

**CERTIFICATE OF ADOPTION
OF
AMENDED AND RESTATED 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 (herein so called) applicable to the Meyerland Community (the "Community") as recorded in the Real Property Records of Harris County, Texas (the "Official Public Records"); and

WHEREAS, the Board previously adopted that certain sign policy as set forth in instrument entitled "Certificate of Adoption of Sign Policy of Meyerland Community Improvement Association" recorded on October 21, 2021, in the Official Public Records, under Clerk's File No. RP-2021-609429 (the "Prior Sign Policy"); and

WHEREAS, the Board has determined that in connection with providing additional rules and regulations regarding signs, it is appropriate for the Association to adopt an amended and restated 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 July 14, 2022 (the "Adoption Meeting"), at which at least a majority of the members of the Board were present and duly passed the amended and restated sign policy described herein below (the "Amended and Restated 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 Amended and Restated Sign Policy. The Amended and Restated Sign Policy is effective upon recordation of this Certificate in the Official Public Records and replaces the Prior Sign Policy and supplements any Deed Restrictions, policy or policies regarding signs which may have previously been in effect for the Community, unless such policy or policies are in conflict with this Amended and Restated Sign Policy, in which case the terms of this Amended and Restated Sign Policy will control. In the event that the Amended and Restated Sign Policy is in conflict with any applicable Deed Restrictions, the applicable Deed Restrictions will control. The Amended and Restated Sign Policy is as follows:

RP-2022-481805

AMENDED AND RESTATED SIGN POLICY

Applicability

This Amended and Restated Sign Policy supplements and/or replaces, as the case may be, any Deed Restrictions, policy or policies regarding signage (including but not limited to the Prior Sign Policy) which may have previously been in effect for the Community, unless such, policy or policies are in conflict with the Amended and Restated Sign Policy, in which case the terms of the Amended and Restated Sign Policy will control. In the event that the Amended and Restated Sign Policy is in conflict with any applicable Deed Restrictions, the Deed Restrictions will control.

Enforcement

This Amended and Restated Sign Policy may be enforced, by the MCIA, acting by and through the Board, in the Board's sole discretion, to the fullest extent allowed by law and applicable Deed Restrictions. This Amended and Restated Sign Policy shall apply to all lots that fall within the jurisdiction of the MCIA.

Purpose / Definition

The purpose of this Amended and Restated Sign Policy is to help to ensure the aesthetics of the Community as pertaining to signage including but not limited to formalizing minimum standards and set general rules including type, size, duration, required location, and approvable material. In no manner should this Amended and Restated Sign Policy be interpreted to limit the authority of the Board or the appropriate MCIA review committee, other than specifically as set forth in this Amended and Restated Sign Policy.

"Sign" is defined as, any publicly viewable or audio notice, device, display, structure, fixture, painting, or visual image using audio, words, graphics, symbols, numbers, or letters designed for the purpose of conveying information, attracting attention or celebrating an event or events of a private, public, charitable, residential or commercial nature.

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 contained in the applicable Deed Restrictions.

No signs of any kind shall be displayed to the public view on any lot except those allowed as set forth in the applicable Deed Restrictions and these Amended and Restated Sign Policy.

Location.

All signs must be securely ground mounted and are to be placed on the lot owner's lot and shall not extend or be placed anywhere outside of the owner's lot, including but not limited to the public space between public walk and street unless otherwise specified herein. 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 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.

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 six (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 six (6) square feet and only while physical 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 twenty (20) square feet and only while physical work/construction is in progress and/or;

Security or other similar notices - one (1) sign, two (2) if on a corner Lot, of not more than two (2) square feet in size located not more than two (2) feet above ground and positioned within a planting or landscape bed not more than four (4) feet from the main house ("Dwelling"), or in the event no such bed exists, the sign shall not be more than one (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 four (4) square feet each; and/or

Political signs - one (1) unlighted sign per candidate and ballot item of not larger than four (4) feet by six (6) feet may be placed on a lot no sooner than ninety (90) days prior to election and removed ten (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

Meyerland yard recognition signs - signs that MCIA places in the Community in recognition of attractive yards, attractive season decor, or similar type signs. Such signs can be removed by MCIA, acting in the sole and absolute discretion of the Board; and/or

Miscellaneous signs - must be approved in writing (for the time limits specified in the request or if not specified, then no longer than ninety [90] days or the period of time approved), by the Board or their agents, by another MCIA policy, or if construction related, the appropriate MCIA review committee. In no instance or manner should this Amended and Restated Sign Policy be interpreted as a waiver of future approvals.

Approval of any sign does not inherently imply approval to subsequent signs.

Limiting Authority, Waiver and Disclaimer:

In no instance or manner should this Amended and Restated Sign Policy be interpreted as limiting or restricting any rights, powers or authority held by the MCIA and/or related committees.

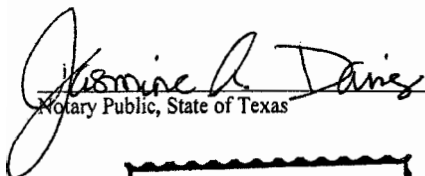
EXECUTED on the date of the acknowledgment set forth herein below, to be effective upon recordation in the Official Public Records.

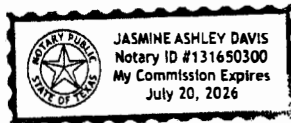
Meyerland Community Improvement Association,
a Texas non-profit corporation

By: 
Elaine Britt, President

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 26th day of September 2022, by Elaine Britt, President of the Meyerland Community Improvement Association, a Texas non-profit corporation, on behalf of said corporation.


Notary Public, State of Texas



RP-2022-481805

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Pages 5
09/27/2022 12:21 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
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.



Tenesia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

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