

**CERTIFICATE OF ADOPTION
OF
CONCRETE MASONRY UNIT (CMU) 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 (the "Association"), is charged with administering and enforcing restrictive covenants as recorded in the Real Property Records of Harris County, Texas.

WHEREAS, the Board has determined that in connection with providing rules and regulations regarding CONSTRUCTION MATERIALS, it is appropriate for the Association to adopt a CONCRETE MASONRY UNIT (CMU) 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 _____, 2020 (the "Adoption Meeting"), at which at least a majority of the members of the Board were present and duly passed CONCRETE MASONRY UNIT (CMU) POLICY described herein below (the " CONCRETE MASONRY UNIT (CMU) 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 CONCRETE MASONRY UNIT (CMU) POLICY. The CONCRETE MASONRY UNIT (CMU) POLICY is effective upon recordation of this Certificate in the Official Public Records of Real Property of Harris County, Texas (the "Official Public Records"), and supplement any restrictive covenants, policy or policies regarding CONCRETE MASONRY UNIT (CMU) POLICY which may have previously been in effect for the Community, unless such restrictive covenants, policy or policies are in conflict with the CONCRETE MASONRY UNIT (CMU) POLICY, in which case the terms of the CONCRETE MASONRY UNIT (CMU) POLICY will control.

MCIA CONCRETE MASONRY UNIT (CMU) POLICY

Applicability

This policy supersedes any prior policy or part of a prior policy as it relates to the definition of concrete masonry units. This policy shall not be interpreted as overriding any part of appropriate Deed Restrictions as it relates to the same subject but shall be considered to have full force and effect when those Deed Restrictions do not give specific definitions for bricks, concrete masonry units or similar materials. Additionally, this policy shall be used to clarify those Deed Restrictions which do speak to bricks, concrete masonry units or similar materials, but which this policy does not directly conflict with.

Enforcement

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

Definition/Purpose

If the applicable Deed Restrictions do not have a definition for such or do, but to the extent there is no conflict, then "Concrete masonry units" (CMU's) shall be defined and included as a type of building "brick".

The purpose of this policy is to ensure a congruent understanding and clarity as to which materials may be considered a "brick" as such relates to any requirements for "Masonry" to be used in the construction of a structure/dwelling.

Rules

"Concrete Masonry Units" (commonly called CMU's and/or cinder block) shall be included in any definition of a "brick(s)" as allowed by Deed Restrictions, and as such inclusion, may be used to fulfill any masonry requirement, in whole or in part, as required by any Deed Restrictions and as allowed/approved by the appropriate Meyerland review committee for the construction of a structure.

The applicable Meyerland review committee has the authority to specify types of and finish required for such material, including but not limited to the requirement that the CMU be split face, and/or polished (as decided by the applicable Meyerland review committee).

The applicable Meyerland review committee has the right to reject the location of, design of and materials used for any structure constructed or modified. 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 were previously approved or already exist in the Meyerland community, so long as not arbitrary or capricious.

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: _____

_____, President

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

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

Notary Public, State of Texas