

Sign Policy

Applicability

This Policy supersedes any prior policy or part of a prior policy as it relates with same subject matter.

Enforcement

This Policy may be enforced, within Meyerland Community Improvement Association (MCIA) Board's discretion, to the fullest extent allowed by law, applicable deed restrictions and the MCIA. This Policy shall apply to all lots that fall within the jurisdiction of the MCIA.

Definition/Purpose

"Sign" is defined as any publicly viewable notice and/or display providing information in a written or symbolic form. Usage of term includes, but is not limited to, wording or symbols of commercial and/or residential nature.

The purpose of this policy is to formalize minimum standards and ensure a uniform aesthetic throughout Meyerland as pertaining to signage and to also set general rules including type, size, duration, required location, and approvable material.

Rules

Deed Restriction Requirements

Any and all signs shall meet any and all appropriate Deed Restrictions as applicable.

General:

Nothing herein is intended to allow rent or lease signs contradicting the single family residence restrictions.

No signs of any kind shall be displayed to the public view on any lot except those allowed as set forth in appropriate Deed Restrictions and Policy as it does not contradict Deed Restrictions.

Location:

All signs must be ground mounted and are to be placed on lot owner's lot and not located in public space between public walk and street unless otherwise specified. Additional locations may be allowed by city, county, state, or federal law, or for health and/or safety reasons.

Materials:

All signs must be of aesthetically suitable material as determined by the MCIA Board. In addition, no sign of any kind is permitted which,

- (1) contains roofing material, siding, paving materials, flora, one or more lights, or any other similar building, landscaping, or nonstandard decorative component;

- (2) is attached in any way to plant material, a traffic control device, a light, a trailer, a vehicle, or any other existing structure or object;
- (3) includes the painting of architectural surfaces;
- (4) threatens the public health or safety as determined by the Board;
- (5) violates a law;
- (6) contains language, graphics, or any display that would be offensive as determined by the MCIA Board;
- (7) is accompanied by music or other sounds or by streamers, or
- (8) is otherwise distracting to motorists as determined by the Board.

Styles and Number of:

No signs of any kind shall be displayed to the public view on any lot EXCEPT:

Sale/Rent – one (1) unlighted sign of not more than 6 square feet advertising the property for sale, rent or lease; and/or

Contractor –

For Routine Projects – a maximum number of two (2) unlighted signs, one (1) sign per-contracting company, of not more than 6 square feet and only while work/construction is in progress,

For Major Renovation/New Home construction - a maximum number of two (2) unlighted signs may be displayed, with a maximum of one (1) sign per contractor - one (1) of which may be a maximum of 20 sq. ft.; and/or

Security or other similar notices - one sign, two if on a corner Lot, of not more than 2 square feet in size located not more than 2 feet above ground and positioned within a planting or landscape bed not more than 4 feet from the Dwelling, or in the event no such bed exists, the sign shall not be more than 1 foot from the Dwelling, unless governmental code states otherwise; and/or

Children's –no more than two (2) unlighted school and/or sports signs of not more than 4 square feet each; and/or

Political signs – one unlighted sign per candidate and ballot item of not larger than 4 ft. by 6 ft. may be placed on a Lot no sooner than 90 days prior to election and removed 10 days after election, including a runoff election; and/or

Meyerland event signs –signs that publicize MCIA sponsored events should be placed in public view no more than five (5) days prior to the event and should be removed no more than two (2) days after the conclusion of the event. Such signs may be placed in the public easement/common areas, including between street and sidewalk; and/or

Miscellaneous Signs – Approved in writing, by the MCIA Board, MCIA office staff, or if construction related, the MCIA Review and Control Committee (RCC).