Walnut Bend HOA – Buyer Information Sheet

Nov 18, 2026 · @Renee Madera

10603 Bordley Drive sits in Walnut Bend Section 7, governed by the Walnut Bend Home Association and managed by Genesis Community Management.

At a glance

Item	Detail
Property	10603 Bordley Dr, Houston, TX 77042
Subdivision	Walnut Bend Sec 07 (Lot 17, Block 21)
Association	Walnut Bend Home Association
Management company	Genesis Community Management, managing since December 1, 2025
Membership	Mandatory; deed restrictions apply
Size	800+ homes in sections 1–9, plus the Section 6A townhomes

Community amenities

Walnut Bend residents have access to six HOA-maintained amenities, per the Walnut Bend Home Association amenities page.

Amenity	What's there
Pool	Large family pool with slide and diving board, splash pad, and gated baby pool; lifeguards on duty whenever open (operated by Swim Houston); hours posted each spring
Recreation center gym	Full-size basketball court
Tennis and pickleball courts	Three tennis courts and two pickleball courts

Amenity	What's there
Park and soccer field	Large grass field used for sports and community movie nights
Park pavilion	Covered pavilion next to the playground
Playground	Swings, climbing structures, and turf surface

The association also hosts seasonal community events and social clubs (clubs, calendar). Nearby but not HOA-owned: Terry Hershey Park and the Buffalo Bayou hike-and-bike trails.

Governing documents

Section 7's recorded deed restrictions, the 2025 bylaws, and the architectural guidelines govern this home. All of them are posted on the HOA documents page. That page notes some files may be outdated and points to Genesis Community Management for current versions, financials, and board minutes.

Document	Recorded / dated	What it covers
Declaration, Section 7	1964, Harris County Clerk File B875685	Original deed restrictions for Section 7
Section 7 Amendment (B880582)	1964	Amendment to Section 7 restrictions
Section 7 Amendment (B900903)	1964	Amendment to Section 7 restrictions
Amended & Restated Bylaws	2025	How the association, board, and elections operate
ACC Guidelines	Not dated	Architectural standards for exterior changes
Exterior Maintenance Guidelines	Not dated	Upkeep standards for single-family homes
Leasing and Short-Term Rental Policy	Not dated	Rules for leasing and short-term rentals

Document	Recorded / dated	What it covers
Pool Rules	Registered	Pool use and guest rules

Other posted policies cover generators, solar and rain barrels, flags, security measures, collections, and payment plans; see the documents page.

Exterior changes need approval. Fences, landscaping, paint colors, and additions require Architectural Control Committee (ACC) approval before work or city permits begin. Owners apply through the Genesis homeowner portal and should allow up to 30 days for a decision (ACC process). Like-for-like replacements in the same material and color generally don't need approval.

Dues and fees

Annual dues are not posted on the HOA website. Recent Walnut Bend listings on HAR show roughly $974 to $1,128 per year, so buyers should confirm the current amount with Genesis.

- **What dues cover:** one recent Walnut Bend listing reports clubhouse, courtesy patrol, and recreational facilities, with trash service listed among HOA amenities (listing).
- **How dues are paid:** online through the Genesis homeowner portal.
- **At closing:** the title company orders the resale certificate and subdivision information from Genesis. These confirm the current dues, any transfer or resale fees, and whether the account is in good standing. Membership is mandatory, so the TREC Addendum for Property Subject to Mandatory Membership in a Property Owners Association applies.

Contacts and links

Contact	Details
Genesis Community Management	Community Manager Sera Falconer, (713) 953-0808, 9700 Richmond Ave, Suite 160, Houston, TX 77042, genesiscommunity.com
HOA general email	manager@walnutbend.org
Architectural Control Committee	acc@walnutbend.org

Contact	Details
Board of Directors	Board page
Requests and issues	Submit a request
Helpful numbers	Contacts page
Newsletters	Newsletter page

Information is compiled from the Walnut Bend Home Association website and public listings and is deemed reliable but not guaranteed. Buyers should independently verify all HOA dues, fees, rules, and amenities with the association and review the governing documents.

Sources

- Walnut Bend Home Association
- Amenities
- Documents
- Management and payments
- ACC application process