



Guide To Revised Deed Restrictions In The Woodlands

Development of The Woodlands is guided by legally binding Covenants and Development Standards that protect the aesthetic integrity of this Master Planned Community. Additions and modifications of all properties must be in compliance with the Covenants and Standards to assure continuation of architectural design while also maintaining property values.

Recently the Committees reviewed and approved revisions to the Residential Development Standards as they do from time to time, in order to adapt to changes in building materials, building trends and other general amendments as needed and will be effective as of May 24, 2022.

The Covenants

The Covenants, Restrictions, Easements, Charges and Liens of The Woodlands (the “Covenants”) are recorded in the real property records and are legally binding upon most of the land, landowners and residents in The Woodlands. The Covenants require that changes and improvements to a property be reviewed and approved in advance.

In addition to The Residential Development Standards, many other important governing documents need to be abided by when considerations for changes and improvements are made.

Initial Land Use Designation and Criteria

The Initial Land Use Designation (ILUD) limits permissible land uses and sets minimum and maximum building sizes and/or other constraints and which is binding on all property owners. All improvements must comply with the established minimum and maximum square feet of living area allowable for all lots established by the ILUD and the Criteria.

Criteria establish more specific regulations for setback lines, hard-surface area, living area, colors, materials or other requirements for a home, group of homes or neighborhood based upon characteristics unique to that lot, group of lots or neighborhood. The Criteria varies from one neighborhood to another and frequently within a neighborhood. In case of a conflict between the requirements of the Criteria and the Standards, the Criteria will prevail for all instances other than fence height restrictions. Please contact the Covenant Administration Department for the applicable Criteria.

**Plat**

Further limitations on the construction of improvements may be found on the plat. A plat is a map of land divisions within an area (the subdivision) showing individual lots, property lines, setback lines, street rights-of-way, certain easements, and other matters.

Building Code

Where used in these Standards, **Building Code** refers to the code most currently adopted by the Plan Review Committees.

Improvements

All property owners are responsible for all improvements made on their property, even if they are made by a previous owner. It is strongly recommended that prospective owners inquire about all existing improvements on the lot and also request a disclosure statement be provided from a seller.

All improvements must be located entirely on the owner's property.

For further information about the applications process, please contact The Woodlands Township Covenant Administration Department at 281 210-3800. Application forms for various types of projects are available at The Woodlands Township offices at 2801 Technology Forest Blvd., and on the website at www.thewoodlandstowship-tx.gov.

Highlights of revisions to the Residential Development Standards

- New Home Construction Standards for each Phase of development
- Removed the enclosed storage space requirement on Garage Conversions
- Refined Height Restrictions for Detached Structures with Living Area
- Outdoor Living Area with Open Air Space
- Allowed Attached Structures to encroach into setbacks where they align with the existing garages
- New Fence Designs with clarification regarding Standards versus Criteria on height allowances
- Refined language for Tree Removal and replanting appeals
- Added Permanent Seasonal lighting designs
- Added Sealed Drainage Plan requirements



- Increased the restriction on all court locations creating more distance between the improvements and adjacent lots
- Improved Language regarding Virtual sales versus Garage sales
- Improved Trash Can Enclosure designs, location, and placement of pads
- Modified Pets to no more than 3 instead of 2 allowed outside
- Added Golf Carts to the Vehicles, Trailers and Boats Standard and included where they are allowed

This list is NOT all inclusive. Comprehensive revisions are contained within [The Woodlands Residential Development Standards](#) (Revised 2022).