



FROM THE PRESIDENT:

With this Newsletter you will have received your 2019 Maintenance Fee Billing. I am sure you have noticed the increase in the maintenance fees with the Interval Owners. We have increased the maintenance fees for the one-bedroom units by \$100 and the two-bedroom units by \$150. This increase is dedicated to the interior rehab of some of the one and two-bedroom units. Given that most of our owners utilize RCI as their exchange company, those owners should know that RCI has a specific rating system for their resorts. RCI owners/guests score each resort they visit on five (5) categories; check-in/check-out, Resort Hospitality, Resort Maintenance, Unit Housekeeping and Unit Maintenance. We are holding good scores on four (4) of the five (5) categories but Unit Maintenance, which is the interior of the units, has been receiving a decrease in scoring over the past few years. We must face the fact that

we have to spend some money and upgrade the interior of the units in order for you to maintain your current points or trading power. We will be replacing the flooring in the targeted units with a vinyl laminate wood look alike. We will be purchasing a new sleeper-sofa, coffee and end tables and repainting the units. In the two-bedroom units we are considering placing a third T.V. in the second bedroom for the children to use with their gaming systems. This rehab of the units will upgrade our interior appearance to such a degree that we know will increase our scoring, which in turn will increase our rating in that category with RCI and our owners. No one, especially your Board of Directors, wants to see an increase in the annual fees but it is important to keep up the appearance of our units, so we ask that everyone assist to raise these funds so that we may complete this rehab project as soon as possible.

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:

- New twin bedspreads
- New linen
- Purchased patio chairs
- Rehab in Units #141 & #129
- Replaced dryers in unit #123 and #188
- Purchased 14 new mattress/box springs
- Replaced the inside/outside A/C units in Unit#186

Common Area:

- Purchased two pumps for the Lagoon
- Purchased one pump for the pool
- Repaired/Replaced the deck around the pool
- Repaired cracks and raised certain sidewalks around the property
- Pressure washed all the buildings
- Cut down the Magnolia trees that had potential to damage pool
- Repaired leak of main water breaks between building of units #183 and #185
- Painted the bridges by the hot tub
- Painted the pool fence

Whole Owners:

- Repairing unit#187 from leak in Unit # 188
- Repaired damage in bedroom closet in Unit #133

Don't forget we have the First Fairway at Walden Annual Homeowners Association Meeting coming up on November 10, 2018, 1:00 pm at the resort in Unit #137. I hope to see you there.

I want to thank all the owners who have continued to be a part of First Fairway at Walden and appreciate all your support. See you in November.

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 and the pet will need to be removed from the property.
4. Be advised that there is **NO SMOKING** in the timeshare 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.

SEPTEMBER - NOVEMBER:

Texas Renaissance Festival runs September 27 –

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Thanksgiving weekend at 21778 Farm to Market 1774 in Todd Mission, TX 77363. Admission is \$30 at gate for adults and \$15 for kids (4-12 yrs.).

Mainstreet Chili Cookoff in Conroe October 6, 2018.

“Deck the Halls” at the First Baptist Church on October 11, 2018. A Christmas celebration and shops to make those unique purchases.

Santa’s Wonderland runs November 9th through December 30th 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 5K Run on November 17, 2018 at the Carl Barton Jr. Park (2500 So. Loop 336 East, Conroe) All ages \$20.00 fee. This run will benefit the Conroe Food Bank.

Conroe Tree Lighting on November 28, 2018 at Downtown Conroe. Come and share the beginning of this magical season.

DECEMBER:

In our little town of Montgomery on December 8, 2018 they are featuring the 27th 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, you won’t see Mr. Scrooge in Montgomery on this day. 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 8, 2018 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.

Pacific Yard House – 101 Metcalf Street, Conroe –
variety of foods, live entertainment on weekends.

The Skinny Pig – 21149 Eva Street, Montgomery.
Luncheon is served, lighter menu.

Eatery at Hodge Podge Lodge – 300 Prairie Street,
Montgomery, open for luncheon all variety of foods.

Very excited about the re-opening of Kuntry Katfish and Wolfies. These two famous restaurants have re-opened and just booming with business. Don’t forget to visit these two restaurants when you visit the Montgomery area, you will not regret it.

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 the 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.

PET POLICY:

In light of recent events and different changes in areas of the law, this year the board found that they needed to alter and firm up the pet policies for the property. As of January 1, 2018, a new policy was 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 2018 and 2019, 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 *over 60 years old	\$35.00	
Jr. Rate – All Day 18 years & under and accompanied by an adult	\$15.00	\$15.00

Woodforest Golf Club, Telephone # 936-588-8805

7:00 am – 3:00 pm	Monday – Thursday	\$ 80.00
3:00 pm - Close	Monday – Thursday	\$ 60.00
7:00 am – 3:00 pm	Friday – Sunday	\$100.00
3:00 pm - Close	Friday – Sunday	\$ 65.00
Senior	Monday – Thursday	\$ 65.00
Jr. Student	Monday – Thursday	\$ 25.00

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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.*

USE RESTRICTIONS:

In accordance with the Condominium Declarations for Inverness Condominium, there are certain Use Restrictions that owners, guests, renters and occupants must comply with. Failure to do so will subject the individual and/or Owner of Record to fines set by the property owners' association board of directors. Below we have listed some of the more commonly violated Use Restrictions. We suggest that each owner review the Condominium Declaration to confirm that they are in compliance with all provisions therein, as well as all Use Restrictions.

- 1) You may not hang or attach any objects from the windows, balcony or any other facade of the exterior portion of the building.
- 2) You may not place or cause to be placed in the Common Area or Limited Common Areas, including but not limited to lobbies, halls, vestibules, stairwells or other areas of a similar nature, any furniture, packages, bicycles or other objects of any kind.
- 3) Pets shall be registered with management and all authorized pets shall be on a leash and attended by their owner at all times. No pet shall be allowed to become a nuisance or create any unreasonable disturbance and such violation can result in the removal of the pet. **NO PETS ARE ALLOWED IN THE TIMESHARE/INTERVAL OWNERSHIP UNITS.**
- 4) Reasonably sized BBQ pits can be used in designated areas and may never be used on any second floor of any building at the property (this is a violation of fire code), nor may they be placed in the Common Areas of the property.
- 5) You may not install wiring for electrical, telephone installation, television antennas/satellites, machines or air conditioning units, etc. on the exterior of the buildings.
- 6) You may not post any posters, signs or advertisements of any kind in or on the building.

Week Number	Saturday to Saturday	Saturday to Saturday
1	Jan 5 - Jan 12	Jan 4 - Jan 11
2	Jan 12 - Jan 19	Jan 11 - Jan 18
3	Jan 19 - Jan 26	Jan 18 - Jan 25
4	Jan 26 - Feb 2	Jan 25 - Feb 1
5	Feb 2 - Feb 9	Feb 1 - Feb 8
6	Feb 9 - Feb 16	Feb 8 - Feb 15
7	Feb 16 - Feb 23	Feb 15 - Feb 22
8	Feb 23 - Mar 2	Feb 22 - Feb 29
9	Mar 2 - Mar 9	Feb 29 - Mar 7
10	Mar 9 - Mar 16	Mar 7 - Mar 14
11	Mar 16 - Mar 23	Mar 14 - Mar 21
12	Mar 23 - Mar 30	Mar 21 - Mar 28
13	Mar 30 - Apr 6	Mar 28 - Apr 4
14	Apr 6 - Apr 13	Apr 4 - Apr 11
15	Apr 13 - Apr 20	Apr 11 - Apr 18
16	Apr 20 - Apr 27	Apr 18 - Apr 25
17	Apr 27 - May 4	Apr 25 - May 2
18	May 4 - May 11	May 2 - May 9
19	May 11 - May 18	May 9 - May 16
20	May 18 - May 25	May 16 - May 23
21	May 25 - Jun 1	May 23 - May 30
22	Jun 1 - Jun 8	May 30 - Jun 6
23	Jun 8 - Jun 15	Jun 6 - Jun 13
24	Jun 15 - Jun 22	Jun 13 - Jun 20
25	Jun 22 - Jun 29	Jun 20 - Jun 27
26	Jun 29 - Jul 6	Jun 27 - Jul 4
27	Jul 6 - Jul 13	Jul 4 - Jul 11
28	Jul 13 - Jul 20	Jul 11 - Jul 18
29	Jul 20 - Jul 27	Jul 18 - Jul 25
30	Jul 27 - Aug 3	Jul 25 - Aug 1
31	Aug 3 - Aug 10	Aug 1 - Aug 8
32	Aug 10 - Aug 17	Aug 8 - Aug 15
33	Aug 17 - Aug 24	Aug 15 - Aug 22
34	Aug 24 - Aug 31	Aug 22 - Aug 29
35	Aug 31 - Sep 7	Aug 29 - Sep 5
36	Sep 7 - Sep 14	Sep 5 - Sep 12
37	Sep 14 - Sep 21	Sep 12 - Sep 19
38	Sep 21 - Sep 28	Sep 19 - Sep 26
39	Sep 28 - Oct 5	Sep 26 - Oct 3
40	Oct 5 - Oct 12	Oct 3 - Oct 10
41	Oct 12 - Oct 19	Oct 10 - Oct 17
42	Oct 19 - Oct 26	Oct 17 - Oct 24
43	Oct 26 - Nov 2	Oct 24 - Oct 31
44	Nov 2 - Nov 9	Oct 31 - Nov 7
45	Nov 9 - Nov 16	Nov 7 - Nov 14
46	Nov 16 - Nov 23	Nov 14 - Nov 21
47	Nov 23 - Nov 30	Nov 21 - Nov 28
48	Nov 30 - Dec 7	Nov 28 - Dec 5
49	Dec 7 - Dec 14	Dec 5 - Dec 12
50	Dec 14 - Dec 21	Dec 12 - Dec 19
51	Dec 21 - Dec 28	Dec 19 - Dec 26
52	Dec 28 - Jan 4	Dec 26 - Jan 2
53	-----	-----

Resort Calendar Seasons:

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

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- 7) No noxious or offensive activity shall be carried on upon the property.
- 8) You shall exercise care about making noises, use of musical instruments, radios, or televisions that may disturb others.
- 9) **Trash pick-up shall be between the hours of 8:00AM and 11:00AM, Monday through Saturday, and NO trash pickup on Sundays.**
- 10) In no event may a common area be used for storage, including the storage of secondary vehicles.

Please take note that Use Restrictions are applicable not only to General Common Areas but also Limited Common Areas. Limited Common Areas include a Units patio, balcony or porch. See Section 9 of Condominium Declarations. The Condominium Declarations allow the Board the power to alter, amend, assess fines, and enforce all such Use Restrictions. Warning will be issued when appropriate however violators are subject to a \$50.00 fine for the first occurrence, and \$200.00 for all occurrences thereafter.

POOL AND HOT TUB RULES:

- 1) All Persons Using Pool/Hot Tub do so at Their Own Risk.
- 2) No Lifeguard on Duty at the Pool/Hot Tub.

- 3) Pool is for First Fairway at Walden Owners and Guests Only.
- 4) Children Under 14 years of Age Must be Supervised by an Adult.
- 5) No Gum, Soap, or Glass Containers in or Near the Pool/Hot Tub Area.
- 6) No Alcohol or Food Within the Pool/Hot Tub Area.
- 7) No Diving Cartwheels or Flips into the Pool/Hot Tub.
- 8) No Running, Horseplay, or Unnecessary Roughness.
- 9) No Pets/Animals are allowed in the Pool/Hot Tub Area.
- 10) No Air-Inflated Rafts of Any Type Allowed in the Pool/Hot Tub Area.
- 11) Unnecessary Noise Not Permitted at Any Time in the Pool/Hot Tub Area.
- 12) Please Shower Before Entering the Pool/Hot Tub.
- 13) Pool hours are from 10:00 AM to 10:00 PM.
- 14) Management Shall Have the Right to Deny Use of Pool/Hot Tub.

Repeat infractions may be dealt with by fines similar to that of Use Restrictions or potential suspension of pool privileges.

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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 and another Fee:**

RCI Exchange Fee	\$239 USD
RCI Weeks – One Year Combine	\$134 USD
RCI Weeks – Two Year Combine	\$184 USD
RCI Weeks – One Year Extend	\$134 USD
RCI Weeks – Six Month Extend	\$114 USD
RCI Weeks – Three Month Extend	\$ 84 USD
RCI Weeks – One Month Extend	\$ 44 USD

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

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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 for Home Resort	\$ 50 USD
RCI Points Exchange - 7 Nights or more	\$209 USD
RCI Points Exchange - 6 Nights	\$199 USD
RCI Points Exchange - 5 Nights	\$179 USD
RCI Points Exchange - 4 Nights	\$139 USD
RCI Points Exchange – 3 Nights	\$109 USD
RCI Points Exchange – 2 Nights	\$ 79 USD
RCI Points Exchange – 1 Night	\$ 59 USD

RCI Service Center hours of operation:

- Monday-Friday 8am – 8pm EST
- Saturday 8am – 5pm EST
- Sunday CLOSED
- The days that the RCI Office are 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 2019 ____ 2020 ____ 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

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.

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



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