

WOODLANDS ARCHITECTURAL CONTROL COMMITTEE (ACC)

RULES AND REGULATIONS

FENCES

1. Fences are permitted only when the fence will be used as a safety barrier to enclose a pool and pool deck.
2. Material shall be metal or aluminum see through vertical slat fence with a flat horizontal top rail cap. NO PLASTIC, WOOD OR CHAIN LINK.
3. Standard Height - 42 inches to 48 inches. Special height of 60 inches if required and approved by the ACC. This height is reserved for properties located near perimeter locations with security issues.
4. Color - black, dark green, white or bronze.
5. Landscaping around fence shall be plant material in accordance with approved plan. Exceptions can be made with ACC approval.

SIGNS

Permanent and/or temporary signs shall not be erected or displayed upon any properties within the Woodlands.

Exceptions:

1. Political signs which shall conform to chapter 18 of the City Code.
2. Security/protective agency signs which shall be located within five (5) feet of the residence.
3. Warning or hazard signs which will be permitted to be located where the hazard may exist.
4. Real estate signs in accordance with the following requirements.
 - a. The signs are placed a minimum of ten (10) feet from the property line.
 - b. Only one (1) sign shall be permitted per property.
 - c. The size of the sign shall be no larger than fifteen (15) inches in height, twenty-four (24) inches in width. The top of the sign when measured from the ground (where the sign is installed) shall not exceed thirty-six (36) inches in height.

d. Open house signs which shall be permitted on weekends only when the subject property is staffed by a real estate agent or the homeowner. The size of the sign shall be no larger than fifteen (15) inches in height, twenty-four (24) inches in width. The top of the sign when from the ground (where the sign is installed) shall not exceed thirty-six (36) inches in height.

e. No open house or directional signs are permitted off the subject property.

TRASH/GARBAGE/REFUSE CONTAINERS

1. Refuse containers shall be maintained in good condition and completely screened from view from the adjacent right-of-way. The only exception to this regulation is when the refuse containers are placed for pickup which shall be no earlier than 7:00 pm the evening before the actual day of pickup and removed no later than 11:00 pm the evening of pickup.

2. BULK TRASH can only be placed out for pickup no earlier than 3:00 pm the evening before the actual day of pickup.

VEHICLE PARKING

1. The parking or storage of automobiles except upon paved or graveled areas is prohibited.

2. The overnight parking or storage of trucks or commercial vehicles is prohibited from 9:00 pm to 6:00 am.

3. The overnight parking of vehicles of any kind upon public right-of-ways is prohibited from 2:00 am to 6:00 am.

4. The parking or storage of boats and boat trailers upon any of the foregoing described lands is prohibited, unless same is stored as to not be visible from any street in the subdivision.

PARKING SURFACES & CARPORTS

Vehicle use areas shall be constructed of concrete, stamped concrete, brick pavers, cast in place stone or of a similar material which provides equivalent durability, aesthetic appearance and maintainability. As asphalt driveways are not permitted by the deed restriction, when a full replacement of an existing asphalt driveway occurs, it shall be replaced with one of the approved surfaces.

Any modification to an existing vehicular use area *shall receive approval from the ACC* and all required permits from with the city prior to construction.

Carports are for the purpose of storing private use vehicles and mechanical driven golf carts only. General storage of personal belongings and other commodities within the confines of the carport visible from the abutting rights-of-way are prohibited. Carports shall be maintained so that there is no accumulation of junk, trash and debris.

EXTERIOR SURFACES AND PAINT COLORS

1. Condition - Exterior surfaces of all buildings and structures including but not limited to roofs, walls, soffits, siding, fascias and vehicular use areas shall be kept free of dirt, grime, mold and mildew. Such surfaces shall also be kept free of faded or chipped paint and shall be maintained in good repair and condition. Such surfaces shall be repainted, recovered or cleaned when ten (10) percent or more of the exposed surface area does not meet the standards set forth herein.
2. Painting - Should any exterior surface of a single-family residence within the community require painting, the property owner shall refer to the "**Woodlands Color Palette**" for the list of approved colors.
 - a. Homes painted white may use any secondary or trim color of their choice.
 - b. All tinted whites (must be considered white per Sherwin-Williams) are acceptable as base, secondary and trim.
 - c. Color selection must be from the same card, no mixing of cards is acceptable unless using white as one of the choices.
 - d. Any brand of paint is acceptable, however, the color needs to be color-matched with these approved Sherwin-Williams shades.
 - e. Garage doors may be wood/faux wood, or painted any untinted or tinted white, a base or secondary color, but not a trim color.
 - f. Front doors may be decorative, or any approved base, secondary or trim color, white, black or red.
3. Roof Surfaces - Roof surfaces are not subject to these regulations unless the roofing material is painted. Roof surfaces comprised of shingles, tile or aggregate with a factory-installed color finish are not subject to these regulations. In the event that a roof surface is to be painted or repainted, only (1) color listed as a building base color or accent color shall be permitted, shall match a color used on the elevations of the structure, and shall not be subject to the percentage limitations within the City Code.
4. Exterior surfaces consisting of natural stone, wood or brick shall not be subject to these regulations unless such surface is painted.

WOODLANDS EXTERIOR PAINT COLORS
Effective 2/24/2021

REQUEST FOR MODIFICATION FORM MUST BE APPROVED BY ACC PRIOR TO PAINTING

SW Card	Trim (max 10%)						
	Secondary (max 25%)						
	Base (min 75%)						
114	6323	6324	6325	9005	6326	6327	6328
124	6337	6338	6339	9009	6340	6341	6342
126	6351	6352	9010	6353	6354	6355	6356
127	6358	6359	9011	6360	6361	6362	6363
128	6365	6366	6367	6368	6369	6370	7709
139	6386	6387	9023	6388	6389	6390	6391
141	6120	6121	6122	9025	6123	6124	6125
145	6414	6415	9029	6416	6417	6418	6419
154	6421	6422	9037	6423	6424	6425	6426
155	6428	6429	6430	9038	6431	6432	6433
192	6029	6030	6031	9078	6032	6033	6034
193	6043	6044	6045	9079	6046	6047	6048
194	6050	6051	6052	9080	6053	6054	6055
195	6057	6058	6059	9081	6060	6061	6062
197	6085	6086	6087	9082	6088	6089	6090
198	6078	6079	6080	9084	6081	6082	6083
200	6092	6093	6094	9092	6095	6096	6097
201	6099	6100	6101	9093	6102	6103	6104
204	6106	6107	6108	9108	6109	6110	6111
205	9109	9110	9111	9112	9113	9114	9115
207	6148	6149	6150	9117	6151	6152	6153
210	6155	6156	6157	7544	6158	6159	6160
211	6169	6170	6171	9126	6172	6173	7745
213	6176	6177	6178	9128	6179	6180	6181
214	6190	6191	6192	9129	6193	6194	6195
217	6204	6205	6206	9132	6207	6208	6209
218	6211	6212	6213	9133	6214	6215	6216
219	6218	6219	6220	9134	6221	6222	6223
221	9136	9137	9138	9139	9140	6223	9142
222	6232	6233	6234	9143	6235	6236	6237
223	9144	9145	9146	9147	9148	9149	9150
224	6239	6240	6241	9151	6242	6243	7602
225	6246	6247	6248	9152	6249	6250	6251
232	6036	6037	6038	9160	6039	6040	6041
233	7661	7662	7663	7664	7665	7624	7604
234	6253	6254	6255	9161	6256	6257	6258
235	7071	7072	7073	9162	7074	7075	7076
236	7064	7065	7066	9163	7067	7068	7674
237	7057	7058	7059	9164	7060	7061	7749
240	6001	6002	6003	9167	6004	6005	6006
241	7022	7023	7024	9168	7025	7026	7027
243	7029	7030	7031	7504	7032	7033	7034
244	7015	7016	7017	9170	7018	7019	7020
246	7050	7051	7052	9172	7053	7054	7055
281	7621	7616	7613	7611	7612	7617	7619

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