botanical Name</u>	<u>Common Name</u>
Ilex vomitoria.....	Yaupon Holly
Myrica cerifera.....	Southern Wax Myrtle
Callicarpa americana.....	American Beautyberry
Rhus copallina.....	Flameleaf Sumac
Hibiscus militaris.....	Rose-Mallow
Rhododendron oblongifolium.....	Texas Azalea
Hibiscus coccineus.....	Texas Star Hibiscus

GROUNDCOVER

<u>Botanical Name</u>	<u>Common Name</u>
Lonicera sempervirens.....	Coral Honeysuckle
L. japonica purpurea.....	Purpleleaf Honeysuckle
Trachelospermum asiaticum.....	Asian Jasmine
Ophiopogon jaburan.....	Giant Liriope
Liriope Muscari.....	Liriope
Vinca Major.....	Vinca
Cynodon dactylon.....	Common Bermuda Grass
C. dactylon "Tifgreen".....	Hybrid Bermuda Grass
Eragrostis curvula.....	Weeping Lovegrass
Wildflowers.....	

COLOR

<u>Botanical Name</u>	<u>Common Name</u>
Verbena spp.	Verbena
Gelsemium sempervirens.....	Carolina Jessamine
Lantana spp.	Lantana

Appendix A (Continued)

TREES

<u>Botanical Name</u>	<u>Common Name</u>
Pinus Taeda.....	Loblolly Pine
Pinus palustris.....	Longleaf Pine
Pinus echinata.....	Shortleaf Pine
Pinus elliottii.....	Slash Pine
Quercus virginiana.....	Southern Live Oak
Magnolia grandiflora.....	Southern Magnolia
Fagus grandifolia.....	American Beech
Taxodium distichum.....	Bald Cypress
Carya cordiformis.....	Bitternut Hickory
Nyssa sylvatica.....	Black Gum
Ulmus crassifolia.....	Cedar Elm
Quercus macrocarpa.....	Bur Oak
Quercus prinus.....	Nuttall Oak
Quercus shumardii.....	Shumard Red Oak
Quercus texana.....	Texas Red Oak
Quercus nigra.....	Water Oak
Quercus alba.....	White Oak
Carya ovata.....	Shagbark Hickory
Acer barbatum.....	Southern Sugar Maple
Acer rubrum Drummondii.....	Red Maple
Liquidambar styraciflua.....	Sweet Gum
Ilex opaca.....	American Holly
Prunus caroliniana.....	Cherry-Laurel
Myrica cerifera.....	Southern Wax Myrtle
Pistachia texana.....	Texas Pistachio
Ilex vomtoma.....	Yaupon Holly
Rhus copallina.....	Flameleaf sumac
Cornus florida.....	Flowering Dogwood
Koelreuteria bipinnata.....	Golden Rain Tree
Lagerstroemia x.....	Hybrid Crapemyrtle
Crataegus Marshallii.....	Parsley Hawthorn
Red bud.....	Cercus canadensis

Italics = Specialty Shrub

* = Blooming Plant

Appendix A (Continued)

Other Suggested Landscape Plants:

Shade Trees

Ash, Green
 Bald Cypress
 Bay, Swamp
 Elm, Cedar
 Elm, Chinese
 Elm, Lacebark
Magnolia Southern
 Maple, Drummond Red
 Maple, Silver
 Mulberry, Fruitless
 Oak, Live
 Oak, Pin
 Oak, Red
 Oak, Water
Pecan
 Pine, Loblolly
 Pine, Slash
 River Birch
 Sweet Gum
 Sycamore
 Willow Standard
 Willow, Weeping

Accent Trees

Chinese Pistache
 Crape Myrtle*
*Dogwood, White**
*Golden Rain Tree**
 Holly, Greenleaf
 Holly, Savannah
Japanese Blueberry
Loquat, Japanese
*Mimosa**
Mulberry, Weeping
 Pear, Aristocrat*
 Pear, Bradford
 Pine, Japanese
 Purple Leaf Plum*
 Red Bud*
 Tulip Magnolia*
 Vitex*
 Wax Myrtle

Accent Trees (Cont'd)

Yaupon, Standard
Yaupon, Weeping

Tall Shrubs

Althea - Rose of Sharon*
 Azalea, Indica Var.*
 Bamboo, Buddha's Belly
 Bamboo, Golden
 Banana, Common
*Camellia, Japonica**
 Eleagnus (Silverberry)
 Gardenia, August Beauty*
Japanese Blueberry
Japanese Yew
 Juniper, Hollywood
 Juniper, Skyrocket
 Leyland Cypress
 Ligustrum, Wax
 Nandina, Heavenly
 Bamboo
 Oleander, Standard*
 Pineapple Guava
 Pittosporum, Green
 Pittosporum, Var.
 Pyracantha*
 Red Tip Photinia
 Sweet Olive
 Viburnum, Japanese
 Viburnum, Suspensum
 Viburnum, Sweet
 Wax Myrtle
 Xylosma

Medium Shrubs

Abelia*
 Azalea, Glendale Var.*
 Banana Shrub - Michelia*
 Banana, Rojo
*Camellia, Sasanqua**
 Cleyera Japonica
*Gardenia, Veitchii**
 Gold Dust Aucuba

Medium Shrubs (Cont'd)

Holly, Dwarf Burford
 Indian Hawthorn, Pinkie*
 Indian Hawthorn, Snow*
 Juniper, Pfitzer
 Juniper, Sea Green
Loquat,
Bronze/Coppertone*
 Lorepetulum*
Mohonia, Chinese
 Mohonia, Leatherleaf
 Nandina, Compacta
 Oleander, Dwarf*
 Privet, Variegated
 Spirea, Bridal Wreath*
*Texas Sage, Silverado**
 Virginia Sweet Spire*

Small/Dwarf Shrubs

Azalea, Gumbo Var.*
 Barberry, Crimson
 Boxwood, Japanese
*Dwarf Gardenia**
 Dwarf Yaupon
 Holly, Dwarf Chinese
 Nandina, Nana Dwarf
 Pittosporum, Dwarf
 Lirope, Giant
 Lirope, Green
Pampas, Pink
 Pampas, White
 Purple Fountain Grass
 Maiden Grass
 Umbrella Grass

Italics = Specialty Shrub

* = Blooming Plant

Appendix A (Continued)

Other Suggested Landscape Plants:

Palms

Canary Island Date
 Chinese Fan Palm
 Mediterranean Fan Palm
 Mexican Fan Palm
 Pindo Palm
 Queen Palm
 Sago Palm
 Texas Sabal Palm
 Windmill Palm

Annuals/Perennials

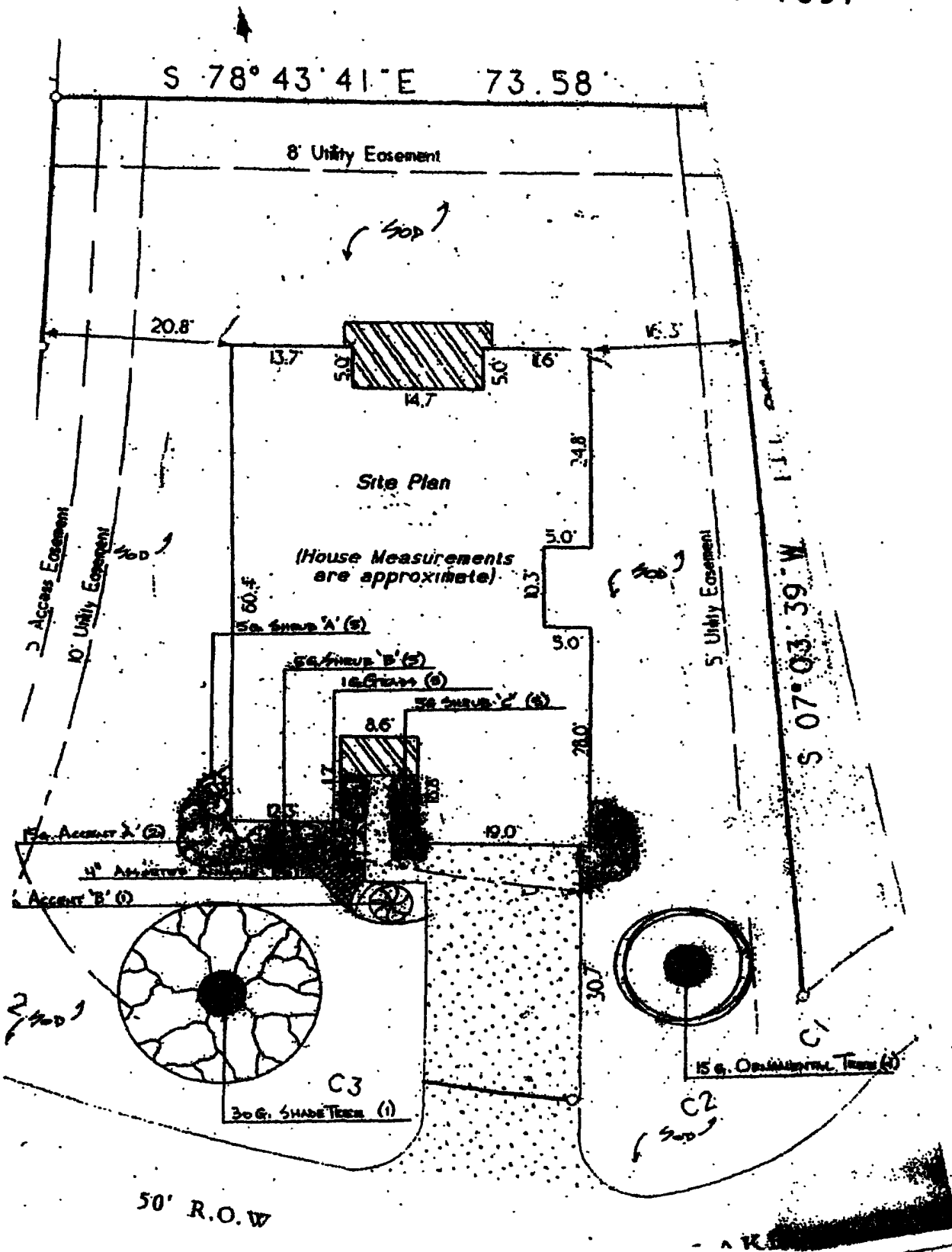
Tropical

Allamanda*
 Bird of Paradise*
 Bougainvillea*
 Ginger, Dwarf*
 Ginger, Standard*
 Ginger, Variagated*
 Heliconia*
 Hibiscus*
 Ixora*
 Philodendron, Split Leaf
 Costas*

Vines & Groundcovers

Ajuga*
 Angel Wing Jasmine*
 Asian Jasmine, Green
 Asian Jasmine, Tri-color
 Asparagus Fern
 Blue Sky Vine*
 Carolina Jessamine*
 Coral Vine*
 Honeysuckle, Cape*
 Honeysuckle, Halls*
 Honeysuckle, Pink Lemonade*
 Honeysuckle, Purple*
 Ivy, English
 Ivy, Fig
 Japanese Ardesia, Green
 Japanese Ardesia, Var.
 Juniper, Green Mound
 Liriope, Giant*
 Liriope, Green*
 Liriope, Var. Aztec Grass*
 Mandivilla*
 Mondo (Monkey) Grass, Dwf.
 Mondo (Monkey) Grass, Std.
 Nandina, Harbor Dwarf
 Star Jasmine*

Revised 01/25/03
 2nd Revision 7/1/2006



Appendix B

Minimum landscape requirements are set forth below for all lots. Please see the attached sample landscape plan which corresponds to a similar project.

Minimum Landscape Material Listing

- 20 – 3/5g shrubs
- 7 – 1g shrubs/perennials/ornamental grasses
- 3 – 15g accent plants
- 2 – 15g ornamental tree
- 2 – 30g shade tree
- Sod in accord with Section IV F., above
- Landscape Zone: 20% of underdeveloped front yard square footage

Revised 01/25/03
2nd Revision 7/1/2006

**Walden on Lake Conroe Community Improvement Association, Inc.
Architectural Control Committee
Landscape Specification Policy**

I. Purpose:

To provide reasonable guidelines for initial landscaping installation at new homes and to provide minimum standards and specifications to encourage upgrading to existing properties.

II. General:

A. The deed restrictions for each section of the Walden on Lake Conroe subdivision require that a front yard landscaping plan be submitted for approval by the Architectural Control Committee and installed prior to occupancy. However, the restrictions do not specify minimum standards for bedding areas or materials, the minimum standards for size, quantity or spacing of shrubbery, the minimum standards for replacement of specimen quality native trees removed during site preparation, landscape drainage, sprinkler systems, etc.

B. It is the intent of the Walden on Lake Conroe Community Improvement Association to provide basic minimum landscaping specifications as essential elements to create and maintain the image and character of Walden and to enhance the quality of its natural environment.

C. The Board of Trustees of the Walden C. I. A. has designated the Architectural Control Committee (ACC) as its representative to review every application for improvement to Walden properties.

D. The Board of Trustees is authorized by the deed restrictions to enforce compliance with standards set forth in the covenants, Design Guidelines, board policies and the decisions of the ACC through any appropriate legal and equitable proceedings on behalf of and in the name of the association.

III. Policy:

A. Removal of trees from any lot is not authorized until a new home plan has been approved by the ACC. Initial clearing should take into consideration the maximum preservation of quality native trees. Appropriate and approved clearing shall be bonded by a security deposit of \$1,000 or more. (*Ref: Tree Preservation Policy*).

B. Appropriate temporary drainage during construction and final grade shall be considered to provide the maximum efficiency for site drainage to an approved collection point and further conveyance into the storm drainage system.

Page Two - Landscape Specifications

C. Approved bedding areas shall be prepared with an appropriate mulching or soil enhancing material to enrich the native soil. Nursery shrubbery plants should not be planted directly into native soil without tilling and enrichment. Bedding areas should be sufficiently raised to provide adequate drainage away from home foundations and into approved collection and conveyance systems.

D. Owners and builders are encouraged to limit selection of shrubbery from the plants listed as Appendix A in quantity, plant size and scale relative to the subject home.

E. Placement of shrubbery shall be no less than the minimum quantity and center points than the standards provided at Appendix B by plant specie and size.

F. Owners are encouraged to install at least double or triple depth plans to improve projects in scale. Plantings in landscape areas are expected to create attractive depth of view through layered plantings in two to three layers from front to back of bed areas. In most cases, single row plantings are insufficient in scale and will not be approved unless otherwise approved in writing by the ACC.

G. Owners are encouraged to provide additional bedding spaces for annuals to further enhance the minimum required evergreen areas and to further personalize their own garden areas.

H. Owners are strongly encouraged to install adequate automatic irrigation systems. In accordance with Texas State Law, all automatic irrigation systems not installed by individual homeowners, must be installed by a Texas Licensed Irrigator or a Texas Licensed Plumber. All irrigation systems, potable or lake drawn, must have a proper backflow prevention device. Irrigation systems should also have a rainfall sensing device which deactivates the system during rainfall.

IV. Specifications:

A. Owners and builders are referred to Appendix A for a Recommended Plant List and Appendix B, Recommended Installation Specifications.

B. Native plants should be used wherever possible to promote longer term survival and continuity with the natural landscape. Native plants include the following:

1. Trees - Various Oaks, Sweet Gum, Crepe Myrtle, Birch, Pines, Willows, Magnolia, Dogwood, Red Bud and Bradford Pears.
2. Shrubs - Various Hollies, Yaupon, Wax Myrtle.
3. Ground Cover - Honeysuckle, Asiatic Jasmine, Carolina Jasmine and Confederate Jasmine.

Page Three - Landscape Specifications

C. Landscape plans are required by the deed restrictions to be approved and installed prior to occupancy. Landscape plans are to include a site plan depicting property lines, easements, setbacks, slab footprint, driveway, decks, patios, pool, terraces, paving and other hardscapes and drainage systems. Areas to be sodded should be noted as should bedding areas. The plan should indicate location and identification of proposed plants in accordance with Appendix A and Appendix B. The plan should indicate location, type, quantities and sizes of proposed plants. Shrubbery areas should be properly prepared by tilling with soil enhancing material and top dressed with an attractive mulch.

D. If the plan preserves natural vegetation, these areas should be clearly indicated as well.

E. The ACC reserves the right to require additional plants after approved landscape plans are installed if deemed necessary during final site inspection and prior to the release of the Walden Occupancy Permit.

F. Sod, approved grass seeding or approved groundcover shall be installed in front and side yard areas of the lot not developed with structure, flatwork, native areas or landscape zones; however on corner lots, front, side, and back yards must be sodded.

G. Appropriate plantings shall be installed so as to visually screen air conditioning, pool equipment and other obtrusive utility installations from front or side views.

V. Security Deposit:

A. The minimum requirement of this policy shall be bonded by a security deposit. Ref: ACC Review Fee Policy.

B. The landscaping deposit shall not be refunded until the front yard landscaping is completed as approved on interior lots by the ACC and front and rear yard landscaping is completed as approved by the ACC on golf course and lakefront lots. The side yard abutting the street of any corner lot shall also be appropriately landscaped to include sodding to the rear lot line.

Revision 7/1/2006

Appendix A

SHRUBS

<u>Botanical Name</u>	<u>Common Name</u>
Ilex vomitoria.....	Yaupon Holly
Myrica cerifera.....	Southern Wax Myrtle
Callicarpa americana.....	American Beautyberry
Rhus copallina.....	Flameleaf Sumac
Hibiscus militaris	Rose-Mallow
Rhododendron oblongifolium.....	Texas Azalea
Hibiscus coccineus.....	Texas Star Hibiscus

GROUNDCOVER

<u>Botanical Name</u>	<u>Common Name</u>
Lonicera sempervirens.....	Coral Honeysuckle
L. japonica purpurea	Purpleleaf Honeysuckle
Trachelospermum asiaticum	Asian Jasmine
Ophiopogon jaburan.....	Giant Liriope
Liriope Muscari.....	Liriope
Vinca Major	Vinca
Cynodon dactylon	Common Bermuda Grass
C. dactylon "Tifgreen".....	Hybrid Bermuda Grass
Eragrostis curvula	Weeping Lovegrass
Wildflowers.....	

COLOR

<u>Botanical Name</u>	<u>Common Name</u>
Verbena spp.	Verbena
Gelsemium sempervirens.....	Carolina Jessamine
Lantana spp.	Lantana

Appendix A (Continued)

TREES

<u>Botanical Name</u>	<u>Common Name</u>
Pinus Taeda	Loblolly Pine
Pinus palustris	Longleaf Pine
Pinus echinata	Shortleaf Pine
Pinus elliottii	Slash Pine
Quercus virginiana	Southern Live Oak
Magnolia grandiflora	Southern Magnolia
Fagus grandifolia	American Beech
Taxodium distichum	Bald Cypress
Carya cordiformis	Bitternut Hickory
Nyssa sylvatica.....	Black Gum
Ulmus crassifolia	Cedar Elm
Quercus macrocarpa.....	Bur Oak
Quercus prinus	Nuttall Oak
Quercus shumardii	Shumard Red Oak
Quercus texana.....	Texas Red Oak
Quercus nigra.....	Water Oak
Quercus alba.....	White Oak
Carya ovata	Shagbark Hickory
Acer barbatum.....	Southern Sugar Maple
Acer rubrum Drummondii	Red Maple
Liquidambar styraciflua	Sweet Gum
Ilex opaca	American Holly
Prunus caroliniana.....	Cherry-Laurel
Myrica cerifera.....	Southern Wax Myrtle
Pistachia texana.....	Texas Pistachio
Ilex vomtoma	Yaupon Holly
Rhus copallina.....	Flameleaf sumac
Cornus florida	Flowering Dogwood
Koelreuteria bipinnata.....	Golden Rain Tree
Lagerstroemia x	Hybrid Crapemyrtle
Crataegus Marshallii	Parsley Hawthorn
Red bud	Cercus canadensis

Italics = Specialty Shrub

* = Blooming Plant

Appendix A (Continued)

Other Suggested Landscape Plants:

Shade Trees

Ash, Green
 Bald Cypress
 Bay, Swamp
 Elm, Cedar
 Elm, Chinese
 Elm, Lacebark
Magnolia Southern
 Maple, Drummond Red
 Maple, Silver
 Mulberry, Fruitless
 Oak, Live
 Oak, Pin
 Oak, Red
 Oak, Water
Pecan
 Pine, Loblolly
 Pine, Slash
 River Birch
 Sweet Gum
 Sycamore
 Willow Standard
 Willow, Weeping

Accent Trees

Chinese Pistache
 Crape Myrtle*
*Dogwood, White**
*Golden Rain Tree**
 Holly, Greenleaf
 Holly, Savannah
Japanese Blueberry
Loquat, Japanese
*Mimosa**
Mulberry, Weeping
 Pear, Aristocrat*
 Pear, Bradford
 Pine, Japanese
 Purple Leaf Plum*
 Red Bud*
 Tulip Magnolia*
 Vitex*
 Wax Myrtle

Accent Trees (Cont'd)

Yaupon, Standard
Yaupon, Weeping

Tall Shrubs

Althea - Rose of Sharon*
 Azalea, Indica Var.*
 Bamboo, Buddha's Belly
 Bamboo, Golden
 Banana, Common
*Camellia, Japonica**
 Eleagnus (Silverberry)
 Gardenia, August Beauty*
Japanese Blueberry
Japanese Yew
 Juniper, Hollywood
 Juniper, Skyrocket
 Leyland Cypress
 Ligustrum, Wax
 Nandina, Heavenly
 Bamboo
 Oleander, Standard*
 Pineapple Guava
 Pittosporum, Green
 Pittosporum, Var.
 Pyracantha*
 Red Tip Photinia
 Sweet Olive
 Viburnum, Japanese
 Viburnum, Suspensum
 Viburnum, Sweet
 Wax Myrtle
 Xylosma

Medium Shrubs

Abelia*
 Azalea, Glendale Var.*
 Banana Shrub - Michelia*
 Banana, Rojo
*Camellia, Sasanqua**
 Cleyera Japonica
*Gardenia, Veitchii**
 Gold Dust Aucuba

Medium Shrubs (Cont'd)

Holly, Dwarf Burford
 Indian Hawthorn, Pinkie*
 Indian Hawthorn, Snow*
 Juniper, Pfitzer
 Juniper, Sea Green
Loquat,
Bronze/Coppertone*
 Lorepetulum*
Mohonia, Chinese
 Mohonia, Leatherleaf
 Nandina, Compacta
 Oleander, Dwarf*
 Privet, Variegated
 Spirea, Bridal Wreath*
*Texas Sage, Silverado**
 Virginia Sweet Spire*

Small/Dwarf Shrubs

Azalea, Gumbo Var.*
 Barberry, Crimson
 Boxwood, Japanese
*Dwarf Gardenia**
 Dwarf Yaupon
 Holly, Dwarf Chinese
 Nandina, Nana Dwarf
 Pittosporum, Dwarf
 Lirope, Giant
 Lirope, Green
Pampas, Pink
 Pampas, White
 Purple Fountain Grass
 Maiden Grass
 Umbrella Grass

Italics = Specialty Shrub

* = Blooming Plant

Appendix A (Continued)

Other Suggested Landscape Plants:

Palms

Canary Island Date
 Chinese Fan Palm
 Mediterranean Fan Palm
 Mexican Fan Palm
 Pindo Palm
 Queen Palm
 Sago Palm
 Texas Sabal Palm
 Windmill Palm

Annuals/Perennials

Tropical

Allamanda*
 Bird of Paradise*
 Bougainvillea*
 Ginger, Dwarf*
 Ginger, Standard*
 Ginger, Variagated*
 Heliconia*
 Hibiscus*
 Ixora*
 Philodendron, Split Leaf
 Costas*

Vines & Groundcovers

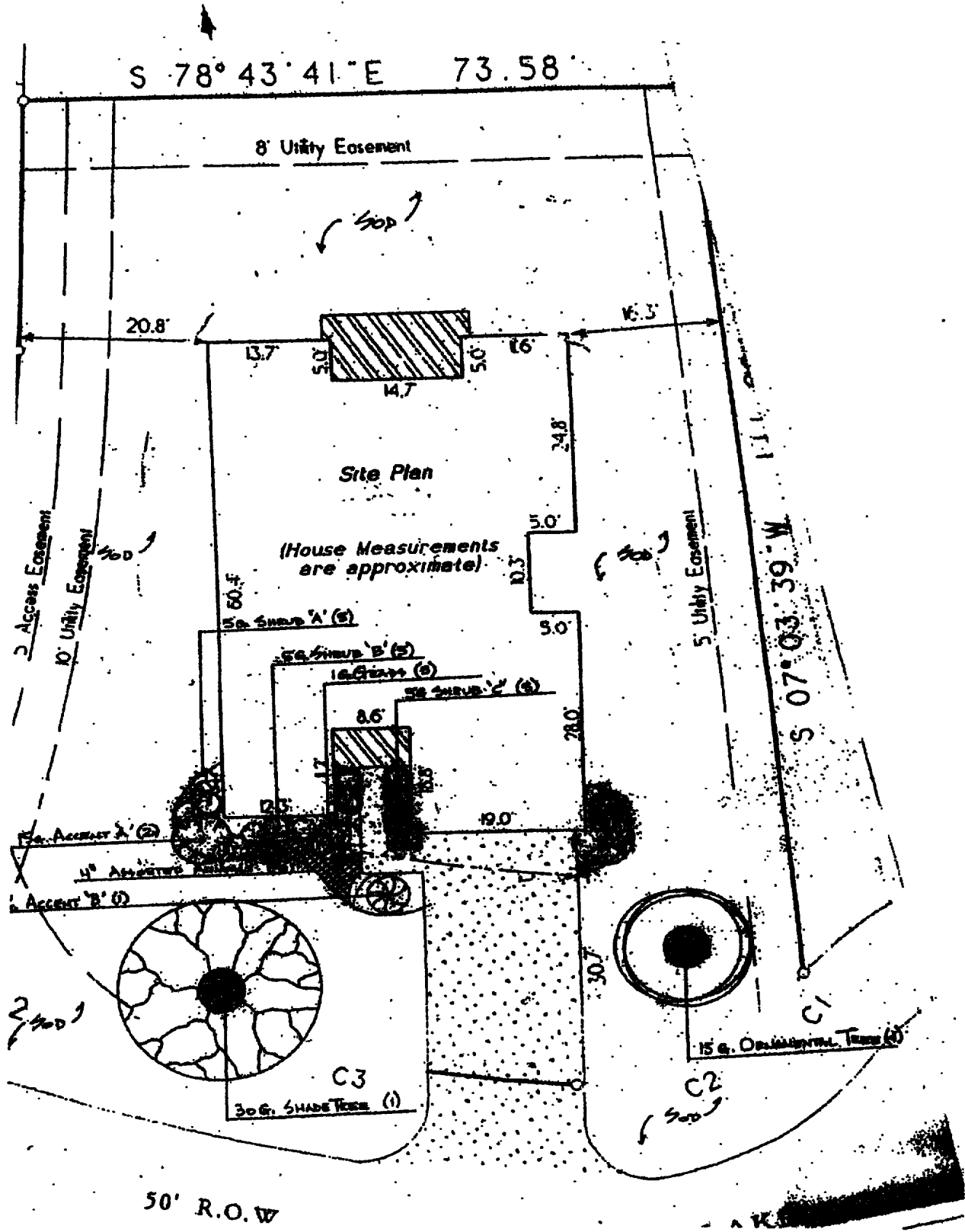
Ajuga*
 Angel Wing Jasmine*
 Asian Jasmine, Green
 Asian Jasmine, Tri-color
 Asparagus Fern
 Blue Sky Vine*
 Carolina Jessamine*
 Coral Vine*
 Honeysuckle, Cape*
 Honeysuckle, Halls*
 Honeysuckle, Pink Lemonade*
 Honeysuckle, Purple*
 Ivy, English
 Ivy, Fig
 Japanese Ardesia, Green
 Japanese Ardesia, Var.
 Juniper, Green Mound
 Liriope, Giant*
 Liriope, Green*
 Liriope, Var. Aztec Grass*
 Mandivilla*
 Mondo (Monkey) Grass, Dwf.
 Mondo (Monkey) Grass, Std.
 Nandina, Harbor Dwarf
 Star Jasmine*

Appendix B

Minimum landscape requirements are set forth below for all lots. Please see the attached sample landscape plan which corresponds to a similar project.

Minimum Landscape Material Listing

- 20 – 3/5g shrubs
- 7 – 1g shrubs/perennials/ornamental grasses
- 3 – 15g accent plants
- 2 – 15g ornamental tree
- 2 – 30g shade tree
- Sod in accord with Section IV F., above
- Landscape Zone: 20% of underdeveloped front yard square footage



**Walden on Lake Conroe Community Improvement Association, Inc.
Architectural Control Committee
Inspection Policy**

I. Purpose:

To provide reasonable assurance that construction plans for new dwellings are completed in a satisfactory and workman like manner and in accordance with the design approved by the Walden on Lake Conroe Architectural Control Committee and in accordance with the International Residential Code for One and Two-Family Dwellings. (IRC)

II. General:

A. The Walden on Lake Conroe Community Improvement Association, Inc. Board of Trustees has adopted the IRC as a minimum building code for new residences at Walden effective February 1, 2003.

B. The provisions of the IRC shall apply to the construction, alteration, enlargement, replacement, repair, equipment, use, occupancy and location of one and two-family dwellings and townhomes at Walden on Lake Conroe.

C. The IRC provides the minimum building requirements that are intended to safeguard health and public welfare.

III. Policy:

A. All new construction at Walden on Lake Conroe shall be inspected by a code certified building inspector appropriately licensed by the State of Texas. A list of approved inspectors is available at the WCIA offices.

B. The following phases of new construction shall require professional inspection:

- 1.) Foundation Inspection - Inspection of the foundation shall be made after piers are set or after trenches for grade beams are excavated and any required forms are erected and any reinforcing steel is in place and prior to the placing of concrete. The foundation inspection shall include excavations for thickened slabs for the support of bearing walls, partitions, structural supports, fireplaces, or other equipment. An engineer's affidavit shall also be required. (See also Foundation Policy.)
- 2.) Plumbing, Mechanical, Gas and Electrical Inspection - Rough inspection of plumbing, mechanical, gas and electrical system shall be made prior to covering or concealment, before fixtures or appliances are set or installed and prior to framing inspection.

Page Two - Inspection Policy

- 3.) Slab Elevations - No later than ten (10) days after completion of the foundation for the lowest floor and prior to commencement of vertical framing construction, the Architectural Control Committee (ACC) shall require the submission of a forms survey prepared by a Texas registered engineer or land surveyor indicating the elevation of the slab (lower floor).
- 4.) Frame and Masonry Inspection - Inspection of framing and masonry construction shall be made after the roof, masonry, all framing, firestopping, draftstopping and bracing are in place and after the plumbing, mechanical and electrical rough-in inspections are approved. This inspection may be combined with B.2 above.
- 5.) Other Inspections - The ACC shall be authorized to require whatever other inspections it deems necessary to ensure compliance with the IRC, deed restrictions, Design Guidelines or other ACC policies. (e.g., firewall inspection for commonwall dwellings and insulation inspection.)
- 6.) Final Inspection - The final inspection shall be made after construction is completed and prior to occupancy. Final grade shall be evaluated for purposes of a grade certificate.

C. A Certificate of Occupancy shall be issued after all inspections, fees and other requirements (such as landscaping requirements, ref: Landscape Specifications) have been deemed completed by a Walden Deed Restrictions Officer. The issuance of a certificate of occupancy shall not be construed as an approval, acceptance or waiver of any requirement of the IRC, deed restrictions or ACC policy.

IV. Security Deposit:

A. The various requirements for phased inspections as outlined in this policy shall be bonded by a security deposit sufficient to pay for a licensed inspector to perform the required inspection.

B. Work stoppage shall be demanded by an authorized inspector or deed restrictions officer and shall be further supported by a temporary restraining order in an appropriate court at law if necessary should any unauthorized work commence in avoidance of an inspection or prior to acceptable completion of the last appropriate inspection.

C. The entire remaining balance of a construction deposit shall be subject to forfeiture should action in item IV. B above be required.

Revision 7/1/06

**Walden on Lake Conroe Community Improvement Association, Inc.
Architectural Control Committee
Inspection Policy**

I. Purpose:

To provide reasonable assurance that construction plans for new dwellings are completed in a satisfactory and workman like manner and in accordance with the design approved by the Walden on Lake Conroe Architectural Control Committee and in accordance with the International Residential Code for One and Two-Family Dwellings. (IRC)

II. General:

A. The Walden on Lake Conroe Community Improvement Association, Inc. Board of Trustees has adopted the IRC as a minimum building code for new residences at Walden effective February 1, 2003.

B. The provisions of the IRC shall apply to the construction, alteration, enlargement, replacement, repair, equipment, use, occupancy and location of one and two-family dwellings and townhomes at Walden on Lake Conroe.

C. The IRC provides the minimum building requirements that are intended to safeguard health and public welfare.

III. Policy:

A. All new construction at Walden on Lake Conroe shall be inspected by a code certified building inspector appropriately licensed by the State of Texas. A list of approved inspectors is available at the WCIA offices.

B. The following phases of new construction shall require professional inspection:

- 1.) Foundation Inspection - Inspection of the foundation shall be made after piers are set or after trenches for grade beams are excavated and any required forms are erected and any reinforcing steel is in place and prior to the placing of concrete. The foundation inspection shall include excavations for thickened slabs for the support of bearing walls, partitions, structural supports, fireplaces, or other equipment. An engineer's affidavit shall also be required. *(See also Foundation Policy.)*
- 2.) Plumbing, Mechanical, Gas and Electrical Inspection - Rough inspection of plumbing, mechanical, gas and electrical system shall be made prior to covering or concealment, before fixtures or appliances are set or installed and prior to framing inspection.
- 3.) Slab Elevations - No later than ten (10) days after completion of the foundation for the lowest floor and prior to commencement of vertical framing construction, the Architectural Control Committee (ACC) shall require the submission of a forms survey prepared by a Texas registered engineer or land surveyor indicating the elevation of the slab (lower floor).

Page Two - Inspection Policy

- 4.) Frame and Masonry Inspection - Inspection of framing and masonry construction shall be made after the roof, masonry, all framing, firestopping, draftstopping and bracing are in place and after the plumbing, mechanical and electrical rough-in inspections are approved. This inspection may be combined with B.2 above.
- 5.) Other Inspections - The ACC shall be authorized to require whatever other inspections it deems necessary to ensure compliance with the IRC, deed restrictions, Design Guidelines or other ACC policies. (e.g., firewall inspection for commonwall dwellings and insulation inspection.)
- 6.) Final Inspection - The final inspection shall be made after construction is completed and prior to occupancy. Final grade shall be evaluated for purposes of a grade certificate.

C. A Certificate of Occupancy shall be issued after all inspections, fees and other requirements (such as landscaping requirements, *ref: Landscape Specifications*) have been deemed completed by a Walden Deed Restrictions Officer. The issuance of a certificate of occupancy shall not be construed as an approval, acceptance or waiver of any requirement of the IRC, deed restrictions or ACC policy.

IV. Security Deposit:

- A. The various requirements for phased inspections as outlined in this policy shall be bonded by a security deposit sufficient to pay for a licensed inspector to perform the required inspection.
- B. Work stoppage shall be demanded by an authorized inspector or deed restrictions officer and shall be further supported by a temporary restraining order in an appropriate court at law if necessary should any unauthorized work commence in avoidance of an inspection or prior to acceptable completion of the last appropriate inspection.
- C. The entire remaining balance of a construction deposit shall be subject to forfeiture should action in item IV. B above be required.

Revision 7/1/06

WALDEN ON LAKE CONROE COMMUNITY IMPROVEMENT ASSOCIATION, INC.
Architectural Control Committee
New Home Plan Classification With Respect to Harmony With Other Structures

I. General:

The Deed Restrictions of the various sections of the unincorporated area commonly referred to as Walden on Lake Conroe each provide that “No building shall be erected, placed, or altered on any Lot until the construction plans and specifications and a plot plan showing the location of the structure, have been approved in writing as to harmony of exterior design and color with existing structures, as to location with respect to topography and finished ground elevation, and as to compliance with minimum construction standards”

Because each section contains different standards (including minimum square footage – which can impact the exterior design of a home; and minimum masonry requirements – which can also impact the exterior design of a home), it is important that a policy outlining the method for examination of the deed restriction’s harmony requirement be established.

II. Purpose:

A. To provide guidelines for the Architectural Control Committee to appropriately consider new residence plans in each section of Walden on Lake Conroe.

B. To recognize and establish a guideline for judging new residence plans in comparison to other residences in the same section in Walden and to fulfill deed restrictions regarding harmony.

III. Definition:

Harmony: A pleasing combination of at least two things. The phrase “in harmony” is synonymous with “in agreement”; “in accord”; or “in congruence” and also generally means “not in discord”; or “not clashing”.

IV. Policy:

A. In considering the harmony requirement found in each section’s deed restrictions, the Architectural Control Committee shall review new residence plan submissions based on the following governing, control and support documents and materials.

- 1.) Section Plat Map as recorded in Montgomery County Map Records for the section in which the new residence is proposed to be built.
- 2.) Deed Restrictions as recorded in Montgomery County Deed Records for the section in which the new residence is proposed to be built (including square footage and masonry requirements).

Page Two - New Home Plan Classification With Respect to Harmony With Other Structures

- 3.) By-Laws of Walden on Lake Conroe Community Improvement Association as amended.
- 4.) Board Policy Manual regarding construction issues.
- 5.) Walden's Home Building Requirements.
- 6.) Design Review Guidelines.
- 7.) Residential Classification Map.
- 8.) Residential Classification Guide as prepared by Montgomery Central Appraisal District.
- 9.) Photos and/or Construction Plans of Existing Homes in Walden for the section in which the new residential plan submission is made.
- 10.) Proposed House Plans drawn to American Institute of Building Designers (A.I.B.D.) standards as set forth in the checklist, a copy of which is attached hereto as Exhibit "1" including (but not limited to) front elevation depictions; as well as specifications as to exterior materials and colors.
- 11.) Subsequent site improvement plans to include landscaping, fencing, swimming pools, etc.

B. When considering the harmony requirement found in each section's Deed Restrictions, the proposed residential plan shall be reviewed based on its exterior to include exterior elevations, exterior materials and exterior colors. Additionally, consideration can be given to continuity of architectural style, rhythm, and the similar use of materials, color and design details in comparison to other residences in the section in which the residence is proposed to be built. (Please refer to Design Guidelines, for further detail.)

C. The Architectural Control Committee shall make a reasonable attempt to judge the merit of a new residential plan as it relates to harmony of exterior design, color, and materials with existing structures in the section in which the residence is proposed to be built. In order to be approved for construction, the exterior design, color, and materials of the proposed residence must be in harmony with the existing structures in the section in which the residence is proposed to be built. The Architectural Control Committee shall exercise its authority to disapprove any new residential plan that is not in harmony of exterior design, color and materials with other existing structures in the section in which the residence is proposed to be built.

D. In sections where different minimum square footage requirements are set forth in the deed restrictions, yet the deed restrictions still require consideration of harmony of the structures with one another – assuming other factors such as exterior materials, architectural style, color and compliance with Walden's Elevation Repetition Policy are not in issue, a submitted plan for construction of a residence on a lot meeting the minimum square footage requirements opposite a residence or residences with larger minimum square footage requirements shall be deemed harmonious as follows:

Page Three - New Home Plan Classification With Respect to Harmony With Other Structures**FOR ALL SECTIONS:**

If the plan submission is for a lot directly across from a golf course or lake lot and the submission contains a roof pitch with a ratio of a least 8:12 (33.75 degree slope), provided the highest point of the roof above ground, adjacent to the residence's foundation, does not exceed 35 feet then the submission shall be considered harmonious. The roof pitch ratio 8:12 means an eight (8) inch rise in twelve (12) inches of horizontal length in the same plane of sight. The above-referenced pitch is for automatic approval, however, the Architectural Control Committee may, in its discretion, approve a submitted plan with a lower pitched roof if it is harmonious with the area. (Examples of submissions being harmonious even though the roof pitch is below 8/12 (e.g. 6/12), would be a submission for a one story home with a 6/12 pitch where the area is predominantly one story homes or vacant lots; a submission for a two story house with a 6/12 pitch will usually be considered harmonious as it pertains to mass and scale; or where the architectural style of the residence (i.e. Italian Renaissance or Prairie) is specifically defined by a low pitched roof.)

FOR ALL REMAINING LOTS IN SECTIONS AS FOLLOWS:

Sections 2, 6A, 8A, 9, 10, 11, 12, 12A, 14 and 16:

If the interior lot plan submission contains a roof pitch with a ratio of at least 8:12 (33.75 degree slope), provided the highest point of the roof above ground, adjacent to the residence's foundation, does not exceed 35 feet then the submission shall be considered harmonious. The roof pitch ratio 8:12 means an eight (8) inch rise in twelve (12) inches of horizontal length in the same plane of sight. The above-referenced pitch is for automatic approval, however, the Architectural Control Committee may, in its discretion, approve a submitted plan with a lower pitched roof if it is harmonious with the area. (Examples of submissions being harmonious even though the roof pitch is below 8/12 (e.g. 6/12), would be a submission for a one story home with a 6/12 pitch where the area is predominantly one story homes or vacant lots; a submission for a two story house with a 6/12 pitch will usually be considered harmonious as it pertains to mass and scale; or where the architectural style of the residence (i.e. Italian Renaissance or Prairie) is specifically defined by a low pitched roof.)

Page Four - New Home Plan Classification With Respect to Harmony With Other Structures

Section 1:

For each of the following streets in Section 1, the submitted plan with a roof pitch ratio of at least 6:12 (26.56 degree slope), provided the highest point of the roof above ground, adjacent to the residence's foundation, does not exceed 35 feet shall be considered harmonious: Thoreau, Rainforest, Fairhaven, Hawthorne, and Woodrock Ct. (The roof pitch ratio 6:12 means a six (6) inch rise in twelve (12) inches of horizontal length in the same plane of sight.) For all other streets in Section 1, Emerson, Hickory Hill, Wind Hill, Pine Hollow, Concord Ct., Whittier and Walden Road, a submitted plan must consist of a home of two or more stories or a roof pitch with a ratio of at least 8:12 (33.75 degree slope), provided the highest point of the roof above ground, adjacent to the residence's foundation, does not exceed 35 feet, in order for the submission to be considered harmonious. (The roof pitch ratio 8:12 means an eight (8) inch rise in twelve (12) inches of horizontal length in the same plane of sight.)

The above-referenced pitch requirements are for automatic approval, however, the Architectural Control Committee may, in its discretion, approve a submitted plan with a lower pitched roof if it is harmonious with the area. An example of a submission being harmonious even though the roof pitch is below the ratios dictated above would be where the architectural style of the residence (i.e. Italian Renaissance or Prairie) is specifically defined by a low pitched roof.

Section 17:

For each of the following streets in Section 17, the submitted plan with a roof pitch ratio of at least 6:12 (26.56 degree slope), provided the highest point of the roof above ground, adjacent to the residence's foundation, does not exceed 35 feet shall be considered harmonious: Hidden Valley, Vail Ct., Vail Drive, Breckenridge, and Steamboat Springs. (The roof pitch ratio 6:12 means a six (6) inch rise in twelve (12) inches of horizontal length in the same plane of sight.) For all other streets in Section 17, Copper Mountain, Aspen Circle, Sun Valley and Windswept, a submitted plan must consist of a home of two or more stories or a roof pitch with a ratio of at least 8:12 (33.75 degree slope), provided the highest point of the roof above ground, adjacent to the residence's foundation, does not exceed 35 feet, in order for the submission to be considered harmonious. (The roof pitch ratio 8:12 means an eight (8) inch rise in twelve (12) inches of horizontal length in the same plane of sight.)

The above-referenced pitch requirements are for automatic approval, however, the Architectural Control Committee may, in its discretion, approve a submitted plan with a lower pitched roof if it is harmonious with the area. An example of a submission being harmonious even though the roof pitch is below the ratios dictated above would be where the architectural style of the residence (i.e. Italian Renaissance or Prairie) is specifically defined by a low pitched roof

Page Five - New Home Plan Classification With Respect to Harmony With Other Structures

Sections 3, 4, 5, 6, 8, 15, 18:

If the plan submission contains a roof pitch with a ratio of at least 6:12 (33.75 degree slope) provided the highest point of the roof above ground, adjacent to the residence's foundation, does not exceed 35 feet then the submission shall be considered harmonious. (The roof pitch ratio 6:12 means a six (6) inch rise in twelve (12) inches of horizontal length in the same plane of sight.) The above-referenced pitch is for automatic approval, however, the Architectural Control Committee may, in its discretion, approve a submitted plan with a lower pitched roof if it is harmonious with the area. (An example of a submission being harmonious even though the roof pitch is below 6/12 would be a submission where the architectural style of the residence (i.e. Italian Renaissance or Prairie) is specifically defined by a low pitched roof.)

Revision 7/1/2006

**WALDEN ON LAKE CONROE COMMUNITY IMPROVEMENT ASSOCIATION, INC.
Architectural Control Committee Minimum Construction Standards Policy
New Home Plan Classification With Respect to Harmony With Other Structures**

I. General:

The Deed Restrictions of the various sections of the unincorporated area commonly referred to as Walden on Lake Conroe each provide that “No building shall be erected, placed, or altered on any Lot until the construction plans and specifications and a plot plan showing the location of the structure, have been approved in writing as to harmony of exterior design and color with existing structures, as to location with respect to topography and finished ground elevation, and as to compliance with minimum construction standards”

Because each section contains different standards (including minimum square footage – which can impact the exterior design of a home; and minimum masonry requirements – which can also impact the exterior design of a home), it is important that a policy outlining the method for examination of the deed restriction’s harmony requirement be established.

II. Purpose:

- A. To provide guidelines for the Architectural Control Committee to appropriately consider new residence plans in each section of Walden on Lake Conroe.
- B. To recognize and establish a guideline for judging new residence plans in comparison to other residences in the same section in Walden and to fulfill deed restrictions regarding harmony.

III. Definition:

Harmony: A pleasing combination of at least two things. The phrase “in harmony” is synonymous with “in agreement”; “in accord”; or “in congruence” and also generally means “not in discord”; or “not clashing”.

IV. Policy:

- A. In considering the harmony requirement found in each section’s deed restrictions, the Architectural Control Committee shall review new residence plan submissions based on the following governing, control and support documents and materials.
 - 1.) Section Plat Map as recorded in Montgomery County Map Records for the section in which the new residence is proposed to be built.
 - 2.) Deed Restrictions as recorded in Montgomery County Deed Records for the section in which the new residence is proposed to be built (including square footage and masonry requirements).

Page Two - New Home Plan Classification With Respect to Harmony With Other Structures

- 3.) By-Laws of Walden on Lake Conroe Community Improvement Association as amended.
 - 4.) Board Policy Manual regarding construction issues.
 - 5.) Walden's Home Building Requirements.
 - 6.) Design Review Guidelines.
 - 7.) Residential Classification Map.
 - 8.) Residential Classification Guide as prepared by Montgomery Central Appraisal District.
 - 9.) Photos and/or Construction Plans of Existing Homes in Walden for the section in which the new residential plan submission is made.
 - 10.) Proposed House Plans drawn to American Institute of Building Designers (A.I.B.D.) standards as set forth in the checklist, a copy of which is attached hereto as Exhibit "1" including (but not limited to) front elevation depictions; as well as specifications as to exterior materials and colors.
 - 11.) Subsequent site improvement plans to include landscaping, fencing, swimming pools, etc.
- B. When considering the harmony requirement found in each section's Deed Restrictions, the proposed residential plan shall be reviewed based on its exterior to include exterior elevations, exterior materials and exterior colors. Additionally, consideration can be given to continuity of architectural style, rhythm, and the similar use of materials, color and design details in comparison to other residences in the section in which the residence is proposed to be built. (Please refer to Design Guidelines, for further detail.)
- C. The Architectural Control Committee shall make a reasonable attempt to judge the merit of a new residential plan as it relates to harmony of exterior design, color, and materials with existing structures in the section in which the residence is proposed to be built. In order to be approved for construction, the exterior design, color, and materials of the proposed residence must be in harmony with the existing structures in the section in which the residence is proposed to be built. The Architectural Control Committee shall exercise its authority to disapprove any new residential plan that is not in harmony of exterior design, color and materials with other existing structures in the section in which the residence is proposed to be built.

Page Three - New Home Plan Classification With Respect to Harmony With Other Structures

- D. In sections where different minimum square footage requirements are set forth in the deed restrictions, yet the deed restrictions still require consideration of harmony of the structures with one another – assuming other factors such as exterior materials, architectural style, color and compliance with Walden’s Elevation Repetition Policy are not in issue, a submitted plan for construction of a residence on a lot meeting the minimum square footage requirements opposite a residence or residences with larger minimum square footage requirements shall be deemed harmonious as follows:

FOR ALL SECTIONS:

If the plan submission is for a lot directly across from a golf course or lake lot and the submission contains a roof pitch with a ratio of a least 8:12 (33.75 degree slope), provided the highest point of the roof above ground, adjacent to the residence’s foundation, does not exceed 35 feet then the submission shall be considered harmonious. The roof pitch ratio 8:12 means an eight (8) inch rise in twelve (12) inches of horizontal length in the same plane of sight. The above-referenced pitch is for automatic approval, however, the Architectural Control Committee may, in its discretion, approve a submitted plan with a lower pitched roof if it is harmonious with the area. (Examples of submissions being harmonious even though the roof pitch is below 8/12 (e.g. 6/12), would be a submission for a one story home with a 6/12 pitch where the area is predominantly one story homes or vacant lots; a submission for a two story house with a 6/12 pitch will usually be considered harmonious as it pertains to mass and scale; or where the architectural style of the residence (i.e. Italian Renaissance or Prairie) is specifically defined by a low pitched roof.)

FOR ALL REMAINING LOTS IN SECTIONS AS FOLLOWS:

Sections 2, 6A, 8A, 9, 10, 11, 12, 12A, 14 and 16:

If the interior lot plan submission contains a roof pitch with a ratio of at least 8:12 (33.75 degree slope), provided the highest point of the roof above ground, adjacent to the residence’s foundation, does not exceed 35 feet then the submission shall be considered harmonious. The roof pitch ratio 8:12 means an eight (8) inch rise in twelve (12) inches of horizontal length in the same plane of sight. The above-referenced pitch is for automatic approval, however, the Architectural Control Committee may, in its discretion, approve a submitted plan with a lower pitched roof if it is harmonious with the area. (Examples of submissions being harmonious even though the roof pitch is below 8/12 (e.g. 6/12), would be a submission for a one story home with a 6/12 pitch where the area is predominantly one story homes or vacant lots; a submission for a two story house with a 6/12 pitch will usually be considered harmonious as it pertains to mass and scale; or where the architectural style of the residence (i.e. Italian Renaissance or Prairie) is specifically defined by a low pitched roof.)

Page Four - New Home Plan Classification With Respect to Harmony With Other Structures

Section 1:

For each of the following streets in Section 1, the submitted plan with a roof pitch ratio of at least 6:12 (26.56 degree slope), provided the highest point of the roof above ground, adjacent to the residence's foundation, does not exceed 35 feet shall be considered harmonious: Thoreau, Rainforest, Fairhaven, Hawthorne, and Woodrock Ct. (The roof pitch ratio 6:12 means a six (6) inch rise in twelve (12) inches of horizontal length in the same plane of sight.) For all other streets in Section 1, Emerson, Hickory Hill, Wind Hill, Pine Hollow, Concord Ct., Whittier and Walden Road, a submitted plan must consist of a home of two or more stories or a roof pitch with a ratio of at least 8:12 (33.75 degree slope), provided the highest point of the roof above ground, adjacent to the residence's foundation, does not exceed 35 feet, in order for the submission to be considered harmonious. (The roof pitch ratio 8:12 means an eight (8) inch rise in twelve (12) inches of horizontal length in the same plane of sight.)

The above-referenced pitch requirements are for automatic approval, however, the Architectural Control Committee may, in its discretion, approve a submitted plan with a lower pitched roof if it is harmonious with the area. An example of a submission being harmonious even though the roof pitch is below the ratios dictated above would be where the architectural style of the residence (i.e. Italian Renaissance or Prairie) is specifically defined by a low pitched roof.

Section 17:

For each of the following streets in Section 17, the submitted plan with a roof pitch ratio of at least 6:12 (26.56 degree slope), provided the highest point of the roof above ground, adjacent to the residence's foundation, does not exceed 35 feet shall be considered harmonious: Hidden Valley, Vail Ct., Vail Drive, Breckenridge, and Steamboat Springs. (The roof pitch ratio 6:12 means a six (6) inch rise in twelve (12) inches of horizontal length in the same plane of sight.) For all other streets in Section 17, Copper Mountain, Aspen Circle, Sun Valley and Windswept, a submitted plan must consist of a home of two or more stories or a roof pitch with a ratio of at least 8:12 (33.75 degree slope), provided the highest point of the roof above ground, adjacent to the residence's foundation, does not exceed 35 feet, in order for the submission to be considered harmonious. (The roof pitch ratio 8:12 means an eight (8) inch rise in twelve (12) inches of horizontal length in the same plane of sight.)

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Revision 7/1/2006

WALDEN ON LAKE CONROE COMMUNITY IMPROVEMENT ASSOCIATION, INC.
Architectural Control Committee
Section Review - New Home Plans

I. Purpose:

The Architectural Control Committee is charged with the responsibility through new home plan review to enhance and maintain the value, desirability and attractiveness of the land to the benefit of each owner. This policy is created to expand the new plan review process to include the input of section review committees prior to Architectural Control Committee approval decisions.

II. General:

It is the intent of the Board of Trustees of the Walden on Lake Conroe Community Improvement Association, Inc. to conduct a thorough review of each new home plan submitted for Architectural Control Committee (ACC) review. The deed restrictions for each platted section of Walden on Lake Conroe and the Walden C.I.A.'s By-Laws speak to the authority, duties and membership of the A.C.C.

The number of platted lots, the value of waterfront lots, golfcourse lots, view lots, interior lots and density of development vary greatly from section to section. Each new structure must be designed to be in harmony with other existing structures in the subject section.

It is considered reasonable to allow resident input on a section by section basis into the A.C.C. review process prior to a final A.C.C. decision regarding a new home plan.

III. Policy:

A. This policy does not alter the existing ACC structure, review procedures or administrative agreement existing with the Estates of Walden. Section review input is not determinative. The A.C.C. has sole authority over submissions.

B. Each platted section of Walden on Lake Conroe shall be authorized to appoint a Section Architectural Control Committee to review new home plans prior to Walden A.C.C.'s weekly review.

C. Each section committee shall be comprised of two or more members who reside in the subject section.

D. The appropriate section committee shall be provided one review set of plans upon determination by WCIA staff of substantial compliance with the WCIA's plan checklist. The review set shall be returned to Walden C. I. A. upon completion of section review.

03-24-04
2nd Revision 7/1/06

Page Two – Section Review-New Home Plans

E. The appropriate section committee shall review the proposed plan in its entirety in comparison to deed restrictions, Design Review Guidelines and harmony policy.

F. The section committee shall provide a brief written statement to the Walden C. I. A.'s Architectural Control Committee of its recommendation for approval or disapproval with any appropriate supporting comment(s).

G. The Walden A.C.C. shall give the section committee's recommendation appropriate consideration in making its final review decision. However, the recommendation of the Section Review shall not relieve the duty of the A.C.C. to make the final decision over each submission.

H. An untimely response from a section committee may cause the Walden A.C.C. to complete its review process without section input. Section Review shall not extend the time of the A.C.C. review.

03-24-04
Revision 7/1/2006

WALDEN ON LAKE CONROE COMMUNITY IMPROVEMENT ASSOCIATION, INC.
Architectural Control Committee
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03-24-04
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Section Review - New Home Plans

Page Two

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03-24-04
Revision 7/1/2006

WALDEN ON LAKE CONROE COMMUNITY IMPROVEMENT ASSOCIATION, INC.
Architectural Control Committee
Administrative Rejection of New Home Plans

I. General:

Various controlling documents grant authority to the Walden Architectural Control Committee to approve or reject new home plans, based on minimum standards for plan submission, minimum construction standards, non-discretionary and discretionary deed restrictions and general guidelines for developing improvements on lots. These same controlling documents do not address causes for administrative rejection of plans prior to Architectural Control Committee review.

II. Purpose:

The Walden on Lake Conroe Community Improvement Association Board of Trustees wishes to establish criteria for administrative rejection of new home plans which would eliminate the time consuming necessity for Architectural Control Committee review of certain unapprovable or unacceptable plans.

III. Definition:

“Administrative rejection” shall be defined as that authority granted to the General Manager to disapprove non-qualifying plans for causes specific to this policy without review of the plan by the Architectural Control Committee.

IV. Policy:

A. The General Manager shall be directed and authorized by the Walden on Lake Conroe Community Improvement Association Board of Trustees to administratively reject certain new house plans for the following causes:

1. Incomplete plan as compared to Walden’s checklist.
2. A builder’s failure to provide a Certificate of Registration issued by the Texas Residential Construction Commission (TRCC) which appropriately registers the builder and/or his company with the TRCC.
3. A builder’s failure to provide proof of home registration with the Texas Residential Construction Commission of a home(s) previously constructed in Walden on Lake Conroe, but after January 1, 2004.
4. Report of a mechanics lien(s) filed of record against a property which has not been released prior to closing transfer of title or which is reported filed after closing.
5. Failure of a Builder to obtain or pass required home inspections or failure of a Builder to comply with WCIA policy as to prior submissions.

B. The General Manager shall notify the new home plan applicant in writing of the administrative rejection on behalf of the Architectural Control Committee.

Page Two - Administrative Rejection of New Home Plans

C. An administrative rejection shall be considered the same as a disapproval by the Architectural Control Committee and shall be so noted in the rejection notification letter.

D. Administrative rejection of a new home plan shall not be a waiver of the restriction which requires the Architectural Control Committee to act on a plan within thirty (30) days of submission. However, a new home plan will not be considered as submitted to the ACC until such time as all requirements or corrections of Items A. 1 - 5 above are completed.

Revision 7/1/2006

WALDEN ON LAKE CONROE COMMUNITY IMPROVEMENT ASSOCIATION, INC.
Architectural Control Committee
Administrative Rejection of New Home Plans

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3. A builder’s failure to provide proof of home registration with the Texas Residential Construction Commission of a home(s) previously constructed in Walden on Lake Conroe, but after January 1, 2004.
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Revision 7/1/2006

WALDEN ON LAKE CONROE COMMUNITY IMPROVEMENT ASSOCIATION, INC.
Architectural Control Committee
Minimum Requirements for Submission of Residential Building Plans

I. General:

The Architectural Control Committee of the Walden on Lake Conroe Community Improvement Association, Inc. is responsible for reviewing all new home construction drawings. The diverse sources and availability of plans coupled with various methods of drafting technology utilized to produce today's drawings create extreme disparity in content, quality and plan organization. The Architectural Control Committee is granted control by the various deed restrictions over the type and quality of the plans and specifications which it reviews.

II. Purpose:

It is the intent of the Board of Trustees of the Walden C. I. A. to establish a uniform standard for new home plans. Compliance with minimum plan standards will result in consistent review processes and help insure compliance with construction code requirements from design to construction completion.

III. Policy:

A. The Walden A.C.C. shall adopt the minimum plan design standards of the American Institute of Building Design (A.I.B.D.).

B. The Walden A.C.C. shall require that each set of new home construction drawings consist of the specified drawings, scale and content of the A.I.B.D. plan standards as contained in the Walden C. I. A. Minimum Requirements for Submission of Residential Building Plans and, hereby, made part of this policy.

C. The Walden A.C.C. shall have the authority to disapprove plans which are not in substantial compliance with the A.I.B.D. plan standards. Re-submission of plans to the A.C.C. will require a re-submission fee.

D. Walden C. I. A. deed restrictions staff shall be authorized to administratively reject incomplete plans as compared to a building plans checklist to specifically avoid re-submittal of plan packages to the Architectural Control Committee. WCIA deed restrictions staff shall also be authorized to administratively reject incomplete plans in accord with, pursuant to, or in keeping with the Administrative Rejection of New Homes Plans Policy.

E. This policy shall become effective July 1, 2004.

03-24-04
Revision 7/1/2006

WALDEN ON LAKE CONROE COMMUNITY IMPROVEMENT ASSOCIATION, INC.
Architectural Control Committee
Minimum Requirements for Submission of Residential Building Plans

I. General:

The Architectural Control Committee of the Walden on Lake Conroe Community Improvement Association, Inc. is responsible for reviewing all new home construction drawings. The diverse sources and availability of plans coupled with various methods of drafting technology utilized to produce today's drawings create extreme disparity in content, quality and plan organization. The Architectural Control Committee is granted control by the various deed restrictions over the type and quality of the plans and specifications which it reviews.

II. Purpose:

It is the intent of the Board of Trustees of the Walden C. I. A. to establish a uniform standard for new home plans. Compliance with minimum plan standards will result in consistent review processes and help insure compliance with construction code requirements from design to construction completion.

III. Policy:

- A. The Walden A.C.C. shall adopt the minimum plan design standards of the American Institute of Building Design (A.I.B.D.).
- B. The Walden A.C.C. shall require that each set of new home construction drawings consist of the specified drawings, scale and content of the A.I.B.D. plan standards as contained in the Walden C. I. A. Minimum Requirements for Submission of Residential Building Plans and, hereby, made part of this policy.
- C. The Walden A.C.C. shall have the authority to disapprove plans which are not in substantial compliance with the A.I.B.D. plan standards. Re-submission of plans to the A.C.C. will require a re-submission fee.
- D. Walden C. I. A. deed restrictions staff shall be authorized to administratively reject incomplete plans as compared to a building plans checklist to specifically avoid re-submittal of plan packages to the Architectural Control Committee. WCIA deed restrictions staff shall also be authorized to administratively reject incomplete plans in accord with, pursuant to, or in keeping with the Administrative Rejection of New Homes Plans Policy.
- E. This policy shall become effective July 1, 2004.

03-24-04
Revision 7/1/2006

115-11-1132

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 Real Property at
Montgomery County, Texas.

JUN 30 2006



Mark Turnbull

County Clerk
Montgomery County, Texas

FILED FOR RECORD

06 JUN 30 AM 10: 15

Mark Turnbull
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

RECORDS MEMORANDUM

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded.