

RESOLUTION NO. 14-24
ADOPTING ESTABLISHMENT OF COVENANT ADMINISTRATION
DEPARTMENT FEES ("CAD FEES")

WHEREAS, The Woodlands Township, a political subdivision of the State of Texas (the "Township") has been duly created and operating pursuant to Chapter 289, Acts of the 73rd Texas Legislature, Regular Session, 1993, as amended (the "Act");

WHEREAS, the Township under the Act is granted all of the rights, powers, authority, and functions conferred on municipal management districts by Subchapter E, Chapter 375, of the Local Government Code (the "Code");

WHEREAS, under Section 7(t) of the Act, in order to promote business retention, sustain employment and prevent substandard and blighted housing conditions, the Township provides for the administration and enforcement of a community covenant as provided by the covenant through its Covenant Administration Department;

WHEREAS, under Section 7(i) of the Act, the Township may provide or secure the payment or repayment of costs and expenses of the establishment, administration, and operation of the district and the district's costs of any contractual obligation or indebtedness, by or through the levy of assessment of taxes or user fees; and

WHEREAS, the Board of Directors of the Township (the "Board") wishes to establish a fee program for certain classifications of services as a means of providing for the administration and enforcement of community covenants and the payment and repayment of costs and expenses associated therewith (the "CAD Fees") following approval during the public hearing to be held on November 20, 2024;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE WOODLANDS TOWNSHIP THAT:

Section 1: The Board has determined that development of a fee program for CAD Fees will promote business retention, sustain employment and prevent substandard and blighted housing conditions, and while in general, the CAD Fees and services are funded through the base taxation of a property, specific fees are not currently collected for enhanced and/or increased services provided by the Covenant Administration Department of the Township in the event that enhanced and/or increased services, including but not limited to, permitting, technical review, inspections, and variance requests, are requested by and/or provided to a particular owner, these currently being borne by all community members.

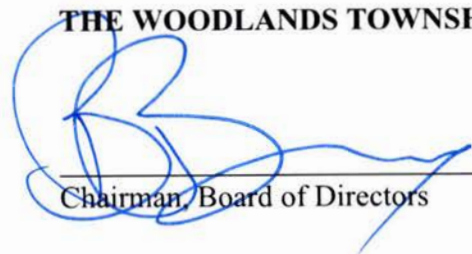
Section 2: Therefore, the Township hereby approves the order of the Board to adopt the creation of a fee program for CAD Fees which will allow for certain enhanced and/or increased services to be borne by the property owner requesting and/or requiring the initiation of such enhanced and/or increased services and not all community members.

Section 3: Accordingly, the Board does hereby approve, and the Township President/Chief Executive Officer is hereby directed and authorized to adopt hereunder the establishment of a fee program to classify CAD Fees related to services and their identified purpose to a specific property as are provided on Exhibit "A" hereto.

Section 4: Any prior Resolution Adopting Establishment of Covenant Administration Permit Fees previously adopted by the Board is hereby revoked.

PASSED and ADOPTED this 20th day of November, 2024.



THE WOODLANDS TOWNSHIP

Chairman, Board of Directors


Secretary, Board of Directors

Exhibit A
Covenant Administration Fees
(November 21, 2024)

| | |
|-----------------------------------------------------------|-----------------|
| A. Commercial Improvements | |
| I. Major Improvement Greater than 2,000 SF..... | \$0.50/per SF |
| II. Minor Improvement 2,000 SF or less | \$0.50/per SF |
| III. Monument Sign New | \$250 |
| IV. Tenant Sign Panel | \$125 |
| V. Directional Sign | \$80 |
| VI. Other (Curbside / EV etc.) | \$80 |
| VII. Sign (Temporary) | \$80 |
| VIII. Now Open / Coming Soon / Land Use | \$80 |
| | |
| B. Residential Improvements | |
| I. New Home Construction | \$0.50 / per SF |
| II. Concept / Minor / 300 SF or less | \$100 |
| III. Concept / Major / Greater than 300 SF | \$200 |
| IV. Home/Garage Remodel | \$0.50 / per SF |
| V. Home Demolitions | \$450 |
| VI. Attached Structure | \$150 |
| VII. Patio Cover/Outdoor Living Area | \$150 |
| VIII. Pools and Spas | \$450 |
| IX. Summer Kitchen/Firepit..... | \$150 |
| X. Fences /Pool Barrier..... | \$150 |
| XI. Detached Structures | \$150 |
| XII. Detached Building | \$100 |
| XIII. Short term rental application..... | \$500 |
| XIV. Business in Home | \$275 |
| XV. Sport court/batting cages / and related lighting..... | \$150 |
| XVI. Generator..... | \$150 |
| XVII. Solar | \$150 |
| | |
| C. DSC Variance / Rehearing Request | \$300 |
| | |
| D. Filing with County (Harris/Montgomery)..... | \$15 / per page |