

Structures Outside Building Lines Policy

Applicability

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

Purpose/Definition

The purpose of this Policy is to ensure the aesthetics of the Meyerland community as pertaining to structures outside the front and side street building lines. Such purposes include but are not limited to types of structures, location, size, approvable materials, maintenance, and overall aesthetics.

For the purpose of this policy, a Structure is anything which is built, erected, constructed, assembled or otherwise joined together by other than natural force.

Rules

Structures and Locations

The following structures may be located outside the front building line and the side street building line with the approval of the appropriate Meyerland review committee:

1. Unroofed stairs, steps, and landings, but not porches may be up to five feet (5') outside of the building line or as to maximum distance allowed by the City of Houston (COH) Code and so long as also approved by the appropriate Meyerland review committee, who may have more strict standards than COH. Walkway steps that generally follow contour and grade of lot, as decided by the appropriate Meyerland review committee, may be five feet (5') or more outside building lines.
2. Outdoor lighting and light posts suitable for residential use which do not encroach on another lot or any utility easement.
 - a. All exterior lighting shall be shielded, located, and of a color and/or intensity which is consistent with residential use, so as not to be offensive to neighboring lot owners or residents, nor create a safety hazard.
 - b. Number of lights and light posts shall be approved/denied via review committee decision on a case by case basis which may consider entirety of lot's lighting plan.
3. Landscaping structures including, but not limited to, planters, and raised flower beds.
4. Miscellaneous structures appropriate for residential purposes, which are not buildings, garages, carports, porte cochere, or similar type structures and which are approved by the appropriate MCIA review committee.

General

All structures not specified within the Deed Restrictions or this policy must adhere to the building line requirements as specified in the applicable Deed Restrictions. In no circumstance may a structure, even temporary in nature, encroach upon an easement.

All city, county, state, or federal law/codes/regulations (including but not limited to building codes) must be followed.

All structures must be of an aesthetically acceptable design, including, but not limited to all proposed structure installation and lot or structure modifications including but not limited to types of structures, location, size, materials, and exterior color. Structures must be maintained for both aesthetic requirements and function, as determined by the appropriate Meyerland committee or MCIA Board.

Approval

Any and all proposed structure installation and lot or structure modifications including but not limited to types of structure(s), location, size, materials, color, and overall aesthetics must receive approval from the appropriate Meyerland review committee or MCIA Board prior to the start of any installation/work. Approval may be withheld for purely aesthetic considerations, even if similar structures were previously approved or already exist in the Meyerland community, so long as not arbitrary or capricious.

End of Policy