

**CERTIFICATE OF ADOPTION
OF
SIGN 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 signs, it is appropriate for the Association to adopt a sign 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 October 18, 2018 (the "Adoption Meeting"), at which at least a majority of the members of the Board were present and duly passed the sign policy described herein below (the "Sign 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 Sign Policy. The Sign Policy is effective upon adoption by the Board, and supplements any applicable Restrictive Covenants, policy or policies regarding signs which may have previously been in effect for the Community, unless such policy or policies are in conflict with the Sign Policy, in which case the terms of the Sign Policy will control. In the event that the Sign Policy is in conflict with any applicable Restrictive Covenants, the Restrictive Covenants will control.

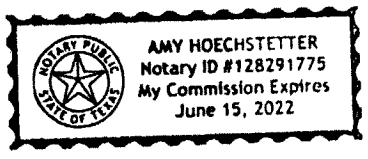
EXECUTED on the date of the acknowledgment set forth herein below, to be effective upon date adopted by the Board.

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 Hoechstetter
Notary Public, State of Texas

Sign Policy

Applicability

This Policy supersedes any prior policy or part of a prior policy as it relates with same subject matter.

Enforcement

This Sign Policy may be enforced, within Meyerland Community Improvement Association (MCIA) Board's discretion, to the fullest extent allowed by law, applicable Deed Restrictions and the MCIA.

This Sign Policy shall apply to all lots that fall within the jurisdiction of the MCIA.

Definition/Purpose

"Sign" is defined as any publicly viewable notice and/or display providing information in a written or symbolic form. Usage of term includes, but is not limited to, wording or symbols of commercial and/or residential nature.

The purpose of this Sign Policy is to formalize minimum standards and ensure a uniform aesthetic throughout Meyerland as pertaining to signage and to also set general rules including type, size, duration, required location, and approvable material.

Rules

Deed Restriction Requirements

Any and all signs shall meet any and all appropriate Deed Restrictions as applicable.

General:

Nothing herein is intended to allow rent or lease signs contradicting the Single-Family residence restrictions.

No signs of any kind shall be displayed to the public view on any lot except those allowed as set forth in appropriate Deed Restrictions and this Sign Policy as it does not contradict Deed Restrictions.

Location:

All signs must be ground mounted and are to be placed on lot owner's lot and not located in public space between public walk and street unless otherwise specified. Additional locations may be allowed by city, county, state, or federal law, or for health and/or safety reasons.

Materials:

All signs must be of aesthetically suitable material as determined by the MCIA Board. In addition, no sign of any kind is permitted which,

- (1) contains roofing material, siding, paving materials, flora, one or more lights, or any other similar building, landscaping, or nonstandard decorative component;
- (2) is attached in any way to plant material, a traffic control device, a light, a trailer, a vehicle, or any other existing structure or object;
- (3) includes the painting of architectural surfaces;
- (4) threatens the public health or safety as determined by the Board;
- (5) violates a law;
- (6) contains language, graphics, or any display that would be offensive as determined by the MCIA Board;
- (7) is accompanied by music or other sounds or by streamers, or
- (8) is otherwise distracting to motorists as determined by the Board.

Styles and Number of:

No signs of any kind shall be displayed to the public view on any lot EXCEPT:

Sale/Rent – one (1) unlighted sign of not more than 6 square feet advertising the property for sale, rent or lease; and/or

Contractor –

For Routine Projects – a maximum number of two (2) unlighted signs, one (1) sign per-contracting company, of not more than 6 square feet and only while work/construction is in progress,

For Major Renovation/New Home construction - a maximum number of two (2) unlighted signs may be displayed, with a maximum of one (1) sign per contractor - one (1) of which may be a maximum of 20 sq. ft.; and/or

Security or other similar notices - one sign, two if on a corner Lot, of not more than 2 square feet in size located not more than 2 feet above ground and positioned within a planting or landscape bed not more than 4 feet from the Dwelling, or in the event no such bed exists, the sign shall not be more than 1 foot from the Dwelling, unless governmental code states otherwise; and/or

Children's –no more than two (2) unlighted school and/or sports signs of not more than 4 square feet each; and/or

Political signs – one unlighted sign per candidate and ballot item of not larger than 4 ft. by 6 ft. may be placed on a Lot no sooner than 90 days prior to election and removed 10 days after election, including a runoff election; and/or

Meyerland event signs –signs that publicize MCIA sponsored events should be placed in public view no more than five (5) days prior to the event and should be removed no more than two (2) days after the conclusion of the event. Such signs may be placed in the public easement/common areas, including between street and sidewalk; and/or

Miscellaneous Signs – Approved in writing, by the MCIA Board, MCIA office staff, or if construction related, the MCIA Review and Control Committee (RCC).

RP-2020-147847
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