

**CERTIFICATE OF ADOPTION
OF
HEIGHT OF RESIDENCE 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 residence height, it is appropriate for the Association to adopt a height of residence 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 May 14, 2018 (the "Adoption Meeting"), at which at least a majority of the members of the Board were present and duly passed the height of residence policy described herein below (the "Height of Residence 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 Height of Residence Policy. The Height of Residence Policy is effective upon adoption by the Board, and supplements any applicable Restrictive Covenants, policy or policies regarding residence height which may have previously been in effect for the Community, unless such policy or policies are in conflict with the Height of Residence Policy, in which case the terms of the Height of Residence Policy will control. In the event the Height of Residence Policy conflicts with any applicable Restrictive Covenants, the terms of the Restrictive Covenants will control.

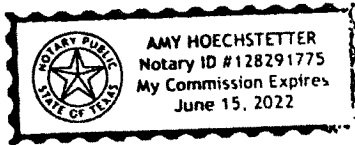
EXECUTED on the date of the acknowledgment set forth herein below, to be effective upon date adopted by the board.

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.



Amy Hoehstetter
Notary Public, State of Texas

MCIA Structure Height Policy 2018

Applicability

This Height of Residence Policy supersedes any prior policy or part of a prior policy as it relates to structure height. This Height of Residence 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 height and/or to clarify those Deed Restrictions which do speak to height of structures, but which this Height of Residence Policy does not directly conflict with.

Enforcement

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

Definition/Purpose

"Structure" 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 "Structure", then "Structure" shall be defined by the applicable Meyerland review committee.

The purpose of this Height of Residence Policy is to ensure a congruent aesthetic throughout Meyerland as pertaining to structure height and protect the enjoyment of adjacent lots.

Rules

Existing Structures

It being the intent of this Height of Residence Policy that any existing structure which met all requirements of Deed Restrictions and MCIA Policies at time of construction, as well as having received applicable Meyerland review committee approval prior to construction, shall not be in violation of this Height of Residence Policy and shall not be in violation even after any maintenance or Meyerland review committee approved modifications or maintenance have/has been made.

Height of the Single-Family Dwelling and Secondary Quarters

Neither the Single Family Dwelling nor the Secondary Quarters shall exceed two and one-half stories in height, nor be of more than thirty-six feet (36') in height measuring from the Minimum Flood Protection Elevation (MFPE) as defined by the Municipal Code of the City of Houston. All measurements shall be to highest point of roof line, excluding any chimneys. The height of the chimney may be limited if it is out of character of Meyerland as determined by the appropriate Meyerland review committee. The half story may be a livable attic that is finished or left unfinished as storage space. The half story is built under the roof, therefore like the roof, some of the sides of the half story may slope downward.

Non-Dwelling Structure Height

No Structure shall be higher than the highest roof peak on a Dwelling.

Alternative Base Height of the Single-Family Dwelling and Secondary Quarters

In addition to above, the appropriate Meyerland review committee may approve any submittal of plans which requests a height that is measured from any governmental minimum base height (MFPE, or similar nomenclature) which has been passed/approved by appropriate governmental authority as minimum elevation for applicable type structure and which will go into effect within the foreseeable future.

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Pages 5
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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