

Walden on Lake Conroe Community Improvement Association, Inc.
Board Policy
Basketball Goals

I. General:

The Walden on Lake Conroe Design Guidelines, Revised September 28, 2006, Page 48, basketball backboards addresses basketball backboards/goals. However, as Walden on Lake Conroe now has many sections of young families with children the need for clarification of basketball backboards/goals location and safety must be clarified.

II. Purpose:

The purpose of this policy is to set standard location and safety policy for basketball goals and backboards on residential and patio home lots in Walden on Lake Conroe. This Policy amends and supersedes in its entirety the paragraph "Recreational/Play Equipment" found on page 47 of the Design Guidelines as amended in July of 2006, found filed in the Official Public Records of Real Property of Montgomery County, under Clerk's film code number 389-11-0690, et seq.

III. Policy:

- A. Basketball backboards/goals on residential and patio home lots should be located in a manner as to be visually unobtrusive. Visual impact, effect of normal use on adjacent residences, and safety should all be considerations when choosing the location.
- B. Free-standing basketball backboards/goals and poles must be adjacent to and over the driveway and a minimum of six (6') feet from the street. The poles should be cemented into the ground or sand added to the base to prevent the pole from falling or blowing over causing damage to people or property.
- C. Poles can be painted black or dark brown to blend with the natural background; or if made of wood, left to weather naturally. Exposed unpainted metal poles are not allowed.
- D. Basketball backboards/goals or balls must not be permitted to damage surrounding landscape, structures, vehicles or signage in common areas or other owners' property.

- E. Visual backboards/goals must be mechanically sound, clean, and well maintained. Property Owners may not permit basketball backboards/goals to become an unsafe or unsightly nuisance. Basketballs backboards/goals not cleaned and well maintained will be addressed as a deed restrictions violation.

- F. Non-portable basketball backboards/goals must be submitted to the Architectural Control Committee (ACC) for approval. A survey of the property with the location of the backboard/goal must be included with the submission.

This Policy is effective upon the recordation in the Public Records of Montgomery County and supersedes any previous Policy regarding the same subject. Except as affected by this Policy, all other provisions contained in all other governing documents including the Restrictions, Bylaws, Board Policies, and any other dedicatory instruments of the WCIA, shall remain in full force and effect.

May 18, 2017

FILED FOR RECORD
07/03/2017 01:46PM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was filed in the file number
sequence on the date and time stamped herein
by me and was duly RECORDED in the Official Public
Records of Montgomery County, Texas.

07/03/2017



County Clerk
Montgomery County, Texas

DOC #2017058044

DEDICATORY DOCUMENTS

OF

**WALDEN ON LAKE CONROE COMMUNITY IMPROVEMENT
ASSOCIATION, INC.**

BEFORE ME, the undersigned authority, on this day personally appeared the below named person, who, being by me first duly sworn, states the following:

My name is David Hartman. I am over 21 years of age and of sound mind. I am capable of making, and am authorized to make this affidavit. I am personally acquainted with the facts herein stated. I am the agent and General Manager of Walden on Lake Conroe Community Improvement Association, Inc. Pursuant to the Texas Property Code, Section 202.006, the following document is the original, or a true and correct copy of the original, of the governing instruments of the Association:

Walden on Lake Conroe Community Improvement Association – Basketball Goals Board Policy

WITNESS MY HAND, to this document this 18th day of May, 2017

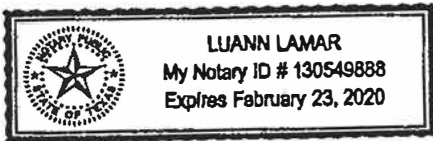
Walden on Lake Conroe Community Improvement Association, Inc., a Texas non-profit corporation

BY: 
Agent and General Manager

Print Name: David Hartman

**THE STATE OF TEXAS
COUNTY OF MONTGOMERY**

THIS affidavit was acknowledged before me on the 18th day of May, 2017 by David Hartman, who stated that he is the Agent and General Manager for Walden on Lake Conroe Community Improvement Association, Inc.




NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

AFTER RECORDING, RETURN TO:
David Hartman, General Manager
Walden on Lake Conroe
Community Improvement Association, Inc.
13301 Walden Rd.
Montgomery, TX
Phone: (936) 582-1622