

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

The undersigned, being the General Manager for **Walden on Lake Conroe Community Improvement Association, Inc.**, (hereinafter the "Association"), a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code, which supersedes any prior Management Certificate filed by the Association.

1. **Name of the Subdivision:**

Walden on Lake Conroe

2. **Name of the Association:**

Walden on Lake Conroe Community Improvement Association, Inc.

3. **Recording Data for Subdivision:**

Walden on Lake Conroe, Section One (1), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Volume 10, Page 16 of the map records of Montgomery County, Texas;

Walden on Lake Conroe, Section Two (2), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Volume 10, Page 18 of the map records of Montgomery County, Texas;

Walden on Lake Conroe, Section Three (3), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Volume 10, Page 20 of the map records of Montgomery County, Texas;

Walden on Lake Conroe, Section Three-A, a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet C, Sheet 53, of the map records of Montgomery County, Texas;

Walden on Lake Conroe, Section Four (4), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Volume 10, Page 40 of the map records of Montgomery County, Texas;

Walden on Lake Conroe, Section Five (5), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Volume 10, Pages 64-69, incl., of the map records of Montgomery County, Texas;

Walden on Lake Conroe, Section Six (6), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Volume 11, Pages 67-72, incl., of the map records of Montgomery County, Texas;

Walden on Lake Conroe, Section Six-A, a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet C, Sheet 10 and 11, of the map records of Montgomery County, Texas;

Walden on Lake Conroe, Section Seven (7), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Volume 11, Pages 17 and 18, of the map records of Montgomery County, Texas;

Walden on Lake Conroe, Section Seven-A (7-A), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet C, Sheet 78, of the map records of Montgomery County, Texas;

Walden on Lake Conroe, Section Eight (8), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet A, Page 186, of the map records of Montgomery County, Texas;

Walden on Lake Conroe, Section Eight-A, a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet B, Pages 184, of the map records of Montgomery County, Texas;

Walden on Lake Conroe, Section Nine (9), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet B, Sheet 8, of the map records of Montgomery County, Texas;

Walden on Lake Conroe, Section Ten (10), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet B, Sheet 9, of the map records of Montgomery County, Texas;

Walden on Lake Conroe, Section Eleven (11), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet B, Sheet 185, of the map records of Montgomery County, Texas;

Walden on Lake Conroe, Section Twelve (12), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet B, Pages 186, of the map records of Montgomery County, Texas;

Walden on Lake Conroe, Section Twelve-A, a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet C, Sheet 54, inclusive, of the map records of Montgomery County, Texas;

Walden on Lake Conroe, Section Fourteen (14), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet C, Sheet 4, inclusive, of the map records of Montgomery County, Texas;

Walden on Lake Conroe, Section Fifteen (15), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet C, Sheet 20, of the map records of Montgomery County, Texas;

Walden on Lake Conroe, Section Sixteen (16), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet C, Sheet 27, of the map records of Montgomery County, Texas;

Walden on Lake Conroe, Section Seventeen (17), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet C, Sheet 55, of the map records of Montgomery County, Texas;

Walden on Lake Conroe, Section Eighteen (18), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet C, Sheet 74, inclusive, of the map records of Montgomery County, Texas;

The Estates of Walden, a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet F, Sheet 146A&B, 147A&B and 148A, inclusive, of map records of Montgomery County, Texas;

The 18th at Walden, A Condominium Project, being a tract of land out of the Thos. Corner Survey A-10, Montgomery County and being out of Reserve "A" of Walden on Lake Conroe, Section 9 of Montgomery County, Texas and any additional phases added thereafter;

The Point at Walden Condominium, being 2.6779 acres of land out of and part of the Thomas Corner Survey, A-10, Montgomery County, Texas;

The Cove at Walden, A Condominium Project, being 2.433 acres of land in the Thomas Corner Sur., A-10, Montgomery County, Texas;

Inverness Condominium, being a 2.78 acre tract of land, a part of a 6.4603 acre tract known as Reserve "B", Section 10, Walden on Lake Conroe recorded in Cabinet B., Sheet 9, Map records of Montgomery County and being out of and part of the Thomas Corner Survey, Abstract No. 10, Montgomery County, Texas;

Inverness II Condominium, being a 1.5294 acre tract of land, a part of a 6.4603 acre tract known as Reserve "B", Section 10, Walden on Lake Conroe recorded in Cabinet B., Sheet 9, Map records of Montgomery County and being out of and part of the Thomas Corner Survey, Abstract No. 10, Montgomery County, Texas;

Marina Vista Condominium, being 3.11367 acres of land out of and a part of the John Cronkight Survey, Abstract No. 11, Montgomery County, Texas;

Golf Villas at Walden, a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet T, Sheet 30-31, inclusive, of the map records of Montgomery County, Texas;

Harbour Village Condominiums, being a portion of a 4.4996 acre tract of land out of a part of the John Cronkight Survey, Abstract No. 11, and of the Thomas Corner Survey, Abstract No. 10, Montgomery County, Texas, and being the same land described in that certain warranty deed dated January 29, 1976, from Jerry H. Deutser, Trustee and S. Conrad Weil, Jr., Trustee, to Harbour Village, Inc., recorded in Volume 920, Page 212 of the Deed Records of Montgomery County, Texas, and being the same land described in that certain correction warranty deed dated January 29, 1976, from Jerry H. Deutser, Trustee and S. Conrad Weil, Jr., Trustee, to Harbour Village, Inc., recorded in Volume 920, Page 866, of the Deed Records of Montgomery County, Texas; and

The Lodge at Walden, being 2.2472 acres of land out of and a part of the Thos. Corner Survey Abstract No. 10, Montgomery County, Texas.

La Posada at Walden Condominiums, a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet C, Sheet 92A, inclusive, of the map records of Montgomery County, Texas;

4. **Recording Data for Declarations and Amendments:**

Restrictions Walden on Lake Conroe, Section One, Clerk's File No. 287879, Volume 772, Pages 848-868 in the Deed Records of Montgomery County, Texas;

Restrictions Walden on Lake Conroe, Section Two, Volume 772, Page 869 in the Deed Records of Montgomery County, Texas;

Restrictions Walden on Lake Conroe, Section Three, Volume 772, Pages 890-912 in the Deed Records of Montgomery County, Texas;

Restrictions Walden on Lake Conroe, Section Three-A, Clerk's File No. 7937862, Volume 1160, Pages 129-145 in the Deed Records of Montgomery County, Texas;

Restrictions Walden on Lake Conroe, Section Four, Clerk's File No. 293954, Volume 781, Pages 339-358 in the Deed Records of Montgomery County, Texas;

Restrictions Walden on Lake Conroe, Section Five, Volume 795, Pages 504-535 in the Deed Records of Montgomery County, Texas;

Restrictions Walden on Lake Conroe, Section Six, Clerk's File No. 332481, Volume 835, Pages 10-30 in the Deed Records of Montgomery County, Texas;

Restrictions Walden on Lake Conroe, Section Six-A, Clerk's File No. 7905182, Volume 1116, Pages 713-728 in the Deed Records of Montgomery County, Texas;

Restrictions Walden on Lake Conroe, Section Seven, Volume 822, Page 270 in the Deed Records of Montgomery County, Texas;

Restrictions Walden on Lake Conroe, Section Seven-A, Clerk's File No. 8017111, in the Deed Records of Montgomery County, Texas;

Amendment to Restrictions for Walden on Lake Conroe, Section Seven-A, Clerk's File No. 202308949, in the Deed Records of Montgomery County, Texas;

Restrictions Walden on Lake Conroe, Eight, Volume 890, Pages 769-787, in the Deed Records of Montgomery County, Texas;

Restrictions Walden on Lake Conroe, Section Eight-A, Clerk's File No. 2021070176, in the Deed Records of Montgomery County, Texas;

Restrictions Walden on Lake Conroe, Section Nine. Clerk's File No. 760886, Volume 918, Pages 297-319, in the Deed Records of Montgomery County, Texas;

Declaration of Restrictions Walden on Lake Conroe, Section Ten, Clerk's File No. 2017085009, in the Deed Records of Montgomery County, Texas;

Restrictions Walden on Lake Conroe, Section Eleven, Clerk's File No. 2019089513, in the Deed Records of Montgomery County, Texas;

Restrictions Walden on Lake Conroe, Section Twelve, Clerk's File No. 7847338, Volume 1099, Pages 201-220, in the Deed Records of Montgomery County, Texas;

Restrictions Walden on Lake Conroe, Section Twelve-A, Clerk's File No. 2021040698, in the Deed Records of Montgomery County, Texas;

Restrictions Walden on Lake Conroe, Section Fourteen, Clerk's File No. 7901052, Volume 1110, Pages 582-600, in the Deed Records of Montgomery County, Texas;

Restrictions Walden on Lake Conroe, Section Fifteen, Clerk's File No. 7909222, Volume 1122, Pages 23-40, in the Deed Records of Montgomery County, Texas;

Restrictions Walden on Lake Conroe, Section Sixteen, Clerk's File No. 7918573, in the Deed Records of Montgomery County, Texas;

Restrictions Walden on Lake Conroe, Section Seventeen, Clerk's File No. 7937863, Volume 1160, Pages 146-159, in the Deed Records of Montgomery County, Texas;

Restrictions Walden on Lake Conroe, Section Eighteen, Clerk's File No. 8013230, in the Deed Records of Montgomery County, Texas;

Declaration of Covenants, Conditions and Restrictions of Walden on Lake Conroe, The Estates of Walden, Clerk's File No. 9038886;

Condominium Declaration for The 18th at Walden, A Condominium Project, Clerk's File No. 7905947, Volume 1, Pages 581-644 of the Condominium Declaration Records of Montgomery County, Texas;

Amendment to Condominium Declaration for The 18th at Walden, A Condominium Project, Clerk's File No. 8325396, real property records of Montgomery County, Texas;

Restrictions The Point at Walden, Condominium, Clerk's File No. 8211520 of Montgomery County, Texas;

Restrictions The Cove at Walden, A Condominium Project, Clerk's File No. 8331082 of Montgomery County, Texas;

Declaration of Covenants, Conditions and Restrictions for Golf Villas at Walden, Clerk's File No. 2005-059409 of Montgomery County, Texas;

Restrictions Inverness Condominium, Clerk's File No. 002-01-0844 of Montgomery County, Texas;

Declaration of Condominium, Inverness II Condominium, Clerk's File No. 8148791 of Montgomery County, Texas;

Condominium Declaration for Marina Vista Condominium, Volume 1, Pages 235-288 of the Condominium Declaration Records of Montgomery County, Texas;

Restrictions Harbour Village Condominiums, Volume 972, Page 737 of the Deed Records of Montgomery County, Texas; and

Restrictions the Lodge at Walden, Volume 1, Pages 129-141 of the Condominium Records of Montgomery County, Texas.

Declaration, La Posada Condominium, Clerk's File No. 2000-042676 of Montgomery County, Texas;

5. **Contact Information for the Association:** The mailing address of the association is as follows:

Walden on Lake Conroe Community Improvement Association, Inc.
13301 Walden Road
Montgomery, Texas 77356-5386
936-582-1622- Office
Website: www.waldenonlakeconroe.com

6. **Contact Information for Association's Manager or Designated Representative:**

Walden on Lake Conroe Community Improvement Association, Inc.
Rusty Denner, General Manager
13301 Walden Road
Montgomery, Texas 77356-5386
936-582-1622- Office
Email: frontdesk@waldenonlakeconroe.com

7. **Fees Related to Property Transfers:**

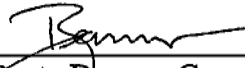
Resale Certificates (7-10 days): \$300.00
Rush Resale Certificates (3-6 days): \$375.00
Transfer Fee: \$500.00 per lot
Refinance Fee: \$50.00

8. **Other Optional Information:**

None.

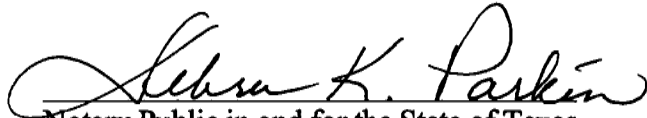
Executed this the 26th day of SEPTEMBER, 2023.

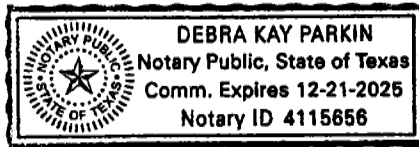
**Walden on Lake Conroe Community
Improvement Association, Inc.**

By: 
Rusty Denner, General Manager

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

This instrument was **acknowledged** before me on this the 26th day of September 2023, by Rusty Denner, General Manager for **Walden on Lake Conroe Community Improvement Association, Inc.**, a Texas property owners association, on behalf of said association.


Notary Public in and for the State of Texas



Disclaimer: Please note, this certificate only contains information as required under Tex. Prop. Code §209.004, and may not contain all of the recorded dedicatory instruments for the Association.

E-FILED FOR RECORD

09/26/2023 11:22AM



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.

09/26/2023



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas