

# Summary of Some of The Woodlands Township Covenants and Standards<sup>1</sup> Affecting Home Wildscaping<sup>2</sup>

## I. Garden Placement

Coverage	Section(s)	Content
Trees	Covenants 1 § 10.02 Covenants 2 § 10.02 Standards § 2.7(IV)	Can't remove most trees of a certain size (or those that TWT has marked to keep) without prior, written approval.  Exception: trees that have been confirmed as invasive on TWT official invasives list* need no prior approval to remove.  * I couldn't locate this invasives list. Please check with TWT Environmental Services.
Easements	Covenants 1 § 11.01 Covenants 2 § 11.01	You need pre-approval to place things in easement areas.
	Standards §§ 1.6(N)	Some structures that TWT may allow in easements: <ul style="list-style-type: none"> <li>• Hardscape (e.g., borders) &lt; 24" tall</li> <li>• Certain yard structures (art, trellises, etc.)</li> <li>• Walkways ≥ 1' from property line</li> </ul>
	Standards §§ 1.6(N)	Unauthorized improvements may be removed.
	Covenants 1 § 11.02 Covenants 2 § 11.02	Describes dimensions of easement area
Water Flow	Standards § 1.6(M)	Improvements and landscaping can't halt or materially impede drainage from neighboring tracts.

<sup>1</sup> Standards are the same throughout The Woodlands Township ("TWT"). There are two Covenants instruments: (1) for the Villages of Panther Creek, Grogan's Mill, Cochran's Crossing and Indian Springs (east of Falconwing Dr.) and (2) for the Villages of Alden Bridge, College Park, Creekside Park, Sterling Ridge and Indian Springs (west of Falconwing Dr.). These are referred to as "Covenants 1" and "Covenants 2," respectively.

<sup>2</sup> This chart summarizes only some of the relevant TWT Covenants and Standards and isn't intended to be comprehensive, but merely a partial summary. Additionally, the content was created in October 2019 and has not been updated since. As with any landscaping, always read all of the TWT Standards and the TWT Covenants applicable to your area before installing or altering a home wildscape.

## II. Garden Design

Coverage	Section(s)	Content
Lawns	Standards § 2.7(I)(D)	Front yard lawn/turf limited to 60% max.
Hard and artificial surfaces	Standards § 1.6(P)	Impermeable hard surfaces are restricted to a % of lot size.
	Standards § 2.5	Restrictions + pre-approval apply to walkways, decks, patios, etc.
	Standards § 2.7	Can't use asphalt or artificial ground covers, with limited exceptions.
	Standards § 2.7	Rock-based ground covers can be used in limited amounts for paths, swales, borders.
Borders, hedges, fences	Covenants 1 §§ 1.20(i), 9.08  Standards § 1.5	<p>“Structures” (usually requiring pre-approval)</p> <ul style="list-style-type: none"> <li>• <i>include</i> fences, curbing, paving, walls, signboard, arbors, hedges &gt; 2', etc.;</li> <li>• <i>exclude</i> landscaping, shrubbery, hedges &lt; 2', trees.</li> </ul> <p>“Improvements” (usually requiring pre-approval) include any physical changes to Structures.</p>
	Covenants 2 §§ 1.18, 9.08  Standards § 1.5	<p>“Structures” (usually requiring pre-approval) include man-made devices, e.g., fences, curbing, paving, walls, signs, etc.</p> <p>“Improvements” (usually requiring pre-approval) include any physical changes to Structures <i>or changes to a Tract</i>, including <i>landscaping</i> (this is expressly mentioned).</p>
	Standards §§ 1.6(H)(5), 2.6	Most fencing is controlled + requires pre-approval, except for certain interior fences ≤ 4'.
	Standards § 2.7	<p>Landscape borders:</p> <ul style="list-style-type: none"> <li>• Composition can be stone or wood, as befits style of home.</li> <li>• No pre-approval needed if ≤ 24" high.</li> </ul>
Art and other structures	Standards § 2.7(II)	<p>Yard structures must be</p> <ul style="list-style-type: none"> <li>• in good taste, limited, and compatible with/appropriate to character of the home/neighborhood;</li> <li>• a certain distance from street edge;</li> <li>• observant of set-back/plat lines (only some).</li> </ul>
	Standards §§ 2.1(I), 2.7(II), 2.7(IV)	If your garden design includes detached structures or buildings (e.g., arbors, trellises, gazebos, etc.), then some restrictions apply, and you'll need pre-approval for most (except certain trellises).

### III. Habitat Educational Signs

Section(s)	Content
Standards §§ 2.12 and 2.12(II)(G)	It seems unclear whether habitat signs on your lot require pre-approval if they meet certain conditions. It depends on whether they're considered "Awareness Signs," which are exempted from pre-approval. Regardless, you can always submit your habitat sign for pre-approval.
Covenants 1 § 10.04 Covenants 2 § 10.04 Standards §§ 2.10, 2.12(I) and (II)	Habitat signs are subject to certain restrictions, whether or not they require pre-approval.

### IV. Garden Maintenance

Section(s)	Content
Covenants 1 § 8.01 Covenants 2 § 8.01	You must keep your lot, including its Improvements [Covenants 2 adds "Structures"], "in good order and repair, including but not limited to, the seeding, watering and mowing of all lawns, the pruning and cutting of all trees and shrubbery . . . all in a manner and with such frequency as is consistent with safety and good property management. . . ."

### V. Plant Selection

Section(s)	Content
Standards § 2.7(I)(F)	Use of native plants is strongly encouraged.
Standards § 2.7(I)(F)	Whenever possible, new plantings should be something other than lawn.
Standards § 2.7(I)(F)	No artificial plants are allowed.
Standards § 2.7(IV)	Replacement trees must come from the Native Plant List (see next row).
TWT Native Plant List (trees and shrubs): <a href="http://www.thewoodlandstownship-tx.gov/DocumentCenter/View/1648/PLANT-LIST-native-tree?bidId=">http://www.thewoodlandstownship-tx.gov/DocumentCenter/View/1648/PLANT-LIST-native-tree?bidId=</a> )	Lists native trees and shrubs At least 50% of aggregate of all trees/shrubs in front yard must be selected from this list. Contains some size requirements
"Plant for Pollinators" plant lists are available through the "Plant for the Woodlands" page on TWT's website: <a href="http://www.thewoodlandstownship-tx.gov/1463/Plants-for-The-Woodlands">http://www.thewoodlandstownship-tx.gov/1463/Plants-for-The-Woodlands</a>	Native trees Native shrubs Native perennials (These plant lists aren't mandatory, but are meant as a resource.)