



COMMUNITY ASSOCIATIONS
OF THE WOODLANDS, TEXAS

Covenant Administration

Commercial Standards Overview

The Woodlands Commercial Planning and Design Standards



For more information please call 281.210.3973,
e-mail covad@catw-tx.org
or visit www.thewoodlandsassociations.org
Click on *Deed Restrictions*.

Funding is provided through **The Woodlands Community Association Inc., The Woodlands Association Inc. and The Woodlands Commercial Owners Association Inc.**



COMMUNITY ASSOCIATIONS
OF THE WOODLANDS, TEXAS

The Woodlands is a master-planned community in which people can live, work, play, and learn in harmony with the environment. Careful attention has been paid to ecology, with emphasis on preserving natural vegetation for future generations. Construction and expansion of The Woodlands proceeds according to a carefully designed master plan. It provides for orderly development as each phase of residential, commercial and industrial land usage unfolds. Planning began long before the first street was laid, the first house was built or the first business was opened. Long-range planning continues in order to preserve the quality of development and to maintain compatibility with the environment. That is what makes The Woodlands unique!

Covenants protect and perpetuate the quality of our community.

Ongoing development of The Woodlands is guided by a group of legally binding covenants and design standards which protect the aesthetic integrity of the community for generations to come. The Woodlands Covenants, the Standards, and other Zone Criteria have been designed to carry forward The Woodlands design philosophy while enhancing quality of life. Compliance with these guidelines assures the continuation of good design, maintains property values and preserves the natural environment.

Covenants, restrictions, easements, charges and liens are legally binding upon the developed land, landowners and residents in The Woodlands. Each set of Covenants is administered and



enforced by established Associations and their respective Committees within the area covered by the Covenants. The Covenants provide that every sign, improvement, modification and addition must be approved by the Committee prior to construction and must comply with the requirements established for that area. They may vary from one location to another.



Design Review Committee approval of a project is required.

The Covenants require that all changes and improvements to a property be reviewed by a plan review committee; this includes the Development Standards Committee, The Development Review Committee and the Community Standards Committee. To minimize delays, staff approval is allowed for certain items that comply with the Standards, once an application and all supporting documentation have been submitted and compliance has been verified by staff.

For projects that require committee approval, the application is reviewed by the designated Design Review Committee. It will then be approved, conditionally approved with modifications, or disapproved. As soon as written notification of approval has been received, the project may begin.

The Design Review Committee's goal is to assist property owners to make improvements that are consistent with The Woodlands regulations and natural beauty.

The review process is not intended to create a hardship or cause undue delays for property owners. It is intended to prevent additions and modifications to property that would be costly to bring into compliance with The Woodlands' regulations.

Approval of applications for additions and modifications will be granted based upon the standards in effect on the date the application is submitted for review by the Plan Review Committee.

Commercial Standards Overview

Application forms for various types of projects and copies of the most up-to-date Standards are available at the Community Associations office at 2201 Lake Woodlands Drive or online at www.thewoodlandsassociations.org. Click on *Deed Restrictions*.

Forest preserves enhance and preserve the natural environment.

Forest preserves in The Woodlands enhance the sense of being in the natural forest. The Commercial Planning and Design Standards and Zone Criteria designate forest preserves along roadways and establish building and parking lot setbacks to screen vehicular parking, offensive views and other development elements. These deed restrictions also require the installation of fencing to protect the natural vegetation of the forest preserves during construction.



The following is a brief summary of The Woodlands Commercial Planning and Design Standards.

This summary is representative, but not all-inclusive, of the protective Covenants and Commercial Standards now in effect in The Woodlands. Separate Standards govern residential projects. Since Standards are updated from time to time, it is important to check with the Community Associations office, or the Web site at www.thewoodlandsassociations.org and click *Deed Restrictions*, for the most current standards.

For further information, please call 281.210.3973 or visit the Community Associations of The Woodlands, Covenant Administration Department, at 2201 Lake Woodlands Drive.

Summary of Standards

Exterior improvements: All exterior (visible from the outside) changes or improvements must be approved before any construction can start. They must conform to the architectural character of the existing dwelling. Easements, setbacks, building lines and forest preserves must be observed. Some properties are subject to Zone Criteria that establish characteristics specific to that site only. These requirements may include certain required materials, roof design and signage for that parcel only, and are not published as part of the Commercial Planning and Design Standards. Zone Criteria take precedence over the Standards. All improvements must be designed and built in accordance with all applicable codes, regulations, covenants and standards.

Exterior lighting: In general, lights must shine downward and be inconspicuous to neighboring streets and adjoining properties. The level of illumination of any light should not be offensive or create a glare when viewed from outside the property. Directional lights must be aimed into the lot on which they are installed.



Landscaping: Paving, structures and improvements must be designed for maximum preservation of the natural environment. Forest preserves provide a natural vegetation buffer zone to minimize the impact of one site upon another, and must be maintained in its natural state. No tree having a diameter of 4 inches or greater, measured 2 feet above the ground, is to be removed without prior approval of the Committee. An

underground automatic irrigation system is required for all newly landscaped areas.

Screening: Parking, loading, trash and storage areas must be screened or located so they are not visible from the street or adjoining sites. Supplies and equipment are limited to the rear two-thirds of the site and must be stored inside a closed building or screened behind a suitable barrier so they are not visible to the general public. Planting is preferred to soften the appearance of man-made screens. No lumber, metals, bulk materials, refuse or trash may be kept, stored or allowed to accumulate on any lot or adjacent area such as greenbelts or open space areas, drainage

Contact the Community Associations of The Woodlands if you have questions about:

- Exterior Improvements
- Signs
- Forest Preserves

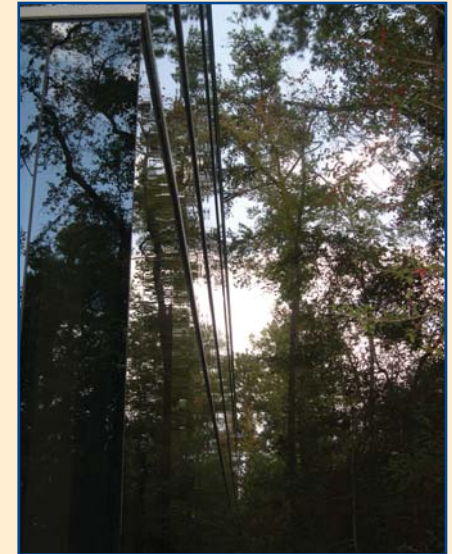
Applications are available for download at www.thewoodlandsassociations.org. Click *Deed Restrictions*.

easements, vacant lots, etc. Building materials may be stored temporarily on the premises during a construction project for a limited period.

Signage: All exterior signage, both temporary and permanent, is subject to design review and must be approved before fabrication and installation. Restrictions as to size, design and location have been designed to provide identification and orientation while maintaining The Woodlands design philosophy and values. Specific Zone Criteria may establish sign criteria that differ from the Standards, and take precedence over the Standards.

Non-approved uses: Approval is required for non-conforming use or improvements to a site. These include sales and promotional events held outside the confines of the closed building. Approval, if granted, must be obtained in writing and prior to any such event.

Fireworks, firearms and hunting: The sale and use of fireworks and the use or discharge of firearms of any kind whatsoever is strictly prohibited on any property within The Woodlands. Hunting of any kind and by any method is also prohibited.



Use of easements and rights-of-way:

Easements provide a buffer zone between properties to minimize the impact of one lot upon another. They are set aside for providing utility service and drainage to each lot, and to provide natural vegetative screening and privacy separations between lots. Being certain that your project respects all easements is perhaps the most compelling reason to contact the Community Associations before you complete your project plans.

This list is not inclusive. To avoid misunderstandings and inconvenience, always contact the Community Associations of The Woodlands, Covenant Administration Department, at 281.210.3973 for the current Commercial Standards.

