

**CERTIFICATE OF ADOPTION
OF
ROOF 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 repair or replacement of a roof, it is appropriate for the Association to adopt a roof 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 roof policy described herein below (the "Roof 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 Roof Policy. The Roof Policy is effective upon adoption by the Board, and supplements any applicable Restrictive Covenants, policy or policies regarding roof repair or replacement which may have previously been in effect for the Community, unless such policy or policies are in conflict with the Roof Policy, in which case the terms of the Roof Policy will control. In the event that the Roof Policy is in conflict with any applicable Restrictive Covenants, the Restrictive Covenants will control.

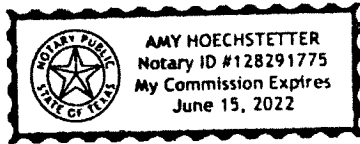
EXECUTED on the date of the acknowledgment set forth herein below, to be effective upon date adopted by the Board.

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. Hoechstetter
Notary Public, State of Texas

MCIA Roof Policy

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

Existing roofs which were both approved and met all requirements when installed, may be maintained or repaired, but all new or replacement roofs must be in accordance with materials listed in this policy.

Asphalt Shingles:

1. **ONLY** laminated asphalt shingles with a minimum 30-year guarantee by the manufacturer will be permitted.
2. 3-Tab shingles may not be installed on any roof.
3. Acceptable colors generally include shades such as tan, brown, gray or black. White and highly reflective roofs are not permitted on any structure.
4. Submit manufacturer's information and color selection for the roof you propose to install.

Metal Roofs:

1. Residential-type Concealed Fastener and Standing Seam metal roof panels in 12"-24" wide profiles are permitted. 26 gauge minimum
2. Submit proposed profile and color selection for final approval.
3. Exposed fastener profiles such as Corrugated, R-Panel and U-Panel are not an acceptable roofing material on any residence, garage, or other substantial structure as decided by committee reviewing application. Acceptable colors generally include shades such as tan, brown, gray or black. White and highly reflective roofs are not permitted on any structure.

Flat (or low slope) roof:

1. Submit manufacturer's information and color selection for the roof you propose to install.
2. Acceptable colors include shades such as tan, brown, gray or black. White and highly reflective Built-up roofs are not permitted on any structure.

Clay Tile:

1. Submit manufacturer's information and color selection for the roof you propose to install.

Any proposals for the repair of, replacement of or new construction of a roof must be submitted to the appropriate review committee and approved in writing by the appropriate review committee prior to commencement of the repair, replacement, or

new construction. No repair, replacement, or new construction shall be approved unless it complies with the then existing standards established by the Board.

Completion of repair, replacement, or new construction of any roof prior to appropriate review committee's approval shall not constitute a defense to any suit for enforcement of this Policy. Notwithstanding the above, a repair of a roof that (1) affects less than twenty percent (20%) of the total surface area of the roof, (2) does not alter the pitch, color, design, type of materials or composition of the roof as originally constructed, and (3) is otherwise in compliance with all then-existing Deed Restrictions, Policies, building codes, and MCIA standards for roof construction, may be commenced without prior written approval of the appropriate review committee. Within ten (10) days of completion of such a repair, written notice shall be provided to the appropriate review committee of the completion of a roof repair without prior plan approval. If the completed repair is found to be in noncompliance with any of the then-existing Deed Restrictions, Policies, and the standards for roof construction established by the Board, a notice to that effect shall be sent by the MCIA and all legal and equitable remedies for non-compliance may then be sought. Neither the MCIA, nor the appropriate review committee shall be liable in any way for any decision as to appropriateness of any roof material or color. This Policy may be modified by the MCIA Board of Directors.

RP-2020-147842
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