

**CERTIFICATE OF ADOPTION
OF
GARAGE/ESTATE SALE 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 (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 garage/estate sales, it is appropriate for the Association to adopt a garage/estate sale 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, 2020 (the "Adoption Meeting"), at which at least a majority of the members of the Board were present and duly passed the garage/estate sale policy described herein below (the "Garage/Estate Sale 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 Garage/Estate Sale Policy. The Garage/Estate Sale Policy is effective upon recordation of this Certificate in the Official Public Records of Real Property of Harris County, Texas (the "Official Public Records"), supersedes and replaces, in full, that certain Garage Sale Policy recorded in the Official Public Records of Harris County, Texas, under Clerk's File Number 20130030136 (the "2012 Garage Sale Policy"). The Garage/Estate Sale Policy further supplements any applicable Restrictive Covenants, policy or policies regarding garage/estate sales which may have previously been in effect for the Community, (except for the 2012 Garage Sale Policy which is hereby replaced in full and is therefore null and void) unless such policy or policies are in conflict with the Garage/Estate Sale Policy, in which case the terms of the Garage/Estate Sale Policy will control. In the event the Garage/Estate Sale Policy conflicts with any applicable Restrictive Covenants, the terms of the Restrictive Covenants will control.

MCIA Garage/Estate Sale Policy

Applicability

This Garage/Estate Sale Policy supersedes any prior policy or part of a prior policy as it relates to garage sales and/or estate sales. This Garage/Estate Sale Policy shall not be interpreted as overriding any part of applicable law, sales and use taxes, or appropriate deed restrictions as it relates to same subject, but shall be considered to have full force and effect when said deed restrictions do not mention garage sales and/or estate sales and/or to clarify said deed restrictions which do speak to garage sales and/or estate sales, but only to extent that this Garage/Estate Sale Policy does not directly conflict with said deed restrictions.

Definitions/Purpose

Garage Sale: The offering for sale of personal property from a residence, and shall include “yard sales”, “patio sales”, “porch sales”, and “driveway sales”. The term “garage sale” as used herein, shall also include “estate sale”.

Estate Sale: A type of garage sale, yard sale or auction to dispose of a substantial portion of personal property owned by a person who is recently deceased, or one who must dispose of personal property to facilitate a move.

The purpose of this Garage/Estate Sale Policy is to ensure a congruent basis for and limited impact of Meyerland garage/estate sales.

Enforcement

This Garage/Estate Sale Policy may be enforced by the MCIA to the fullest extent allowed by law and/or, applicable Restrictive Covenants. Any number of sales or types of sales exceeding those allowed via this Garage/Estate Sale Policy, shall be considered a violation of single family residential use, nuisance, commercial enterprise, business and/or similarly restricted activities as and if prohibited by appropriate Restrictive Covenants and/or other MCIA controlling documents. Any and all governmental rules, codes, and/or laws must be adhered to by lot owner.

Rules

General:

1. No address may conduct more than two "sales" in a 24-month period.
2. Once a sale is commenced it must end activities within 60 hours and not operate between the hours of 6:00 p.m. and 8:00 a.m. Each event shall be for a duration not to exceed three consecutive days.
3. Signs may not be displayed more than 24 hours before a sale and must be removed by 8:00 p.m. of final day of event.
4. At the conclusion of the last day, all garage/estate sale items, all display tables and other display items shall be removed from public view by 7:00 p.m.

Specific Requirements:

No person/entity shall have/hold either a garage sale or estate sale, within the boundaries falling under the authority of the MCIA, without the knowledge of and approval of the owner of the lot or their legal representative.

Policy Review/Termination/Amendment

This Garage/Estate Sale Policy may be rescinded, terminated or amended at any time, with or without notice, by a majority vote of the MCIA Board of Directors.

MCIA will review the policy at the January 2021 Board of Directors meeting or at such time as MICA Board Agenda allows.

This Policy was approved by the MCIA board on March 12, 2020

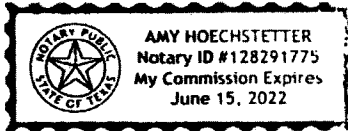
EXECUTED on the date of the acknowledgment set forth herein below, to be effective upon recordation in the Official Public Records.

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 June 01, 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

RP-2020-262648

RP-2020-262648
Pages 4
06/18/2020 10:03 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
CHRIS HOLLINS
COUNTY CLERK
Fees \$26.00

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.



COUNTY CLERK
HARRIS COUNTY, TEXAS