

ADDITIONAL DEDICATORY INSTRUMENTS

for

WALDEN ON LAKE CONROE COMMUNITY IMPROVEMENT ASSOCIATION, INC.

THE STATE OF TEXAS §

COUNTY OF MONTGOMERY §

BEFORE ME, the undersigned authority, on this day personally appeared **Trisha Taylor Farine**, who, being by me first duly sworn, states on oath the following:

"My name is **Trisha Taylor Farine**, I am over twenty-one (21) years of age, of sound mind, capable of making this affidavit, authorized to make this affidavit, and personally acquainted with the facts herein stated:

"I am the attorney/agent for WALDEN ON LAKE CONROE COMMUNITY IMPROVEMENT ASSOCIATION, INC. Pursuant to Section 202.006 of the Texas Property Code, the following documents are copies of the original official documents from the Association's files:

Policy Regarding Dead Tree Removal

DATED this 9th day of October, 2024

WALDEN ON LAKE CONROE COMMUNITY
IMPROVEMENT ASSOCIATION, INC.

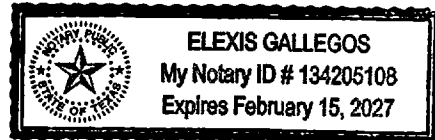
BY: Trisha Taylor Farine
Trisha Taylor Farine, attorney/agent

THE STATE OF TEXAS §

COUNTY OF MONTGOMERY §

THIS INSTRUMENT was acknowledged before me on this the 9th day of October, 2024, by **Trisha Taylor Farine**, attorney/agent of WALDEN ON LAKE CONROE COMMUNITY IMPROVEMENT ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.

Elexis Gallegos
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



Walden on Lake Conroe Community Improvement Association, Inc.

POLICY REGARDING DEAD TREE REMOVAL

WHEREAS, the Board of Trustees ("Board") of WALDEN ON LAKE CONROE COMMUNITY IMPROVEMENT ASSOCIATION, INC. (hereinafter referred to as the "ASSOCIATION") has the authority and responsibility to make decisions for the benefit of the entire community;

WHEREAS, Texas Property Code Section 204.010(a)(18) provides that the Association, acting through its Board of Trustees, may implement written architectural control guidelines; and

WHEREAS, the Board has determined that a policy is needed to regulate tree removal within Walden on Lake Conroe;

NOW THEREFORE, BE IT RESOLVED THAT the Board hereby resolves to adopt, publish, and enforce the following POLICY REGARDING DEAD TREE REMOVAL:

DEAD TREE REMOVAL POLICY

I. **Purpose:**

It is the intention of the Board of Trustees to preserve the woodlands environment and naturally wooded image of Walden on Lake Conroe, while promoting a safe, healthful and attractive environment for all residents.

II. **Policy:**

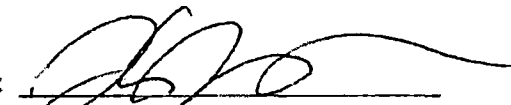
Upon the discovery of a dead tree on a property, the owner will be notified in writing and asked to have the tree removed within 30 days. The property owner may contact the Association if they believe the tree is not dead, and ask for a review by a Master Gardener or Arborist. If the property owner does not contact the Association after 30 days, or if the determination of the Master Gardener or Arborist is that the tree is dead and the owner does not remove the dead tree within 30 days of that determination, the Association, in its sole discretion, without liability to the property owner or occupant of the property in trespass or otherwise, may enter the property, remove the dead tree and any natural vegetation debris, and bill the property owner for these services. If the invoice for said services remains unpaid after 30 days, the amount due may be added to the assessment account for that property.

This Policy is effective upon the recordation in the Public Records of Montgomery County and supersedes any policy regarding dead tree removal which may have previously been in effect.

CERTIFICATION

"I, **John McReynolds**, being the President of WALDEN ON LAKE CONROE COMMUNITY IMPROVEMENT ASSOCIATION, INC., hereby certify that in the open session of a properly noticed meeting of the Board of Trustees of the Association, duly called and held on the 7th day of OCTOBER, 2024, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the foregoing Policy was adopted by at least a majority of the Association's Board of Trustees."

By: _____


John McReynolds, President

E-FILED FOR RECORD

10/09/2024 11:49AM



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas

STATE OF TEXAS,
COUNTY OF MONTGOMERY

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

10/09/2024



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas