



FROM THE PRESIDENT:

This year we have had to do a little unconventional thinking to try and plan new ways to make up the in the bad debt category in the budget. This category primarily consists of owners not paying their annual assessments. As a member of the board and an owner at the property I know that some of our long-time interval owners are not utilizing the property like they once did, however they all still have an obligation to pay their fair share and many owners continue to honor such obligation but there are those that don't. Unfortunately, these actions burden our association as a whole. That said, it is not simply just the interval owners that are falling behind but also some whole owners are as well. The Condo Declarations provide recourse that can be taken against those individuals and therefore we have authorized such recourse however it needs to be noted that such action does come at a cost but we are pushing forward. Despite those efforts, as your board of directors we are also working on several programs to try and optimize other means to bring additional funds back into the property. First, we have started focusing on new sales programs for interval ownership, in what has come to be known as "Pure Points". This program steps away from your typical perpetual interval ownership and is focused more on a short-term basis. This is proving to be a more highly desired type of ownership and will help the association and the bad debt category. Secondly, we are starting to increase available rentals and long-term leases. The area around the resort is growing drastically and therefore so is the demand for short and long-term rentals and leases and so we are trying to capitalize on these areas. We are hopeful that in moving toward these growing trends that our efforts will be a success and we are optimistic that we will be able to sustain our yearly budget.

We have enclosed the 2018 Maintenance Fee Billing with this newsletter. You will see an increase in the maintenance fees however this increase essentially encompasses the \$150 shortfall that we were going to collect separately in 2018. As such, we will not need to bill again for such and it is our intent to avoid any such future assessment for the same. We feel our budget meets the operating costs for the property and thereby approved this budget in our last board meeting back in October.

Among many other things, below is a list of some of the more serious replacements, repairs and/or purchases we completed at the property.

Interval Owners:

- Unit #109 received a new refrigerator
- Units #179 & #136 installed inside A/C units
- Units #128, #108 and #185 have new outside compressors
- Unit #178 new inside and outside A/C units
- Unit #113 received a new stove
- New bedspreads in multiple units
- Unit #141 sheetrock and painting work
- Unit #191 sheetrock, painting and flooring work
- Replace water heaters in four (4) units
- New linen for units

Whole Owners:

- Units #148, #165, #164, and #150 replaced outside air-conditioners

Common Area:

- Removed tree in front of Unit #173
- Repaired outside lighting for Building A
- Replaced several concrete stairs around the property
- Installed handicap pool lift
- Made a stone pathway from the pool to the hot tub

The information I have shared with you in this article will be addressed at the Annual Homeowners Association Meeting held November 11, 2017 at First Fairway at Walden.

I want to thank all the owners who have continued to be a part of First Fairway at Walden and appreciate all your support. I also want to personally extend a Happy Holiday wish to all our owners, and a very Happy New Year from not only myself but the rest of the Board and the ICS Management Employees.

Sincerely yours,
 Bob McGrew, President
 First Fairway at Walden Homeowners Association

WHOLE OWNERS PAYMENT POLICY

All whole owned maintenance fees must be paid either: 1) in advance, 2) quarterly or 3) monthly. If you choose to pay monthly, the payment is due on the first (1st) day of each month. On the seventh (7th) day of the month, if no payment has been received, a fifty dollar (\$50) late fee will be added to your account. The quarterly prepayment schedule is January, April, July and October. If payment is not received by the seventh (7th) day after the quarterly payment becomes due, a late fee will be added to your account for each month. **No warnings will be issued prior to imposition of late fees.**

Please be aware that the quarterly or monthly payments are a privilege extended by the Board of Directors as the Condominium Declarations provide that an owner is to pay all amounts within ten (10) days after receipt of a statement. Therefore, if an owner continues to pay in an untimely manner, the Board of Directors shall have the authority to revoke this privilege and demand full payment.

Payments by credit card* may be made online or by calling your resort directly, ICS Management Corporate Office, or by mailing to the address below. Payments by check can be made out to First Fairway at Walden and can be mailed to:

First Fairway at Walden Lockbox
P.O. Box 358
Galveston, Texas 77553

*There may be a Convenience Fee applicable for all credit card payments.

CHECK CASHING POLICY:

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check. When an electronic fund transfer is made, funds may be withdrawn from your account, as soon as the same day we receive your payment, and you will not receive your check back from your financial institution.

RESORT REMINDERS:

1. Check-in is 4:00 pm and check-out is 10:00 am. These times must be strictly adhered to because our staff needs the full six hours in between check-out and check-in to ensure that the units are clean for the new arrivals.
2. Save yourself \$25.00 by changing your own address online when moving. If the management personnel change your address, you will be subject to the \$25.00 Address Change Fee. To change your address online go to www.icsmanagement.com, click on "Owners

Corner, under "Owners", click on "click here". The next screen will prompt you to type in your User ID number, then your password; next click on "edit owner information", and make the necessary changes and submit those when done. If you do not have your User ID number or password, please contact Jackiy Snipes at 936-582-4477.

3. Be advised that NO PETS are allowed in the timeshare units. If a pet is discovered in an owner's or guest's unit, a fee of \$150.00 will be charged on the credit card that was placed on hold at check-in.
4. Be advised that there is NO SMOKING in the units or Activity Room.
5. Occupancy per unit maximum is:
 - a. One bedroom – 4
 - b. Two bedroom – 6
6. The Resort office is closed on Sundays:
 - a. If you have an emergency, please call 911
 - b. If you need something additional for your unit, please call the telephone number listed on the Resort Office door and we will determine if it is necessary to deliver on Sunday or first thing Monday morning.
7. The resort has two activities:
 - a. Monday morning at 9:00 am we have a "Meet with the Property Manager" where we offer good advice on interesting and special events that are happening around the Montgomery-Conroe area. We also serve coffee, juice and donuts to help you wake-up and get you on the move exploring the area.
 - b. Thursday night 5:00 – 7:00 pm "Wine and Cheese Night" where we can offer you adult conversation and sometimes even local entertainment to relax by. We always look forward to visiting with our owners and/or their guests.

YEARLY/HOLIDAY EVENTS FOR OUR OWNERS AND GUESTS:

As the holiday season nears, the local areas are starting to promote different Thanksgiving and Christmas events.

NOVEMBER:

Texas Renaissance Festival runs October 1st through November 26th at 21778 Farm to Market 1774 in Todd

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Mission, TX 77363. Admission is \$30 at gate for adults and \$15 for kids (4-12 yrs).

Santa's Wonderland runs November 10th through January 7th at 18898 Hwy 6, College Station, TX 77845. Admission is \$37.95 at gate for adults and \$32.95 for kids (2-12 yrs). www.santas-wonderland.com.

Turkey Trot 5 K Run on November 18, 2017 at the Carl Barton Jr. Park (2500 So. Loop 336 East, Conroe) All ages \$20.00 fee.

Holiday Toy Drive from November 27 – December 16 at the Aquatic Center (1205 Candy Cane Lane, Conroe) A donation of two non-violent toys in lieu of admission fee to lap swim, recreational swim or water aerobics and help a child in need for the holiday season.

Conroe Tree Lighting on November 28, 2017 at Downtown Conroe. Come and share the beginning of this magical season.

DECEMBER:

In our little town of Montgomery on December 9, 2017 they are featuring the 26th Annual Christmas in Montgomery. This fun filled day starts at 9:00 am with a parade, Arts and Crafts and you can even see Santa. There will be booths with plenty of gifts for you to purchase to place under your Christmas Tree and all these activities will end up with the 40th Annual Candlelight Home Tour (optional) Adults \$15.00 and Students/Children \$5.00. Come and enjoy the hometown atmosphere that would turn even Mr. Scrooge into a holly-jolly spirit. If the Montgomery Christmas Celebration is not enough for you just down the road in the city of Conroe they are also having their Christmas Celebration on December 9, 2017 from 11:00 am – 5:00 pm. The Kiwanis Club Christmas Parade begins at 1:00 pm and afterwards you and the kiddies can choose numerous activities to enjoy. There will be two real snow hills for sledding, face painting, petting zoo & pony rides, train rides even camel rides. You can also witness the live Nativity scene and so much more there is not enough room in this newsletter to print all the activities. For



evening holiday celebrations, there are many light shows nearby so you can enjoy sparkling Christmas light displays and tours. Most of these tours run from December 1 through December 31. We suggest visiting some of the local area chamber of commerce pages for exact dates and event information.

NEW PLACES TO TRY OUT IN THE MONTGOMERY AREA:

New Restaurants:

Seven Leagues – FM 105 (the old Fajita Jacks building)
Great food especially for Sunday Brunch.

Oceans Blvd – FM 105, featuring great seafood.

Chick-fil-a – The popular chicken fast food chain is about to open up at the Kroger center in Montgomery.

A sad note for our local restaurants in that both, Kountry Katfish and Wolfes, were flooded out when they had to release the dam waters during Hurricane Harvey. At this time, they are still not up and running. However, hang in their as we hear they are working to reopen and I have already heard from several guests and owners that they can't wait until they open back up as several of us love their food.

Longview Miniature Golf course is open across from Ransom's Restaurant on C.B. Stewart Street.

ON-SITE SECURITY:

The security cameras that were installed have been a very nice addition and have helped with security. The cameras are not monitored 24 hours but they do have video playback to help review any incidents and monitor events that might occur. The system has been utilized and will continue to be utilized by management to help monitor and rules and regulations violations that might occur onsite. Violators can be fined in accordance with the House Rules. Should you need a copy of those rules or regulations we suggest you contact management immediately.

NEW PET POLICY:

In light of recent events and different changes in areas of the law, this year the board found it that they needed to alter and firm up the pet policies for the property. As of January 1, 2018, a new policy will be enacted, and all pet owners must register their pet with management and complete and sign a form. Failure to do so may result in a fine. By law no pet is grandfathered in as a permissible pet and all owners, guests and tenants must comply. Continuous violations of the new pet policy will result in fines by the association.

Please remember that some owners do not have dogs at the property and they want to feel free to walk the property without concerns of a pet attacking them or having to be cautious of where they step. We therefore ask that you please be courteous and make sure you follow all the House Rules especially regarding your pets.

NO PETS ARE ALLOWED IN THE TIMESHARE/INTERVAL OWNERSHIP UNITS.

HOW CAN I SELL MY TIMESHARE?

Timeshares are deeded property and therefore you should have a written and recorded deed of ownership. An owner has a right to sell the property and as with any real property any such sale must be by a written instrument. That instrument needs to be recorded in the county of where the property is located and then sent to ICS Management to input into their computer system. The Condominium Declarations are covenants that run with the land and therefore all owners/purchasers are subject to those restrictions. One requirement of the Condominium Declarations is that at the time of any transfer/conveyance of ownership, the account assessments associated with that ownership interest must have been paid in full and hold a zero (0) balance.

The internet is often a good means to sell your deeded unit/week and further look up any information on third party sales teams or businesses in the timeshare sales. Some avenues for such include: Internet Seller, Timeshare Users Group (TUG), E-bay or Craig’s List for potential sales options. There are legitimate timeshare brokers, however we advise our owners to use caution and make sure that the broker is in fact a legitimate broker. We have had discussions with owners who have complained saying they paid money to an alleged timeshare broker and they never got their week sold by that broker. When choosing someone to sell your timeshare week for you we strongly suggest that the owner use caution and try and conduct a background check. All too often these alleged resale companies may not properly take all necessary steps to relieve the owner of their obligations and therefore that owner is often stuck with additional costs. Also, do be cautious of “trade-ins”. Many timeshare sales companies conduct “trade-ins” and request that an owner trade their current unit/week in to the company as consideration for buying into another timeshare resort. We caution our owners of such transaction as the “trade-in” could be conceived as fraud and the Association has no obligation to honor the fraudulent transfer. Again, there are legitimate “trade-in” companies and if you need information on those please contact our office.

Once all assessments have been paid and your unit/week has been sold/transferred, please forward the three items listed below:

1. A copy of the RECORDED WARRANTY DEED (Filed at the Cameron County Clerk’s Office).
2. The address, telephone numbers, email address for the new owner.
3. A check in the amount of \$100.00 Processing Fee payable to ICS Management.

Forward to: ICS Management, 8866 Gulf Freeway, Suite #430, Houston, Texas 77017, Attn: Shadae Patterson.

FOR WHOLE OWNERS NEW SALES:

1. A copy of the RECORDED WARRANTY DEED (Filed at the Montgomery County Clerk’s Office).
2. The address, telephone numbers and email address for the new owner.
3. A check in the amount of \$100.00 Processing Fee payable to ICS Management to: ICS Management, 8866 Gulf Freeway, Suite #430, Houston, Texas 77017, Attn: Shadae Patterson.
4. A check made payable to First Fairway at Walden for one month’s maintenance fee.

GOLF PRIVILEGES:

When you, as an owner, are staying at First Fairway at Walden you can still play at the Walden Golf Club, at a reduced fee. This privilege to play at Walden Golf Club is for the owner of record and any children they have who are less than 18 years of age. The fee for the Walden Golf Club is \$65.00, which includes range balls and a golf cart. We also have a membership with April Sound which an owner can use, and the cost is \$45.00 on weekdays and \$50.00 on weekends (also includes balls and cart). If Walden Golf Club and April Sound do not tire you, there are several other public golf courses in the area. I have listed those courses along with their phone number, golf fees and tee times for 2017 and 2018, weekdays and weekends.

Public Golf Courses: All prices below include a golf cart. Prices are subject to change so please check with the individual golf clubs.

	Weekdays:	Weekends:
West Fork Golf Club, Telephone # 936-760-1776		
7:00 am - close	\$37.00	\$48.00
Seniors* – All Day	\$35.00	
*over 60 years old		
Jr. Rate – All Day	\$15.00	\$15.00
18 years & under and accompanied by an adult		

Woodforest Golf Club, Telephone # 936-588-8805		
7:00 am – 3:00 pm	Monday – Thursday	\$60.00
3:00 pm -	Monday – Thursday	\$50.00
7:00 am – 3:00 pm	Friday – Sunday	\$90.00
3:00 pm -	Friday – Sunday	\$60.00
Senior	Monday – Sunday	\$50.00
Jr. Student	Monday – Thursday	\$27.06
Jr.-Studenton Weekends after 11:00 am only		\$27.06

2018 2019

Week Number	Saturday to Saturday	Saturday to Saturday
1	Jan 6 - Jan 13	Jan 5 - Jan 12
2	Jan 13 - Jan 20	Jan 12 - Jan 19
3	Jan 20 - Jan 27	Jan 19 - Jan 26
4	Jan 27 - Feb 3	Jan 26 - Feb 2
5	Feb 3 - Feb 10	Feb 2 - Feb 9
6	Feb 10 - Feb 17	Feb 9 - Feb 16
7	Feb 17 - Feb 24	Feb 16 - Feb 23
8	Feb 24 - Mar 3	Feb 23 - Mar 2
9	Mar 3 - Mar 10	Mar 2 - Mar 9
10	Mar 10 - Mar 17	Mar 9 - Mar 16
11	Mar 17 - Mar 24	Mar 16 - Mar 23
12	Mar 24 - Mar 31	Mar 23 - Mar 30
13	Mar 31 - Apr 7	Mar 30 - Apr 6
14	Apr 7 - Apr 14	Apr 6 - Apr 13
15	Apr 14 - Apr 21	Apr 13 - Apr 20
16	Apr 21 - Apr 28	Apr 20 - Apr 27
17	Apr 28 - May 5	Apr 27 - May 4
18	May 5 - May 12	May 4 - May 11
19	May 12 - May 19	May 11 - May 18
20	May 19 - May 26	May 18 - May 25
21	May 26 - Jun 2	May 25 - Jun 1
22	Jun - 2 Jun 9	Jun 1 - Jun 8
23	Jun 9 - Jun 16	Jun 8 - Jun 15
24	Jun 16 - Jun 23	Jun 15 - Jun 22
25	Jun 23 - Jun 30	Jun 22 - Jun 29
26	Jun 30 - Jul 7	Jun 29 - Jul 6
27	Jul 7 - Jul 14	Jul 6 - Jul 13
28	Jul 14 - Jul 21	Jul 13 - Jul 20
29	Jul 21 - Jul 28	Jul 20 - Jul 27
30	Jul 28 - Aug 4	Jul 27 - Aug 3
31	Aug 4 - Aug 11	Aug 3 - Aug 10
32	Aug 11 - Aug 18	Aug 10 - Aug 17
33	Aug 18 - Aug 25	Aug 17 - Aug 24
34	Aug 25 - Sep 1	Aug 24 - Aug 31
35	Sep 1 - Sep 8	Aug 31 - Sep 7
36	Sep 8 - Sep 15	Sep 7 - Sep 14
37	Sep 15 - Sep 22	Sep 14 - Sep 21
38	Sep 22 - Sep 29	Sep 21 - Sep 28
39	Sep 29 - Oct 6	Sep 28 - Oct 5
40	Oct 6 - Oct 13	Oct 5 - Oct 12
41	Oct 13 - Oct 20	Oct 12 - Oct 19
42	Oct 20 - Oct 27	Oct 19 - Oct 26
43	Oct 27 - Nov 3	Oct 26 - Nov 2
44	Nov 3 - Nov 10	Nov 2 - Nov 9
45	Nov 10 - Nov 17	Nov 9 - Nov 16
46	Nov 17 - 24	Nov 16 - Nov 23
47	No 24 - Dec 1	Nov 23 - Nov 30
48	Dec 1 - Dec 8	Nov 30 - Dec 7
49	Dec 8 - Dec 15	Dec 7 - Dec 14
50	Dec 15 - Dec 22	Dec 14 - Dec 21
51	Dec 22 - Dec 29	Dec 21 - Dec 28
52	Dec 29 - Jan 5	Dec 28 - Jan 4
53		-----

TO PAY ONLINE:

To go to the owner’s website, please type: www.icsmanagement.com.
Click on the “**Owner’s Corner**”

Under “**Owners**”, click on “click here” and on the next screen type in your User ID number, then type in your password (If you do not know your User ID or Password, please contact your resort at 936-582-4477, Jackiy Snipes will supply that information to you) Then click on the “pay dues” button to pay your maintenance fees with a credit card*.

While you are paying your maintenance fees, we suggest that you check your personal information, (i.e. does your account reflect your current address? contact phone numbers and email address?) If not, make the change while you are logged in online under “edit owner information” tab.

As always, you can make partial payments on your maintenance fee account. If you want to start placing a credit on your account for 2018, you can do so now. Placing a little bit of money on your account here and there will make a difference when you get the full maintenance fee bill in the Fall. So check it out online, as this is a convenient way to pay your maintenance fees. Just remember it can take up to five (5) business days to process any form of funds when making payments.

Payment by Mail:
Paying by check through the mail is the preferred method of the Association and will help an owner avoid additional fees.
For check or money order:
First Fairway at Walden
P.O. Box 358 • Galveston, Texas 77553
(Make check payable to First Fairway at Walden)

For payment by credit card*:
Mail your credit card authorization to:
ICS Management, Attn: Accounts Receivable
8866 Gulf Freeway, Suite #430
Houston, TX 77017
* There may be a Convenience Fee applicable for all credit card payments.

FUTURE ASSESSMENT, BILLING AND COLLECTIONS POLICY (ABC POLICY):

Interval Owners:

The Association has again approved for ICS Management’s Assessment, Billing and Collection Policy (“ABC Policy”). The ABC Policy is administered by ICS Management and the relevant dates are as follows:

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|-----------------------------|---|
| DECEMBER 1st – 15th: | Reminder letters will be sent out, reminding the owner of the deadline date of December 31st. |
| JANUARY 1st | The account will be considered delinquent and all Points Account Owners (RCI or other Exchange Points) may be blocked and/or cancelled and any Spacebanked requests may be cancelled. |
| JANUARY 15th | A late fee of \$50 will be assessed to the account. |
| FEBRUARY 1st | You will be mailed a Delinquency Notice, which shall include current penalties and fees. You must pay all charges in full to have your occupancy and voting rights reinstated. Unused Weeks resulting from delinquencies are available for mini vacations or rental programs initiated by the Homeowner’s Association or their management. |

Resort Calendar Seasons:

- Red: Weeks 01-16, 25-38, 50-53
- White: Weeks 17-24, 39-44
- Blue: Weeks 45-49

- **Points Owners:** Your points account will be cancelled. If you choose to reinstate your points

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account, you will be charged a \$199 fee plus subject to an additional \$425 fee by the exchange company.

- **Interval Owners:** Any existing reservations will be cancelled and you may not make a new reservation until your account is brought current. Exchange requests will not be confirmed and existing exchanges will be blocked. **There is no guarantee that you will receive a reservation or confirmed exchange after you have brought your account current.**

FEBRUARY 15th

ON OR AFTER

The Homeowner’s Association shall have the right to turn the matter over to an attorney for foreclosure and/or collection action of which all additional legal costs and/or expenses will be applied to the delinquent account.

*** THERE MAY BE A CONVENIENCE FEE APPLICABLE FOR ALL CREDIT CARD PAYMENTS.**

****ANNUAL ASSESSMENTS ARE COVENANTS THAT RUN WITH THE LAND, NON-RECEIPT OF A STATEMENT DOES NOT RELIEVE YOU OF YOUR FINANCIAL OBLIGATION**

NOTE: A \$35 charge will be added to your account for any payment that is not honored (bad check, insufficient funds, etc.). If the first payment is not honored for any reason subsequent payment including applicable late fees must be by secured funds (cash, money order, cashier’s check). Should you not be able to pay the entire Maintenance Fee by December 31st, we direct you to please contact the ICS Corporate Office at (877) 861-9824, Ext. 115 or email to accountsreceivable@icsmanagement.net, to arrange for a payment plan.

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RCI CORNER:

NOTE: IF YOU EXCHANGE BACK INTO YOUR HOME RESORT THRU THE RCI WEEKS OR POINTS PROGRAM REMEMBER TO MARK HIGH SCORES ON THE RCI COMMENT CARDS PROVIDED BY RCI. WHY? YOU WILL HELP YOUR PROPERTY TO GAIN HIGHER TRADING POWER OR HIGHER POINT VALUE WHEN EXCHANGING THRU THE RCI SYSTEM.

- **SPACEBANKING:** When you are ready to Spacebank your unit/week you can either send a written request or use the Reservation Request Form provided in this newsletter and forward via email management@firstfairwayatwalden.com, fax 713-583-1885, or postal 13151 Walden Road, Montgomery, Texas 77356. The Inverness Office will process your Spacebank request within ten (10) business days from receipt.
- **RCI WEBSITE:** If you need any information on the weeks program, please sign on to the website: www.rci.com/didyouknowweeks

• **RCI Weeks Exchange Fee Rates: \$230 per Exchange Home Week (Spacebank weeks only –not for point’s owners): (13-12 months before check-in date)** Booking what you own – the specific unit and week at the resort where you purchased. There is no fee to do this.

IMPORTANT DATES TO REMEMBER WHEN MAKING RESERVATIONS THROUGH THE RCI POINTS PROGRAM:

Home Resort: (12-11 months before check-in date) booking at the resort where you purchased, but in a unit or at

a time other than one you own. A reduced Exchange Fee of \$50.00 applies.

Home Group: (11-10 months before check-in date)
Many resorts belong to a large family of properties like you are. Home Group reservations are made at another sister resort within that group. Standard Exchange fees apply.

Within the RCI Points Program you can also reserve a week up to twenty-four (24) months in advance of your check-in date. You will be subject to the Exchange rates listed below. Please note that these fees are set by RCI and therefore are subject to change.

POINTS PROGRAM: Exchange Fee Rates:

RCI Points Exchange Fee Type

RCI Points Exchange Fee for Home Resort	\$ 50 USD
RCI Points Exchange - 7 Nights or more	\$197 USD
RCI Points Exchange - 6 Nights	\$189 USD
RCI Points Exchange - 5 Nights	\$169 USD
RCI Points Exchange - 4 Nights	\$129 USD
RCI Points Exchange – 3 Nights	\$ 99 USD
RCI Points Exchange – 2 Nights	\$ 69 USD
RCI Points Exchange – 1 Night	\$ 49 USD

RCI Service Center hours of operation:

- Monday-Friday 8am – 8pm EST
- Saturday 8am – 5pm EST
- Sunday CLOSED
- The days that the RCI Office is closed: New Year’s Day, Easter, Memorial Day, July 4th, Labor Day, Thanksgiving Day, Christmas Eve and Christmas Day.

BRINGING YOUR BOAT TO WALDEN:

The rules for parking your trailer:

- Access of boat trailers to the boat ramps is through the use of the “Walden Access Card” provided to you by First Fairway at Walden Property Management “onsite” Office. You must supply your name, rental address, contact phone number(s) and trailer license plate number before 10:00 am on the first day of your arrival to receive your trailer parking sticker.
- You must have the blue and white numbered sticker affixed to your trailer. Sticker is provided by First Fairway at Walden Property Management “onsite” Office.
- You can only park your boat/jet ski trailer (with or without tow vehicle attached) for no more than 72 hours at the boat ramp.
- You cannot park your boat/jet ski trailer for any period at your First Fairway at Walden property.
 - o NOTE: If you do not comply with the above rules and regulations, the Deed Restrictions Officer will call the phone numbers provided to tell the owner that a towing company is going to be called to have the owner’s trailer towed. Towing will be done one hour after this attempt to contact the owner. A message will be left on “voicemail” if the phone is not answered, including the phone number to call back. A full voice mailbox will not stop towing from occurring. Additionally, if the message is retrieved and a phone call is made back to the Deed Restriction Officer, the owner must be able to move the trailer within one hour from the initial call to avoid a tow. THERE WILL ONLY BE ONE CALL MADE TO EACH NUMBER LISTED.
- o After the one hour wait time, the towing company will be called.
- o If the owner appears after the towing company is on-site, but before the trailer is attached, the owner is responsible for paying the towing company for the “service call”
- o Once the trailer has started to move, it is at the discretion of the tow truck driver to stop before reaching their storage facility, and to assess any applicable charges, as allowed under the law.
- Violations that will cause their trailer/vehicle to be towed from boat ramp area:
 - o No license plate on trailer
 - o Exceeding the 72-hour time limit for condo/townhouse rental or timeshare use
 - o Exceeding the 24-hour time limit for single family residence rental
 - o Vehicles not attached to trailer
 - o Trailers parked anywhere on Walden property other than boat ramp areas or the rented single-family residence.

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HOW TO MAKE A RESERVATION IF YOU “ARE” AN RCI POINTS OWNER:

When you are ready to reserve a vacation, please call 1-877-968-7476 an RCI Points Representative will be available to assist you. Remember, your points are already deposited into your account on your anniversary date for you, if your maintenance fees are paid. Don’t forget that your points when deposited are only good for one year if you are a Points Member. The points for Platinum Members are good for two (2) years from anniversary date to anniversary date. Don’t let your points be “dropped” by RCI due to non-usage. You need to plan that great vacation every year, you deserve it.

USEFUL WEBSITE FOR UNDERSTANDING THE POINTS PROGRAM:

www.rci.com/didyouknowpoints

RESERVATION/SPACEBANKING REQUEST FORM:

NAME: _____

ADDRESS: _____

I OWN: ACCT#: _____

I am requesting a 2018 ___ 2019 ___ reservation request for:

Week# _____ Week# _____ Week# _____ Week# _____ Week# _____ Week# _____

I am requesting my unit/week to be Spacebanked with RCI: Yes No

RCI# _____

We will process your RCI Spacebank request within ten (10) business days.

MINI-VACATIONS:

You can use mini-vacations on a space available basis, and all sister resorts participate. The per night fees vary from resort to resort and range from \$50.00 - \$100.00. The procedure to book a mini-vacation is to call the resort where you will be requesting a “mini-vac”. This call should be seven (7) days prior to the first day you want to check in. The property personnel will advise if there is a possible opening. If there is a possible opening, then you must call back two (2) days in advance of your requested mini-vacation request date for confirmation. Remember, you are not booked into the property until the property personnel confirms your mini-vacation request and issues a written confirmation. The time frame on confirmation can be anywhere from 48 hours down to 24 hours in advance of your arrival. If you are interested in the mini-vacation program, the phone numbers for your resort and the other sister properties are listed below:

Texas Resorts:

- First Fairway at Walden, Montgomery, TX 936-582-4477
- Inverness at South Padre, South Padre Island, TX
956-761-7919, ext#100
- Inverness by the Sea, Galveston, TX 409-683-1006
- Villas on the Lake, Montgomery, TX 936-588-2727

Missouri Resort:

- Branson Yacht Club, Branson, MO 877-861-9826

INTERNAL EXCHANGES:

Internal Exchange is a program that is set up for you to exchange your owned week for a week

at one of your sister resorts without using an exchange company. The Internal Exchange program has been very popular and successful in the past and we are continuing this program for 2018 with weeks that are available on a space available basis. To accommodate this program, we basically use “weeks” that an owner states they will not be using this year (their maintenance fees are paid) or “weeks” that are available due to an owner placing them unit/week into the Internal Exchange Program. THIS PROGRAM IS FOR WEEKS OWNERS ONLY, POINTS OWNERS CANNOT PARTICIPATE WITHIN THE INTERNAL EXCHANGE PROGRAM.

To request an Internal Exchange please follow the instructions below:

- All requests must be in writing and sent to your resort via email to management@firstfairwayatwalden.com or fax 713-583-1885 or postal to 13151 Walden Road, Montgomery, Texas 77356.
- We need a letter signing over your unit/week back to the Resort for the year you are requesting to travel within so that someone else can use your unit/week.

- Requests are reviewed and reserved on a space available basis within ten (10) business days.
- Internal Exchange requests should be no sooner than ten (10) months and not less than ninety-one (91) days prior to the first day you are requesting to exchange into. Your owned week must be available for usage for another owner (no past weeks will be accepted).
- A \$100 Internal Exchange Fee is payable at check-in.
- Fee is payable at check-in and is between \$75.00 - \$100.00 (resorts vary)

Properties for Internal Exchanges: (Limited summer availability at all Resorts)

Texas Resorts:

- Inverness at South Padre, South Padre Island, TX
- Inverness by the Sea, Galveston, TX
- Villas on the Lake, Montgomery, TX
- First Fairway at Walden, Montgomery, TX

Missouri Resort:

- Branson Yacht Club, Branson, MO



OWNER CUSTOMER SERVICE:

First Fairway at Walden

Resort Phone Number: 936-582-4477

Resort email address:

management@firstfairwayatwalden.com

ICS Management Telephone Number: 713-378-6447

For Billing Disputes: Brytish Fluellen, Ext #115

Email: accountsreceivable@icsmanagement.net

For Transferring Ownership: Shadae Patterson, Ext #122

Email : customerrelations@icsmanagement.net