



## **Rule Change for Fences, Extermination, Fire Pits, Screening**

Dear Owner/Resident

Please see the enclosed rules changes regarding Fences, Extermination, Fire Pits, Screening. We highly recommend that you read each rule.

**Effective July 15<sup>th</sup>, 2021**, Fences, Extermination, Fire Pits, Screening rule changes will be in effect and subject to the appropriate procedure, warning, or fine specific to each rule change.

Sincerely,  
The Woodlands Board of Director



## **Rule Change for Fences, Extermination, Fire Pits, Screening**

### **E. Fences. Deadline to correct: 30 days.**

1. The Woodlands' written approval and a signed fence agreement are required for all fences before installation.
2. Fences shall be erected in accordance with fence specifications (20 ft. long, 12 ft. wide and fence opening 4 ft. wide, 4 ft. high fence) and be either chain link or wood.(board on board as depicted in Fence Agreement).
3. All fences must be maintained in good repair.
4. Wood fences for blue and gray building must be painted the approved charcoal gray color. Almond, beige and gold buildings must be painted the approved brown color. The maintenance office will have the approved color paints available or will provide the correct color information. Painting must be done often enough to avoid an unsightly appearance.
5. No part of the fence shall be allowed to come in contact with the siding on the building.
6. Each fenced in rear yard shall either be a well-maintained lawn, concrete or block patio, or deck. No accumulation of yard waste or garbage shall be permitted. Fences/ yards should be kept in an orderly fashion. Whether they are enclosed or open, they are not to be used as a storage area. Furniture is to be limited to outdoor type that is appropriate for outdoor use.
7. If a yard is enclosed, the Owner is responsible for the upkeep of the enclosed areas.
8. At no time shall any item of personal property be attached to or placed upon a fence, including but not limited to the following: clothing, rugs, carpets, blankets, clotheslines, tools, equipment, toys, etc.
9. Notwithstanding any provision in these rules to the contrary, if an owner's fence is in non-compliance such owner shall be given a thirty (30) day notice to correct the condition. During such thirty (30) day period, such owner may elect to abandon the fence and allow the Association to remove it at a cost to the owner of \$100.00. Should such owner neither correct the condition nor elect to abandon the fence within such thirty (30) day period, the Association shall remove the fence and assess the unit owner the cost of such removal (\$100.00), plus a non-compliance fee of \$200.00, for a total of \$300.00.



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### **Q. Extermination.**

The Woodlands may in its discretion employ extermination measures through an extermination contractor as deemed necessary for the common health and safety of its residents. There shall be no cost to the owner unless access is not permitted. Owners and/or tenants are required to permit unit access for such purpose, and failure of a tenant or Owner to permit unit access (in person or by providing a key) on the designated date will result in a fine for violation of Rule III, L., in the amount of \$100.00. Owners shall be liable for successive fines and additional extermination charges until extermination is permitted and performed.

### **S. Fire Pits. Deadline to correct: Immediate.**

1. Fire pits are not allowed.
2. The failure of a unit owner to remove a fire pit within seven (7) days of being given notice of the requirement to do so shall result in the Association removing such fire pit at the unit owner's expense, plus a fine as prescribed by Rule II.B.

### **I. Leased or Rented Units**

1. Screening. Screening of tenants pursuant to Bylaw Article XV, Section 1 is mandatory. The failure to obtain approval of any prospective tenants through The Woodlands Screening Process prior to move in shall result in the assessment of a fine of \$500.00 per month against the Owner. The fine shall be assessed from the date of move in and will continue at the rate of \$500.00 for each and every subsequent calendar month (or part thereof) until the tenant vacates or is properly screened by The Woodlands. A screening packet, together with an application for tenancy, shall be available at The Woodlands' office. Such packet shall set forth the terms and conditions for the processing of the application as established by The Woodlands' Board of Directors.

An owner may use Team Management, LLC to complete the screening process for the fee prescribed. Alternatively, another service approved by the Board may be used to collect the information required for screening and present it to The Woodlands' office for on-site review, provided that such information supplied shall not be more than thirty (30) days old.