



Your Walden community features beautiful trees, deer and other wildlife, a golf course, access to Lake Conroe for boating and recreation, three neighborhood restaurants, a donut shop, a gas station, a convenience store and a neighborhood bar.

As a part of this community, 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.

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

Enjoy all that is available for you here at Walden!