



Thank you for considering our community at the 18th at Walden condominiums. Walden features beautiful trees, deer and other wildlife, scenic views of the golf course and Lake Conroe, three neighborhood restaurants, a donut shop, a gas station, a convenience store and a neighborhood bar.

Your 18th at Walden condominium maintenance fees include:

- Private access to our family pool, adult pool, and hot tub
- An on-site laundry room
- Two parking pass stickers per unit allowing parking in our white-striped private lots
- A special guest parking lot for visitors
- Water, sewer and trash provided
- Common area and grounds maintenance, featuring:
 - Weekly lawn service
 - Sprinkler system
 - Private porch/balcony access
 - Dog-walking stations
- On-site management office inside the clubhouse
- Clubhouse available for private reservation
- Insurance covering buildings from storm damage and similar (click [HERE](#) for current certificate)
Owners are required to carry insurance covering damage to unit(s) for which they are liable.

For all of the above, 18th at Walden condominiums assess the following fees upon transfer of ownership:

Resale Certificate (if requested)	\$100
Unit Transfer Fee	375
Lender Questionnaire (if required)	10 / page
Outstanding maintenance fees from Seller	Varies*
2 Months maintenance fees from Buyer	Varies* by unit size & amenities

* Please call (936) 582-4527 or email info@18thatwalden.com for exact amounts not shown above.

Walden Community Improvement Association maintains the entirety of the Walden, assessing annual fees (obtained at www.waldenonlakeconroe.com) for the following:

- Community swimming pools
- Heated lap pool
- Fitness and racquet center featuring tennis and pickleball
- Fitness classes
- 3 baseball fields (also available for private reservation)
- Shuttle to private 4th of July fireworks show
- Monthly community magazine
- Common area and grounds maintenance, featuring:
 - Hiking trails
 - Dog park and playground
 - Doggie stations throughout neighborhood
 - Private porch/balcony access
 - Groundskeeping and beautification

Thank you again for your interest in being a part of our Walden community on Lake Conroe.