



Summary of the Changes to the Section 7a Deed Restrictions

Meyerland Section 7a's Deed Restrictions were last updated in 1992, about 31 years ago. A lot has happened in home building, materials, and regulations during that time. The changes in the new Deed Restrictions will modernize keep Section 7a attractive for residents and builders.

Below is a summary of the changes, mapped back to the current Deed Restrictions, which can be found on the Meyerland website or via this link: <https://bit.ly/MCIASec7a>.

If you have questions or want to discuss any concerns you may have, please contact the Meyerland Office at staff@meyerland.net or call (713) 729-2167.

Current Section	Description	Updated Wording / Intent
N/A	Definitions	Added definitions for 33 additional terms that are used throughout the document.
1	Use Restrictions	Still allowing for single family use for each lot. Expanded to <u>exclude</u> short-term rentals (e.g., Airbnb) less than 90 days in length.
1	Structure	Expanded list of allowed structures (e.g., carports and accessory buildings) with clarifications.
2	Architectural Control Committee	Updated to Review & Control Committee (RCC) language and governance. Removed individual names of members and addresses.
3	Architectural Control	Added current process for submitting requests and detailed the appeals process.
4	Roofs	Now Section 4.11. Expanded to include current roof maintenance and when roof repairs can be completed without an application.
5	Errors & Omissions	Now Section 3.7. Updated the language to match the current terms.
6	Dwelling Quality and Size	Now in Section 4.7 with some additional clarification. No change to existing standards.
7	Structure Location	Now Section 4.8 and adds structure height language, consistent with other Meyerland sections.
8	Lot Area and Width	Now Section 4.6. Slight wording changes, same intent. No changes to existing requirements.
9	Easements	Now Section 4.2. No changes to wording or intent.
10	Maintenance of Property	Now Section 4.1. Expanded maintenance language consistent with other Meyerland sections. Added language on "Exterior Color Requirements of Structures", "Construction Site Requirements & Removal of Structures", "Masonry Requirements", "Non-Permeable Coverage and Drainage Requirements", "Garages/Carports", "Circular Driveways and Parking Pads", "Skirting", "Erosion Control Devices", "Hedges & Trees", and "Joining and Subdividing Lots".
11	Nuisances	Now Section 4.30. Slight wording changes, same intent.
12	Temporary Structures	Now Section 4.22. Added language for the Board to temporarily allow these structures after a natural disaster.
13	Signs	Now Section 4.23. Changes language to refer to Meyerland Policy, allowing for more flexibility to modify any requirements based on the Board's majority vote.

Current Section	Description	Updated Wording / Intent
14	Oil and Mining	Now Section 4.28. Slight wording changes, same intent.
15	Livestock and Poultry	Now Section 4.29. Similar wording, adding requirements for other animals and adhering to City regulations over pets (e.g., inoculation, safety, etc.).
16	Obstruction of Public Thoroughfares	Now Section 4.26. Similar language, but increased clearance from under trees from 6.5' to 8' from the curb to help with car/truck clearance.
17	Garbage and Refuse	Now Section 4.24. Similar language on timing of garbage containers, with expanded time to move containers away from the street. Added recycle bins and junk/tree waste requirements.
18	Land Near Parks and Water Courses	Now Section 4.27. Minor changes to the wording, not changes in the intent.
19	Vehicles	Now Section 4.25. Expanded requirements for the types of vehicles lot owners may store on their lot.
20	Boats, Mobile Homes, RVs, etc.	Combined with Vehicles into Section 4.25 (see above).
21	Sidewalks	Now Section 4.19. Similar language but added requirement for new sidewalk with new construction.
22	Fences and Walls	Now Section 4.13. Adds RCC approval for fence replacement and refers to the fence policy for ease of updating requirements.
23	Miscellaneous Structures, Devices and Apparatus	Now Section 4.15. Similar language but adds reference to the Meyerland Modifications Package for current restrictions.
24	Exterior Lights	Now Section 4.17. Similar language but clarifies that lighting should not be offensive to owners <u>and</u> residents.
25	Storage and Storage Sheds	Now Section 4.14, Accessory Buildings. Adds language limiting the height of the structure and approval by the RCC.
26	City Ordinances	Now Section 4.31. Similar language but adds State and other governmental requirements.
27	Maintenance Fund	Now Section 6.2. Similar language but added cap on fee increases and additional language on collections.
27.5	Security Assessment	Now Section 6.3. Added language on the types of qualified services Meyerland can use for security and notice that individual lot owners are responsible for their own personal security and safety.
28	Amendments	Now included in the Recitals. Modifies the lot owner approval for new Deed Restrictions from two-thirds (2/3) to half (1/2), like other Meyerland sections. This will make it easier to update future Deed Restrictions. Current restrictions apply to approve these changes.
29	Term	Now Section 7.2. Extends the Deed Restriction period to 2033 (ten (10) years from current date) and every ten (10) years thereafter (same as current language).
30	Applicability	Now Section 8.1. Slight wording changes, same intent.
31	Enforcement	Now Section 8.2. Slight wording changes, same intent.
32	Severability	Now Section 8.8. Slight wording changes, same intent.
33	Liberal Construction	Now Sections 8.5, 8.6 & 8.11. Slight wording changes, same intent.