

fences are the responsibility of the homeowner. **Fire Ants** are at an all time high due to IKE. Please walk carefully and treat all fire ant mounds on your property.

FENCE STANDARDS/TERMITES/PAINT COLORS - As a reminder, the standards may be viewed on The Woodlands website at www.thewoodlandsassociations.org under the deed restrictions section. A copy of the Woodlands Residential Development Standards may be downloaded from the website. We have developed fence standards for the entire property. All residents must comply with the new standards on any new fence that is built or replaced on the property. Any resident that erects a fence that does not meet standards will be required to rebuild and/or incur a fine until such fence is brought into compliance.

All new and or replacement fences must first be submitted to the Board for approval. Once approved by the Board, you are required by The WCA to submit an application for the fence and have the application approved by the WCA prior to building or replacing your fence.

We have elected our community fence standards, from "The Woodlands Residential Development Standards," to be as follows:

Page 25 of the March, 2006 guidelines: Picket type "J" or capped picket type "H" for all fences that can be **viewed from any street**. A rot board may be installed at the bottom of the fence, not to exceed a maximum height of 6 ft. 6 in., including the rot board. For fences that may be viewed from the street, vegetation is **required** by the WCA to be planted and maintained (by either the owner or tenant) next to the rot board to hide the rot board from view of the street. You may also install the "J" type fence in a rear yard. If it can not be seen from the street, you do not need to plant and maintain vegetation to hide the rot board. If you are erecting a rear yard fence that is not viewable from the street, you may also install a Shadow Box, Type "I" with a rot board. We recommend rot boards at the bottom of the fence line to prolong the life of the fence. Vegetation is not required if the fence is not viewable from the street. Please make every attempt to maintain the fence design of your neighbors in order to have consistency in our fences, especially if viewable from the street.

Fences may not be more than 6 ft. 6 in. in height, including the rot board. If your current fence is higher than 6 ft. 6 in., you are required to rebuild within the new standards at such time that you need to replace your current fence. Pickets will be 1' x 6' cedar. Shadowbox style must be approved by the board to ensure they are not visible from the street.

Remember, that if you have erected a recent fence or erect a new fence, you must comply with the fence standards, including painting of the fences in the appropriate fence color standard if your rear fence can be viewed from the street.

Please remember we have termite problems throughout our community. Please ensure that, at a minimum, your rot boards and fence posts are treated for termites. (The Association does not provide termite coverage for your fences.) Additionally, please ensure that you do not have high soil next to the wood on your garage or foundations as this encourages termites. Please check your foundations and garages and notify Armor Property Management Company, if you believe you have termites or if you have questions or need additional information on the fence standards.

The paint color for the front fences and any new back fence is "light cedar" stain. Additionally, new color standards for our community for garage doors, garages, exteriors, etc. which can be purchased at Home Depot is:

Code per Gallon - BEHR (white base)

Garage Door Paint

Colorant	OZ	48	96
C Yellow OXI D	0	13	0
L Raw Umber	0	33	1

Code per Quart-BEHR(Deep base)

Dark Brown Paint -Siding and Doors

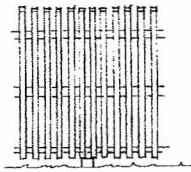
Colorant	OZ	48	96
D Thalo Green	0	2	0
F Red Oxide	0	4	0
KX White	0	22	1
L Raw Umber	2	18	1

Please note: The **Garage Door** color is per **Gallon**. The **Dark Brown Paint** is per **QUART**.

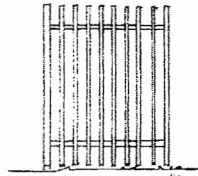
RACOONS/FOREST FRIENDS IN ATTICS – Raccoon season is in full swing. Please contact Mark ASAP if you notice any open holes or areas of concern on the exterior of your building, as this may be an entry point for our forest friends. It is the responsibility of the owners to remove all raccoons/rodents, etc. from the interior of their

APPROVED FENCE STYLES

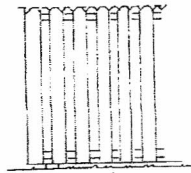
NOTE: Fences which form a portion of a security barrier for pools and spas have specific requirements as set out in the Building Code. All fences are a maximum of 6-foot height except C & D which are 4-foot maximum.



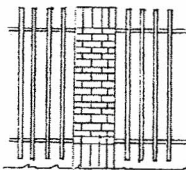
OPEN PICKET
TYPE "E"



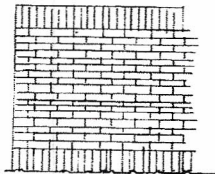
WROUGHT IRON
(TRANSPARENT)
TYPE "A"



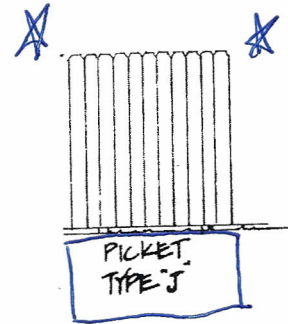
SHADOW BOX
TYPE "I"



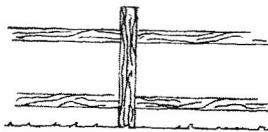
WROUGHT IRON WITH BRICK
OR MASONRY COLUMNS
(TRANSPARENT)
TYPE "B"



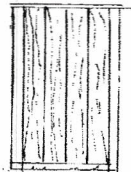
SOLID BRICK
TYPE "F"



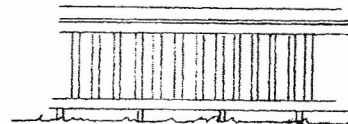
PICKET
TYPE "J"



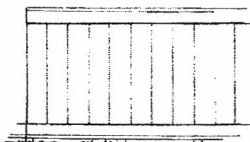
SPLIT RAIL
TYPE "C"



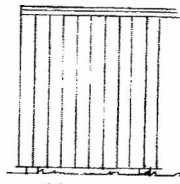
SHADOW PANEL
TYPE "G"



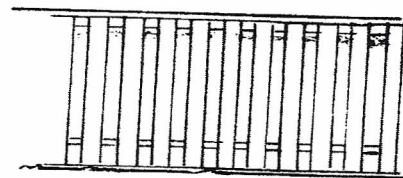
OPEN BALUSTER
TYPE "D"



CAPPED PANEL
TYPE "L"



CAPPED PICKET
TYPE "H"



CAPPED SHADOW BOX
TYPE "K"

2.6 Fence

Application Form

Legal description: Village _____ Lot ____ Blk ____ Sec ____
Address: _____
Owner: _____
Phone (Res) : _____ **(Day):** _____
Fax: _____ **Other phone:** _____
E-mail: _____
Estimated Start Date: _____
Contractor Company Name: _____
Contractor's Phone: _____
Contractor's Address: _____
Contractor's E-mail: _____

HOW TO APPLY

1. Complete and sign this application.
2. Please reference The Residential Development Standards for a current list of approved fence styles. Provide a scaled elevation drawing with dimensions, brochure or photographs, for any fence style not shown in The Residential Development Standards.
3. Attach a scaled copy of the property survey noting the location of the proposed improvement. Indicate the height, location and style of proposed and existing fences on the survey. If the survey is greater than 11"x17" please attach three copies.
4. Please visit our web site to check the posted agendas of the Plan Review Committee meetings at www.thewoodlandstowship-tx.gov. Submission **does not** guarantee posting on the upcoming agenda.

For Office Use	APPLICANT INFORMATION - PLEASE PROVIDE THE FOLLOWING:
	Are any trees over 6 inches in diameter as measured 2 feet from natural grade proposed for removal? (yes/no) If yes, how many? _____ Please indicate the location of the trees on the property survey.
	What fence styles are proposed? (see Approved Fence Styles) Fence Style 1: _____ Height : _____ Fence Style 2: _____ Height : _____
	Are there existing fences? (yes / no) Indicate the height, location and style of proposed and existing fences on the survey.
	Fence Specifications: Fencing materials (circle all that apply): brick , metal, galvanized steel posts, cedar, redwood, pressure treated pine, stone, stucco, other: _____ Stain color: _____ Paint color: _____ Sealant color: _____ Brick color: _____ Matches dwelling? (yes / no) Stucco color: _____ Matches dwelling? (yes / no) Rot Board (yes / no) Rot Boards may not be visible from an adjoining Street Right-of-Way.
	Will this fence enclose a pool? (yes / no)
	Will the finished side of the fence face outward from the lot toward adjacent property? (yes/no)
	For fencing which encloses a front yard, has an Emergency Access System/K.N.O.X box been provided? (yes/no) Explain: _____

OWNER CERTIFICATION AND HOLD HARMLESS AGREEMENT

1. The information set out above and included with this Application is accurate and complete.
2. The improvements will be completed in accordance with the approved application.
3. The improvements will not affect existing surface water flows at the lot boundaries.
4. Agents or employees of the Woodlands Township have my permission to enter the property during normal business hours to inspect construction of the improvements.
5. Construction is not to begin until approval has been received from the Plan Review Committee

Owner understands that the Township does not review plans for compliance with applicable laws or codes, and that it is the duty of the owner and the owner's contractors or consultants to design and construct the proposed improvements according to applicable laws, codes and sound practices. Owner hereby releases and agrees to hold The Woodlands Township, The Development Standards Committee, and their agents and employees harmless from any cost or liability arising out of the review or approval of plans for the proposed improvements.

_____	_____	_____	_____
Owner Signature	Date	Contractor (Optional)	Date

NOTE: Construction must be completed within 120 days of Plan Approval

(For Office Use Only)

Staff Approval Verification

Date _____ Int. _____ Int. _____

Committee Action _____
(date)

_____ Approved _____ Deferred
_____ Conditionally Approved _____ Returned
_____ Disapproved

Supplemental Action _____
(date)

_____ Approved _____ Deferred
_____ Conditionally Approved _____ Returned

Refundable Compliance Deposit

Check to be made out to: The Woodlands Township

Owner: _____ Contractor: _____

Address: _____

Legal Description: Village: _____ Section _____ Block _____ Lot _____

The Owner agrees that monies submitted in the sum of \$ _____ is a compliance deposit. The compliance deposit will not be refunded unless the project has met all requirements, including inspections and conditions. Failure to meet these requirements may result in the forfeiture of the entire or portion thereof, compliance deposit. Failure to request the required inspections and complete the project within 120 days of plan approval will result in forfeiture of the entire deposit.

Owner Signature

Contractor Signature (optional)

Date Received: _____ Cash ☐ check ☐ #: _____ by: _____
Staff Signature

☐ Check request

☐ Forfeiture

Reason for refund and/or forfeiture:

Pay to: _____

☐ Final Inspection Received

☐ App Withdrawn

☐ Other: _____

Total Deposit Received \$ _____

Description: _____

Inspection Fee Paid Out \$ _____

Department: Covenant Administration

Forfeiture Amount \$ _____

Account Code: 100-2310

Total To Be Refunded \$ _____

Reviewed by: _____ date _____

Authorized by: _____ date _____

Accounting Manager: _____ date _____

The Woodlands Township
Compliance Deposit Schedule

Pools and spas, Home/garage construction, garage conversion, room addition, attic conversion, cabanas, etc.*

\$425 base compliance deposit

\$75 for any additional improvements

Examples:

Pool \$425 + fire pit \$75 + pergola \$75 = \$575 total compliance deposit

Room addition \$425 + attic conversion \$75 = \$500 total compliance deposit

Patio covers, pergola/arbor with electric and/or attached to homes, gazebo, etc.*

\$125 base compliance deposit

\$75 for any additional improvements

Examples:

Patio cover \$125 + summer kitchen \$75 + fireplace \$75 = \$275 total compliance deposit

Pergola \$125 + fire pit \$75 = \$200 total compliance deposit

Pergola/arbor with electric and not attached, fire pit, fireplace, summer kitchen, fountain, etc.*

\$75 base compliance deposit

\$75 for any additional improvements

Examples:

Arbor \$75 + fountain/water feature \$75 = \$150 total compliance deposit

Fire pit \$75 + summer kitchen \$75 + pizza oven \$75 = \$225 total compliance deposit

Additional applications requiring inspection, i.e. generators, pool barriers, air conditioning units, outdoor spiral staircases, motorized awnings, etc.*

\$75 base compliance deposit

\$75 for any additional improvements

*This list is not all inclusive. If you have questions on the required compliance deposit, please contact our office at 281-210-3973.