

Walden on Lake Conroe

Section 3 Proposed Deed Restrictions

Executive Summary

This Executive Summary is provided so you may quickly review the changes that the proposed deed restrictions will make. This is not an exhaustive list of all changes. Please review the proposed deed restrictions and the annotated versions of the Master and Exhibit A for a complete understanding of all changes that will be made upon adoption.

It is important to note that if your property is in compliance with the original deed restrictions, there is a specific provision that guarantees that your property will be in compliance with the new restrictions.

Here are some of the more important changes:

Waterfront property owners may now erect fences on the side property line and across the property line parallel to the lake with only a submission and approval by the Architectural Control Committee. All fences on waterfront lots that are closer to the water than the rear of the home must be made of wrought iron, or similar material, and no more than 4 feet tall. (Ex. A, Section A-8 (B))

Leases must be in writing and communicated to the WCIA office (Master, 3.17) Leases of a home or lot are allowed, as long as certain requirements are met and a permit is acquired from the WCIA. (Ex. A, Section A-11)

You may operate a business from your home, as long as there is no evidence of it's existence to your neighbors.(Master, Section 3.1(b))

The Board may determine a Fine Policy for violating the deed restrictions, and these fines will constitute a lien on the property if not paid. This provision is designed to make fixing violations easier and cheaper for Walden. (Master, Sec. 5.5)

Only the Board of Trustees may approve variances to the deed restrictions, and only by an unanimous vote of the Trustees attending the meeting.(Master, 4.7)

No hunting is allowed, unless the Board authorizes it to control wildlife populations. (Master, Sec. 3.5(c))

Wrapped vehicles, which have more than 20% of the car/truck body adorned with an ad or other signage, must be screened from view, either in a garage or under a car/truck cover. (Master, Sec. 3.7(h))

PODS, used for moving household goods, may remain on your property for no more than 72 hours. This is similar to the restrictions on trailers and recreational vehicles. (Master, Sec. 3.10(c))

Any improvements on your property, including but not limited to the house, driveway, fences and pools, must be maintained. (Master, Sec. 3.12(d),(e))

HardiPlank and other similar cement-based products can be used in the construction of homes. (Ex. A, Section A-2)

Garages must be at least 22' x 22'. (Ex. A, Section A-6)

If a home is destroyed by fire or otherwise torn down, it must be rebuilt within 9 months. (Master, Sec. 3.22)

The WCIA may create Green Space on any lot it owns, but it may not make a soccer/ball field or playground without the approval of more than 50% of the Section's property owners. (Master, Sec. 2.5, 2.6)

Green energy devices and water conserving devices are permitted, as long as they are submitted to the ACC for approval before installation. (Master, Sec. 3.23)

These deed restrictions will be valid for 40 years from the date of approval. (Master, Sec 7.1)

Neither the ACC nor the Board shall be liable for any defect or other issue that may arise out of construction of improvements. (Master, Sec. 4.8)

If maintenance fees or fines are not paid, and you sell your property, the WCIA may pursue recovery of amounts in court against you personally. (Master, Sec. 6.8)