

Exhibit A

Increased Minimum Building Requirements for WCIA Administrative Resale of Residential Lots

The minimum building standards listed below shall be required as a matter of WCIA Board Policy. These standards shall be made a part of the deed in the conveyance process by Walden on Lake Conroe community Improvement Association, Inc. to the party purchasing any WCIA lot after March 24, 2004. Walden C.I.A. shall also encourage and allow the same minimum standards to be included in private individual conveyance transactions subject to prior approval of the deed language regarding enhanced standards.

Minimum Building Standards

1 Story/1 1/2 –2 Story

<u>Section</u>	<u>Waterfront</u>	<u>Golf Course</u>	<u>Residential</u>	<u>Patio/TH</u>	<u>Minimum Masonry</u>
One	N/A	N/A	1800/2300	N/A	70%
Two	2800	N/A	2400/2800	N/A	100%
Three	2800	N/A	2400/2800	1800	70%
Three A	N/A	N/A	N/A	1800	100%
Four	2800	N/A	1800/2300	N/A	70%
Five	2600 Patio	N/A	2400/2800	1800	70%
Six	2800	N/A	2400/2800	N/A	100%
Six A	2100	N/A	2400/2800	N/A	100%
Seven	1800	N/A	N/A	1600	100%
Seven A	2800	N/A	2400/2800	N/A	100%
Eight	N/A	N/A	2400/2800	N/A	100%
Eight A	N/A	N/A	2100/2400	N/A	100%
Nine	2800	2800	2400/2800	1800	100%
Ten	2600	2400	N/A	1800	70%
Eleven	N/A	2400	2100/2400	N/A	70%
Twelve	2800	N/A	N/A	2400/2800	100%
Twelve A	2800	N/A	2400/2800	N/A	100%
Fourteen	2800	N/A	2400/2800	N/A	100%
Fifteen	2800	N/A	2400/2800	N/A	70%
Sixteen	2600	N/A	N/A	2100	100%
Seventeen	2800	N/A	N/A ←	2400/2800	70%
Eighteen	N/A	N/A	*1800/2300	N/A	70%
The Estates	N/A	N/A	N/A	N/A	N/A

* No duplex residential dwellings

1. BUYER TO PAY ALL CLOSING COSTS
2. ENCHANCED DEED RESTRICTIONS APPLY WITH REGARD TO:
 - (A) MINIMUM SQUARE FOOTAGE (SEE LIST); (B) MINIMUM ROOF PITCH OF 6:12;
 - (C) 2-CAR GARAGE INTERNAL DIMENSIONS OF 20X24, If LOT IS LESS THAN 7,000sqft, 2-CAR GARAGE INTERNAL DIMENSIONS ARE 20X20

This Exhibit is effective August 19, 2010