

Walden on Lake Conroe Community Improvement Association, Inc.

Board Policy

Consequences of Deed Restriction Violations and 209 Notices

I. Purpose:

It is the intention of the Board of Trustees to express their desire to have any violations of the Walden On Lake Conroe governing documents, including deed restrictions, corrected in a timely manner. The Board believes that restricting access to amenities, after a violation has been reported and appropriate notice has been given, may encourage homeowners to correct violations.

II. General:

Violations of the governing documents, including the Deed Restrictions, Board Policies, Design Guidelines, Homebuilding Guidelines and other guidance, are reported to the property owner upon discovery. Walden sends a friendly reminder, a 10 day notice and a 209 Notice before assigning the violation to the attorney. This process takes at least 45 days, and generally 60 days, from the first letter, and gives the property owner sufficient time to notify the Walden CIA that they will bring the property into compliance. If the property is not brought into compliance at the end of the 30 day period after the 209 Notice is issued, suspending access to Walden amenities and privileges may further encourage compliance.

III. Policy:

The Board of Trustees believes that the Walden community benefits from compliance with all governing documents. If violations occur, and the property owner is notified of the violation through the above referenced process of letters, the owner(s) of that property shall have their access to any and all Walden amenities restricted and privileges suspended as of the date of the expiration of the 30 day appeal period described in the 209 Notice. Once all violations have been corrected and pass inspection, access to the amenities will be restored.