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BOARD CERTIFIED-PROPERTY OWNERS ASSOCIATION LAW
TEXAS BOARD OF LEGAL SPECIALIZATION

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September 12, 2023

Via Email: monique@meyerland.net Only

Ms. Monique Cordoba
Meyerland Community Improvement Association
4999 West Bellfort
Houston, Texas 77035

Re: Meyerland Community Improvement Association (“MCIA”)

Dear Monique:

Enclosed is a copy of the recorded Certificate of Adoption of Amended and Restated Roof Policy. As you can see, this document was recorded in the Real Property Records of Harris County, Texas, on September 11, 2023, under Harris County Clerk’s File Number RP-2023-347391. We will now proceed and update the Property Management Certificate and forward it to you to facilitate signature.

If you have any questions, please contact me.

Sincerely yours,

HOOVER SLOVACEK LLP

Mark K. Knop

Mark K. Knop

Enclosures:

**CERTIFICATE OF ADOPTION
OF
AMENDED AND RESTATED ROOF 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 has determined that in connection with providing rules and regulations regarding construction and materials pertaining to roofing of improvements within the Community, it is appropriate for the Association to adopt an amended and restated roof 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 9, 2023 (the "Adoption Meeting"), at which at least a majority of the members of the Board were present and duly passed the amended and restated roof policy described attached hereto (the "Amended and Restated Roof 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 Roof Policy. The Amended and Restated Roof Policy is effective upon recordation of this Certificate in the Official Public Records, and supplements any Deed Restrictions, policy or policies regarding construction and materials pertaining to roofing which may have previously been in effect for the Community, unless such, policy or policies are in conflict with the Amended and Restated Roof Policy, in which case the terms of the Amended and Restated Roof Policy will control. In the event that the Amended and Restated Roof Policy is in conflict with any applicable Deed Restrictions, the Deed Restrictions will control.

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

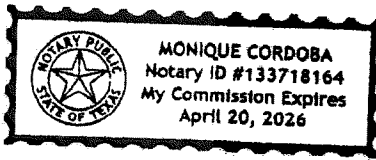
Meyerland Community Improvement Association,
a Texas non-profit corporation

By: Elaine Britt
Elaine Britt, President

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on SEPTEMBER 0, 2023, by Elaine Britt, President of Meyerland Community Improvement Association, a Texas non-profit corporation, on behalf of said corporation.

Monique Cordoba
Notary Public, State of Texas



RP-2023-347391

Amended and Restated Roof Policy

Applicability

This Amended and Restated Roof Policy supplements any Deed Restrictions, policy or policies regarding roofing which may have previously been in effect for the Community, unless such, policy or policies conflict with the Amended and Restated Roof Policy, in which case the terms of the Amended and Restated Roof Policy will control. In the event that the Amended and Restated Roof Policy conflicts with any applicable Deed Restrictions, the Deed Restrictions will control.

Enforcement

This Amended and Restated Roof Policy may be enforced, by the Meyerland Community Improvement Association (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 Roof Policy shall apply to all lots that fall within the jurisdiction of the MCIA.

Purpose/Definition

The purpose of this Amended and Restated Roof Policy is to ensure the aesthetics of the Community as pertaining to construction and changes to a structure. In no manner should this Amended and Restated Roof 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 Roof Policy.

Rules

Existing Roof(s):

Existing roofs that were both approved and met all requirements when installed can be maintained or repaired per required approval by appropriate MCIA review committee, but all new or replacement roofs must be in accordance with the materials listed in this Amended and Restated Roof Policy.

Asphalt Shingles:

1. ONLY laminated asphalt shingles with a minimum 30-year guarantee by the manufacturer will be permitted.
2. 3-Tab shingles may not be installed on any roof.
3. Acceptable colors include most shades of tan, brown, gray, or black. White and highly reflective roofs are not permitted on any structure.
4. Submit the manufacturer's information and color selection for the proposed roof.

Metal Roofs:

1. Residential-type Concealed Fastener and Standing Seam metal roof panels in 12"-24" wide profiles are permitted. Twenty-six (26) gauge minimum thickness.
2. Submit the proposed profile and color selection for final approval.

3. Exposed fastener profiles such as Corrugated, R-Panel and U-Panel are not an acceptable roofing material on any residence, garage, or other substantial structure as decided by the appropriate MCIA review committee reviewing application.
4. Acceptable colors include most shades of tan, brown, gray, or black. White and highly reflective roofs are not permitted on any structure.

Clay Style/Type Tile (including synthetic materials):

Submit the manufacturer's information and color selection for the proposed roof.

Flat Roof:

1. Submit the manufacturer's information and color selection for the proposed roof.
2. Acceptable colors include shades such as tan, brown, gray, white, or black.
3. A white roof may not be visible from the street.

Slatted Roof:

1. Slatted roofs may only be used on open air decorative structures, such as pergolas and gazebos.
2. Slatted roofs such as those found on pergolas or similar type structures may be of any color or material as approved by the appropriate MCIA review committee.

Accessory Building Roof:

Must comply with the rules for roofs above in this Amended and Restated Roof Policy, unless the roof is prefabricated.

Prefabricated Accessory Building/Shed Roof:

1. A prefabricated accessory building/shed is a prefabricated standalone tool shed, storage shed, or similar [enclosed] building that is purchased with a roof, is no larger than 144 square feet nor taller than 10 feet.
2. Acceptable roof colors include most shades of tan, brown, gray, or black. White and highly reflective roofs are not permitted on any structure.
3. If the prefabricated accessory building/shed is not available with a roof meeting the above requirements for an asphalt, metal, or clay tile roof, then, the roof may be of material and construction as approved by appropriate MCIA review committee.
4. Submit the manufacturer's information and color selection for the proposed roof.

General:

Any proposals for the repair of, replacement of or new construction of a roof must be submitted to the appropriate MCIA review committee and approved in writing by the appropriate MCIA review committee prior to the commencement of the repair, replacement, or new construction, unless otherwise specified herein. No repair, replacement, or new construction shall be approved unless it complies with the then-existing standards established by the Board.

Completion of repair, replacement, or new construction of any roof prior to the appropriate MCIA review committee's approval shall not constitute a defense to any suit for enforcement of this Amended and Restated Roof Policy.

Notwithstanding the above, a repair of a roof that (1) affects less than twenty percent (20%) of the total surface area of the roof, (2) does not alter the pitch, color, design, type of materials or composition of the roof as originally constructed, and (3) is otherwise in compliance with all then-existing Deed Restrictions, MCIA Policies, building codes, and MCIA standards for roof construction, may be commenced without prior written approval of the appropriate MCIA review committee. However, within ten (10) days of completion of such a repair, written notice shall be provided to the appropriate MCIA review committee of the completion of a roof repair without prior plan approval. If the completed repair is found to be in noncompliance with any of the then-existing Deed Restrictions, MCIA policies, and/or the standards for roof construction established by the Board, a notice to that effect shall be sent by the MCIA and all legal and equitable remedies for non-compliance may then be sought by MCIA.

Limiting Authority and Waiver:

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

In no instance or manner should this Amended and Restated Roof Policy be interpreted as a waiver of or guarantee of future approvals. Approval of any/all projects does not inherently imply approval to subsequent projects or lot owner revisions to approved projects.

RP-2023-347391
Pages 6
09/11/2023 10:15 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$34.00

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.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2023-347391