

NOTICE
V

**CERTIFICATE OF ADOPTION OF IMPERVIOUS COVERAGE POLICY
OF
MEYERLAND COMMUNITY IMPROVEMENT ASSOCIATION**

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS, the Board of Directors (the "Board") of Meyerland Community Improvement Association, a Texas non-profit corporation (the "Association") is charged with administering and enforcing those certain covenants, conditions and restrictions recorded in the Office of the County Clerk of Harris County, Texas, as may be supplemented and amended from time to time encumbering the Meyerland community (the "Community"); and

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WHEREAS, Section 202.006 of the Texas Property Code requires a property owners' association to record all its dedicatory instruments in the real property records of each county in which the property to which the dedicatory instruments relate is located; and

WHEREAS, the Board has determined that in connection with setting forth clear guidelines and restrictions regarding impervious coverage in the Community, it is appropriate for the Association to adopt this impervious coverage policy; and

WHEREAS, the Bylaws of the Association provide that a majority of the members of the Board shall constitute a quorum for the transaction of business and that the action of a majority of the members of the Board at a meeting at which a quorum is present is the action of the Board; and

WHEREAS, the Board held a meeting on July 13, 2015 (the "Adoption Meeting"), at which at least a majority of the members of the Board were present and duly passed the impervious coverage policy described herein below (the "Impervious Coverage Policy").

NOW, THEREFORE, to give notice of the matters set forth herein, the undersigned, being the President of the Association, does hereby certify that at the Adoption Meeting, at least a majority of the members of the Board were present and the Board duly adopted the Impervious Coverage Policy set forth on Exhibit "A" hereto. The Impervious Coverage Policy is effective upon recordation of this Certificate in the Official Public Records of Real Property of Harris County, Texas (the "Official Public Records"), and supplements any restrictive covenants, guidelines or policies for Impervious Coverage which may have previously been in effect for the Community, unless such restrictive covenants, guidelines or policies are in conflict with the Impervious Coverage Policy, in which case the terms in the Impervious Coverage Policy will control.

RP-2016-16494

EXECUTED on the date of the acknowledgment set forth herein below, to be effective upon recordation in the Official Public Records.

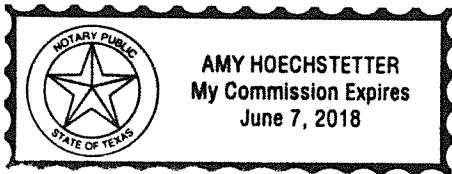
Meyerland Community Improvement Association,
a Texas non-profit corporation

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By: Elizabeth B. Berry
Elizabeth B. Berry, President

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on December 23, 2015,
by Elizabeth Black Berry, President of Meyerland Community Improvement Association, a
Texas non-profit corporation, on behalf of said corporation.



A Hoechstetter
Notary Public, State of Texas

WHEN RECORDED, RETURN TO:

Hoover Slovacek LLP
Galleria Tower II
5051 Westheimer Rd., Suite 1200
Houston, Texas 77056

RP-2016-16494

Impervious Coverage

AMENDED Impervious Coverage Policy:

Allowable impervious Lot coverage per Lot shall be the lessor of either **sixty percent (60%)**, or that allowed by the City of Houston, or appropriate governmental agency. If the City of Houston or appropriate governmental agency does not provide such information, guidelines, or decision on permeability, then such a determination can be made by the Board or their agents.

Coverage includes all structures, including but not limited to, buildings, pools (not including water surface), patios, driveway, sidewalks, accessory buildings, garages and any other impervious surface and/or semi-pervious surface. Exceptions to below may be allowed should lot owner provide appropriate review committee conclusive evidence that proposed materials and installation allows for a different impervious percentage. Impervious Coverage/Calculations includes, but is not limited to the following:

100% of the horizontal area will be included for the following:

Any substantial structure, as determined by review committee, whether on a pad and/or built above ground on piers, posts, or similar construction method.

Building

Garage

Patios

Pads (including those for air conditioning units or other equipment)

Driveways

Walkways or paths

Parking Areas

Pool or Spa decking

Less than 100% of the horizontal area will be included for the following:

Decks: For a deck that has drainage spaces between deck boards that is located over a pervious surface, 30% of the horizontal area will be included.

Interlocking pavers: 80% of the horizontal area will be included, if placed over pervious material.

Gravel Areas: Pea gravel and similar loose gravel are not acceptable materials for driving areas; for rock/stone gravel 50% will be included, if placed over pervious material.

Impervious coverage calculations do not include:

Sidewalks in a public right-of-way

Surface area of the water in ponds, pools and fountains

Areas with gravel placed over pervious surfaces that are only used for landscaping or pedestrian pathways, dog runs, French drains and similar circumstances as determined by review committee who shall consider coverage area and depth of material.

**Amended by the board on July 13, 2015*

EXHIBIT "A"

RP-2016-16494
Pages 4
01/14/2016 08:24 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees \$24.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Stan Stanart

COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2016-16494