

**CERTIFICATE OF ADOPTION
OF
STRUCTURES OUTSIDE BUILDING LINES
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 structures outside the building lines, it is appropriate for the Association to adopt a structures outside the building line 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 December 13, 2018 (the "Adoption Meeting"), at which at least a majority of the members of the Board were present and duly passed the structures outside the building line policy described herein below (the "Structures Outside Building Lines 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 Structures Outside Building Lines Policy. The Structures Outside Building Lines Policy is effective upon adoption by the board, and supplements any Restrictive Covenants, policy or policies regarding structures outside the building lines which may have previously been in effect for the Community, unless such Restrictive Covenants, policy or policies are in conflict with the Structures Outside Building Lines Policy, in which case the terms of the Structures Outside Building Lines Policy will control. In the event that the Structures Outside Building Lines Policy is in conflict with any applicable Restrictive Covenants, the Restrictive Covenants will control.



RP-2020-192613

Structures Outside Building Lines Policy

Applicability

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

Enforcement

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

Purpose/Definition

The purpose of this Policy is to ensure the aesthetics of the Meyerland community as pertaining to structures outside the front and side street building lines. Such purposes include but are not limited to types of structures, location, size, approvable materials, maintenance, and overall aesthetics.

For the purpose of this policy, a Structure is anything which is built, erected, constructed, assembled or otherwise joined together by other than natural force.

Rules

Structures and Locations

The following structures may be located outside the front building line and the side street building line with the approval of the appropriate Meyerland review committee:

1. Unroofed stairs, steps, and landings, but not porches may be up to five feet (5') outside of the building line or as to maximum distance allowed by the City of Houston (COH) Code and so long as also approved by the appropriate Meyerland review committee, who may have more strict standards than COH. Walkway steps that generally follow contour and grade of lot, as decided by the appropriate Meyerland review committee, may be five feet (5') or more outside building lines.
2. Outdoor lighting and light posts suitable for residential use which do not encroach on another lot or any utility easement.
 - a. All exterior lighting shall be shielded, located, and of a color and/or intensity which is consistent with residential use, so as not to be offensive to neighboring lot owners or residents, nor create a safety hazard.
 - b. Number of lights and light posts shall be approved/denied via review committee decision on a case by case basis which may consider entirety of lot's lighting plan.
3. Landscaping structures including, but not limited to, planters, and raised flower beds.
4. Miscellaneous structures appropriate for residential purposes, which are not buildings, garages, carports, porte cochere, or similar type structures and which are approved by the appropriate MCIA review committee.

General

All structures not specified within the Deed Restrictions or this policy must adhere to the building line requirements as specified in the applicable Deed Restrictions. In no circumstance may a structure, even temporary in nature, encroach upon an easement.

BR

All city, county, state, or federal law/codes/regulations (including but not limited to building codes) must be followed.

All structures must be of an aesthetically acceptable design, including, but not limited to all proposed structure installation and lot or structure modifications including but not limited to types of structures, location, size, materials, and exterior color. Structures must be maintained for both aesthetic requirements and function, as determined by the appropriate Meyerland committee or MCIA Board.

Approval

Any and all proposed structure installation and lot or structure modifications including but not limited to types of structure(s), location, size, materials, color, and overall aesthetics must receive approval from the appropriate Meyerland review committee or MCIA Board prior to the start of any installation/work. Approval may be withheld for purely aesthetic considerations, even if similar structures where previously approved or already exist in the Meyerland community, so long as not arbitrary or capricious.

End of Policy

A handwritten signature or set of initials, possibly 'BR', located in the bottom right corner of the page.

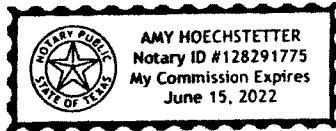
EXECUTED on the date of the acknowledgment set forth herein below, to be effective upon recordation in the Official Public Records.

Meyerland Community Improvement Association,
a Texas non-profit corporation

By: *Gerald R. Kadack*
Gerald R. Kadack President

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on April 28, 2020, by *Gerald R. Kadack*, President of Meyerland Community Improvement Association, a Texas non-profit corporation, on behalf of said corporation.



A Hoechstetter
Notary Public, State of Texas

BR

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Pages 5
05/07/2020 10:18 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

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