

**CERTIFICATE OF ADOPTION  
OF  
CONSTRUCTION RULES  
OF  
MEYERLAND COMMUNITY IMPROVEMENT ASSOCIATION**

STATE OF TEXAS           §  
  §           **KNOW ALL PERSONS BY THESE PRESENTS:**  
COUNTY OF HARRIS       §

**WHEREAS**, the Board of Directors (the "Board") of Meyerland Community Improvement Association, a Texas non-profit corporation (known as the "Association", or "MCIA"), is charged with administering and enforcing, among other restrictions and covenants, restrictive covenants contained in Deed Restrictions (the "Restrictive Covenants") applicable to the Meyerland Community (the "Community") as recorded in the Real Property Records of Harris County, Texas; and

**WHEREAS**, the Board has determined that in connection with providing rules and regulations regarding construction rules, it is appropriate for the Association to adopt a construction rules 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 March 12, 2018 (the "Adoption Meeting"), at which at least a majority of the members of the Board were present and duly passed the construction rules policy described herein below (the "Construction Rules 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 Construction Rules Policy. The Construction Rules Policy is effective upon adoption by the Board, and supplements any applicable Restrictive Covenants, policy or policies regarding construction rules which may have previously been in effect for the Community, unless such policy or policies are in conflict with the Construction Rules Policy, in which case the terms of the Construction Rules Policy will control. In the event that the Construction Rules Policy is in conflict with any applicable Restrictive Covenants, the Restrictive Covenants will control.

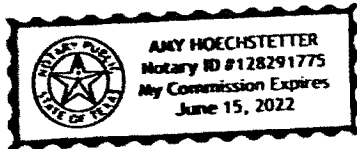
**EXECUTED** on the date of the acknowledgment set forth herein below, to be effective upon date adopted by the Board.

Meyerland Community Improvement Association,  
a Texas non-profit corporation

By: Gerald R. Radack  
Gerald R. Radack, President

THE STATE OF TEXAS     §  
  §  
COUNTY OF HARRIS         §

This instrument was acknowledged before me on March 18, 2020, by Gerald R. Radack, President of Meyerland Community Improvement Association, a Texas non-profit corporation, on behalf of said corporation.



A Hoehstetter  
Notary Public, State of Texas

## Construction Rules

**All construction or renovation work planned within Meyerland must adhere to the corresponding Deed Restrictions and MCIA Policies for the Section in which the property is located, as well as the Construction Rules set out below, unless said rules conflict with appropriate Deed Restrictions and/or MCIA Policies, in which case Deed Restrictions and MCIA Policies shall take precedence.**

***No work may commence prior to receiving approval by the appropriate review committee.***

1. Chain link construction fence with solid color screening is required during any major construction.
  - a. Fences must be locked if workers are not present.
  - b. Fences, including gates, should open inward – towards the home – to not block the public walkway.
  - c. Appropriate demolition barriers must be installed within the 48-hour period prior to commencement of work and must be removed 72 hours after demolition is complete. For more information about appropriate demolition barriers, please contact the office.
2. Port-a-toilets must be placed with door facing the rear of the property, not facing the street. They must also be fence separately on three sides obscuring their view from the street if not behind a screened construction fence as described above.
3. Dumpsters must be placed on property – not in the street. Site is to be kept free of trash, debris and excess equipment. In lieu of a dumpster, refuse containment is required and monthly removal, at minimum, must occur.
4. All new construction requires the installation of a new sidewalk and driveway.
  - a. Corner lots are required to install ramps as required by City ordinance.
5. Street and sidewalk must remain free of dirt, mud, and debris.
6. Construction and work hours are as follows:
  - a. Monday through Friday: Work may begin no earlier than 7:00 A.M. and cease no later than 8:00 P.M.
  - b. On weekends, work may begin no earlier than 9:00 A.M. and cease no later than 9:00 P.M.
7. Owner/Builder is required to follow all City of Houston and other governmental ordinances in the process of construction.
8. The entire lot, including the area between the sidewalk and the street must be maintained. This includes mowing, edging, weed eating, and the removal of shrub and tree debris. Lots are expected to remain neat and attractive – even during construction.
9. Only one (1) sign is permitted on the lot for the builder and contractor. Additionally, only one (1) realtor, for sale, or for lease sign is allowed per property.

- a. Sign must be ground mounted, located between the home and the sidewalk, and be no larger than five (5) square feet. Please refer to the MCIA Sign Policy for more information.

*If you have any questions regarding these rules, contact the office at 713-729-2167 or via our website at [www.meyerland.net](http://www.meyerland.net).*

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

|  |
|--|
| For Office Use: Date: _____ Acct#: _____ Lot: _____ Blk: _____ Sect: _____ |
|--|

RP-2020-147844  
# Pages 5  
04/06/2020 07:39 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
DIANE TRAUTMAN  
COUNTY CLERK  
Fees \$30.00

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.



*Diane Trautman*

COUNTY CLERK  
HARRIS COUNTY, TEXAS