

WALNUT COVE PROPERTY OWNERS' ASSOCIATION INC.

The undersigned certifies that Terri Saxton is the President of Walnut Cove Property Owners Association, Inc. (the "Association"). The Association is the property owners for the Walnut Cove, Section One, Two, and Three, and Four a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in the map records of Montgomery County, Texas (the "Subdivision").

The Association is a Texas non-profit corporation, and a true and correct copy of the Fee Schedule Walnut Cove Property Association, Inc. is attached to this certificate as Exhibit "A."

Signed this 30th day of June, 2023.

WALNUT COVE PROPERTY OWNERS' ASSOCIATION,
INC.

By: [Signature]

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

The instrument was acknowledged before me on this 30th day of June 2023, by Terri Saxton, President of WALNUT COVE PROPERTY OWNERS' ASSOCIATION, Inc., a Texas non-profit corporation, on behalf of said corporation.



[Signature]
NOTARY PUBLIC, State of
Texas

AFTER RECORDING RETURN TO:
Walnut Cove Property Owners Association
11182 Apple Tree
Willis, Texas 77318

WALNUT COVE PROPERTY OWNERS' ASSOCIATION INC.

LOT Transfer fee (per lot) \$350.00

DEPOSITS ACC

New Construction	\$500.00
Mobile Home (skirting, blocks, accessibility)	\$300.00
Road Deposit (mobile home moving, Sheds, Portable Buildings)	\$200.00
Sheds, Fences, and other improvements	\$100.00
ACC application for new construction	\$150.00
ACC application for all other improvements	\$50.00
Payment Plan	\$45.00
ResaleCert.	\$250.00

VIOLATIONS

MINNIMUM VIOLATION FINES

Non-compliance fee	\$1,500.00
Building without a permit	\$1,500.00
Damage to street, ditch, culverts, etc.	\$1,500.00
Construction debris/cement left in roadway/ditch	\$250.00
No dumpster/uncontained debris during construction	\$250.00
Trash on easements	\$150.00

Certified Mailings \$35.00

Late Fees TBD

PAVILION/BUIDING RENTAL

(\$300.00 deposit/refundable if no damages and cleaned) MONEY ORDERS ONLY; NO CASH OR CHECKS)

Pavilion- outside patio only- no chairs, no bathroom access. **Walnut Cove residents only.** \$FREE

Pavilion-inside-rental includes tables, chairs, and usage of kitchen. (2 HR MIN) \$35.00/HR

FILED FOR RECORD
06/30/2023 11:08AM



L. Brandon Steinmann

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.

06/30/2023



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas