

# **MCIA Skirting Policy**

## **Applicability**

This Policy supersedes any prior policy or part of a prior policy as it relates to skirting.

## **Enforcement**

This Policy may be enforced to the fullest extent allowed by law, applicable deed restrictions and the MCIA

## **Definition/Purpose**

“Skirting” is defined as any cosmetic or structural material used to cover or enclose the space created under a raised structure and if applicable, any areas of the foundation that are exposed.

“Structure” shall have the definition as set forth in the deed restrictions applicable to the Lot Owner submitting the application. If the applicable deed restrictions do not have a definition for “Structure”, then “Structure” shall be defined by the applicable Meyerland review committee.

The purpose of this policy is to formalize minimum standards and ensure a congruent aesthetic throughout Meyerland as pertaining to skirting material and to also set rules in regards to required location, approvable material, and required percentage of skirting.

## **Rules**

### **Existing Skirting**

It being the intent of this policy that existing skirting that had prior approval and met all requirements at the time of construction may be maintained with minor repair work without the need for full replacement. However, all replacement skirting or work on existing skirting of a significant amount, as determined by the applicable Meyerland review committee, on any one side of the structure, may necessitate that all skirting on that side must be in accordance with this policy. Any replacement must be done in accordance with the applicable deed restrictions, this policy and as approved by the applicable Meyerland review committee.

### **Deed Restriction Requirements**

Skirting is part of the exterior of the Structure. Therefore, the skirting on any Structure subject to a masonry percentage (%) requirement, as per applicable deed restrictions or policy, is included in the calculation of the masonry percentage requirement. If and when taken in combination, the existing Structure and new skirting are unable to meet the minimum masonry requirement (i.e. the Structure without the skirting is in violation of the masonry requirement), the additional skirting must serve to bring the Structure as close to the minimum masonry requirement as possible. The open spaces in masonry products or installation technique used (e.g. open design block or staggered bricks) shall count as non-masonry in the masonry percentage calculation. However,

flood vents, access panels and similar items in the skirting shall be treated as a door or window when calculating the masonry percentage.

### Materials

Any aesthetically proper material as determined by the appropriate Meyerland review committee may be allowable, subject to the requirements of any applicable deed restrictions and subject to the restrictions/exceptions described in this Policy.

Materials **NOT** allowed include, but are not limited to the following:

- Lattice type products on the front of a Structure and viewable from the front street, as well as those portions of other sides of a Structure not behind fences. Including but not limited to Wood Lattices (includes both treated and untreated wood products), Polyvinyl type Lattices, Cement Lattices, Brick Lattices, Staggered Brick Openings, Perforated Design Block and similar type products.
- Any material or installation technique that has/allows for more than 50% openings or perforations such that the crawlspace or raised space under the Structure on the front of a Structure and viewable from the front street, as well as those portions of other sides of a Structure not behind fences.
- Metals with profiles such as corrugated, R-Panel and U-Panel.
- Unfinished, unsurfaced, and painted cinder block.
- Fencing material, e.g. picket fence, chain link, wire, and metal.
- Any aesthetically improper material as determined by the appropriate Meyerland review committee.

### Location and Exceptions

Any raised dwelling, building, or other Structure must be skirted. The skirting must generally follow the footprint of the Structure, including but not limited to exterior walls, porches and stairs, unless otherwise approved by the appropriate Meyerland review committee. All crawlspaces, open spaces beneath a raised Structure, mechanical systems, and any raised foundation systems, whether visible from the street or not (including, but not limited to beams, piers, pipes, etc.), shall be skirted in such a manner as to be aesthetically in line with Meyerland.

When raising or elevating an existing structure, should skirting design requirements be such that the skirting must exceed the restrictions of any building line in a minimal fashion (generally less than 12 inches beyond the building line) and both the appropriate governmental authority and appropriate Meyerland review committee approves such, it shall be the intent, but not requirement of the MCIA Board of Directors to allow such for the elevated Structure. This action shall not permanently change the building lines in the event of future new Structure construction or modification to or on the lot.

Should access to or openings in the skirted area be required, necessary, or desired, limited exceptions to the skirting requirement for such may be made at the discretion of the appropriate

Meyerland review committee, including but not limited to garage doors, gates, pedestrian doors, vents (air and flood), access panels, and windows.

Skirting exceptions may be made for limited portions under a dwelling or other raised Structure where the area is not viewable from the front building line, is behind a fence, and which is aesthetically designed to be a covered outdoor living space/covered patio. The recessed area must be enclosed from behind and to the sides with proper material as determined by the appropriate Meyerland review committee, so as to screen the remainder of the raised Structure, including but not limited to foundation, beams, piers, pipes, and additional areas under the structure.

Skirting exceptions may be made for limited portions under a dwelling or other raised Structure for Carports, the size of which may be restricted for even aesthetic reasons. The recessed area must be enclosed from behind and to the sides (as appropriate) with proper material and location of material as determined by the appropriate Meyerland review committee, so as to screen the remainder of the raised Structure, including but not limited to foundation, beams, piers, pipes, and additional areas under the structure. Applicable deed restrictions and MCIA policy may further restrict carports and their location.

Any and all governmentally required opening(s), and their designated location(s) in the skirting, shall at all times be allowed, however the method and material used for covering the required opening(s), if optional methods exist, shall be the one that is most aesthetically suited for Meyerland.

Architecturally faced cinder block (i.e. split faced block) may be allowed.

#### Approval

Any and all skirting or work done to or on any skirting must receive approval by the appropriate Meyerland review committee prior to the start of any work on or installation of any skirting or screening material. Approval may be withheld for purely aesthetic considerations, even if similar Structures, including skirting, were previously approved or already exist in Meyerland.

Meyerland review committee consideration of type of skirting to be approved may include, but not be limited to, location of skirting on dwelling/Structure, dwelling/Structure aesthetics, height/width of skirting, aesthetics of skirting, and aesthetics of the Meyerland community.

This Policy was approved by the MCIA board on April 19, 2017.