

**CERTIFICATE OF ADOPTION  
OF  
FEE POLICY  
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 fees, it is appropriate for the Association to adopt a fee 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 February 13, 2017 (the "Adoption Meeting"), at which at least a majority of the members of the Board were present and duly passed the fee policy described herein below (the "Fee 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 Fee Policy. The Fee Policy is effective upon adoption by the Board, and supplements any applicable Restrictive Covenants, policy or policies regarding fees which may have previously been in effect for the Community, unless such policy or policies are in conflict with the Fee Policy, in which case the terms of the Fee Policy will control. In the event that the Fee Policy is in conflict with any applicable Restrictive Covenants, the Restrictive Covenants will control.

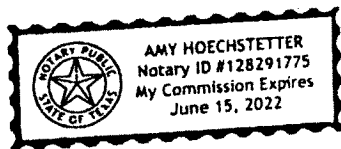
**EXECUTED** on the date of the acknowledgment set forth herein below, to be effective upon date adopted by the Board.

Meyerland Community Improvement Association,  
a Texas non-profit corporation

By: Gerald R Radach  
Gerald R Radach, President

THE STATE OF TEXAS   §  
                                     §  
COUNTY OF HARRIS   §

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



A Hoehstetter  
Notary Public, State of Texas

# Meyerland Fee Policy

This Fee Policy supersedes any prior policy or part of a prior policy that relates to the same matter.

1. **Interest Fees for Delinquent Accounts**

Maintenance fees assessed per annum (in DRs) ..... 10% per annum of delinquent

2. **Title Transfer Fee** ..... \$200.00

3. **Refinance Fee** ..... \$100.00

4. **Resale Certificate Fee** ..... \$250.00

5. **New Construction Fee** ..... \$1,000.00

Limited to Construction of a New Residence

6. **Major Renovation Fee** ..... \$500.00

Generally includes – Major addition/change to a major structure, including but not limited to, addition to house/garage, garage conversion, &/or swimming pool. Shall not include routine maintenance, including new doors, windows, fence, driveway, or roof.

7. **Document Duplication Fee** ..... As allowable by law

8. **Recovery Fee** (Letter for past due Assessments) ..... \$25.00

9. **Property Code or Deed Restriction Violation Notification Fee** ..... \$50.00

This fee is limited to those letters commonly known as "209 letters".  
This fee shall not apply to initial or follow up violation notices prior to a "209 letter".

10. **Forced Yard Maintenance Fee** ..... Greater of actual costs or \$85.00 (minimum)

11. **Legal Fees** ..... Reasonable and necessary Attorney and Legal Fees

12. **Returned Check Fee** ..... \$25.00

RP-2020-147845  
# Pages 4  
04/06/2020 07:39 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
DIANE TRAUTMAN  
COUNTY CLERK  
Fees \$26.00

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