

MCIA Circular Driveway and Parking Pad Policy

Applicability

This policy supersedes any prior policy or part of a prior policy as it relates to circular driveways or parking pads. This policy shall not be interpreted as overriding any part of appropriate Deed Restrictions as it relates to same subject, but shall be considered to have full force and effect when those Deed Restrictions do not mention circular driveways or parking pads and/or to clarify those Deed Restrictions which do speak to circular driveways and parking pads, but which this policy does not directly conflict with.

Enforcement

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

Definition/Purpose

“Circular Driveway” 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 “Circular Driveway”, then “Circular Driveway” shall be defined by the applicable Meyerland review committee. The same shall be true for “Parking Pad.”

The purpose of this policy is to ensure a congruent aesthetic throughout Meyerland as pertaining to circular driveways and parking pads and protect the enjoyment of adjacent lots.

Rules

Circular Driveways and parking pads shall be allowed on all Lots provided they are in accordance with City of Houston Code of Ordinances and meet all other construction restrictions including impervious percentage requirements. Parking Pads shall not be located forward of the forward most portion of the Dwelling. Circular Driveways and Parking Pads existing prior to this Policy which had prior approval by the appropriate review committee and met all requirements at the time of construction/installation may be maintained and repaired, but only to the extent allowed by the appropriate review committee or MCIA Board, without violating this Policy.

The applicable Meyerland review committee has the right to reject the location of, design of and materials used for any Circular Driveways or Parking Pads constructed or modified. 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