

MCIA Modification Package

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1. Modification/Improvement Introduction

Meyerland Community Improvement Association (MCIA) is a Deed Restricted community and as such the lot owners have charged the MCIA with helping maintain the aesthetics and thus property values of Meyerland for the benefit of all owners and residents. In order to facilitate such, per your Deed Restrictions, architectural modifications to structures and lot must be approved by appropriate committee prior to work being done.

2. Approval Requirements

All exterior work done on your property requires written approval ***before the work begins*** unless applicable Deed Restrictions or other MCIA documents specifically state otherwise. Approval is required for both modifications to the lot and structures on the lot, including, but not limited to, demolition, painting, roof repair or replacement, fences, sidewalk and driveway replacement, patio or deck, door/window replacement, installation or renovation of a pool, accessory building, addition of living space, landscaping, and construction of a new home. **Revisions** to an approved application must be further approved prior to any revision work being started.

Projects that do not require approval:

- interior renovations of the dwelling except for those impacting the exterior (see the application process below)
- foundation repair
- installation or repair of a sprinkler system
- repair of sewer system
- air conditioning/heating/plumbing/mechanical system repairs. If relocating may require approval including but not limited to screening.
- repair of leaks or re-plastering of an existing pool (if no other work is being done)

- minor landscaping (maintenance or replacement plantings)

3. **Order of Controlling Authority for *Minimum* Requirements**

***Note: MCIA may have stricter standards than non-MCIA entities**

- A. Governmental Authority – Federal, State, County, City/Local
- B. Property Plats
- C. Deed Restrictions applicable to MCIA* lot
- D. MCIA* Policies
- E. Other MCIA* documents/decisions (including but not limited to additional MCIA Design/Aesthetic Standards document), resolutions, and MCIA Board of Director decisions
- F. MCIA* review committee decisions (In some older Deed Restrictions, the MCIA Board may not overrule.)

4. **Process, Applications, and Supporting Documents**

A. **SELECT:**

Select the Application that applies to your project. *(Note: Fees may be associated with some Applications and if work not started within 12 months, reapplication and fee may be required. Revision application if done within 12 months has-no fee.)*

1. **Maintenance and Routine Projects Application** - This form includes painting, roof replacement/repair, fence, landscaping, sidewalk or driveway, window replacement, door replacement, most accessory buildings, and other minor projects.
2. **Major Projects Application** – This is for a major renovation on your property. This includes adding on square footage by expanding the first floor, adding on a second story, adding a room over the garage, swimming pools, and other similar large projects. Similar work on a smaller scale may be submitted using the form for Routine Projects.
3. **Demolition Application/Notice** – This submission is required for the demolition of a structure on your property. This includes the primary residence, garage, accessory buildings, filling in of a pool, and all hardscape and tree removal.
4. **New Home Construction Package/Application**
5. **Revisions Application** – The submission and approval of all changes to an approved application are required before the changes are made.

B. **REVIEW THE RULES:**

Review your **Deed Restrictions**, the MCIA Design/Aesthetic Standards included in this document and the applicable MCIA Policies, including but not limited to:

1. **Circular Drive and Parking Pad**
2. **Concrete Masonry Unit (CMU)**
3. **Construction Rules**
4. **Fee**
5. **Fences and Walls**
6. **Flags and Flagpoles**
7. **Impervious Coverage**
8. **Roof**
9. **Satellite Dish**
10. **Sign**
11. **Skirting**
12. **Solar Power**
13. **Storm Water Detention Systems**

14. **Structure Height**
15. **Structures Outside the Building Lines**

C. PREPARE:

Prior to incurring major costs, talk with the MCIA Architectural Services Coordinator at the MCIA Office by calling (713) 729-2167 or contact us via www.meyerland.net. For extensive questions, please call to schedule an appointment, ensuring we have set aside sufficient time to discuss your issue with you as you finalize your plans.

D. SUBMIT:

A submission of an application must include appropriate documentation for MCIA to review. This documentation will include the following as well as any additional information needed to complete a review:

1. **Application or Revision to Application** – An application must be submitted by lot owner for all exterior construction or modification to all structures as well as any improvements made to or on any lots, other than those improvements listed in the Approval Requirements section. Appropriate MCIA review committee approval must be received by applicant prior to the start of any work. Applications and associated MCIA documents may have more detailed information and further rules/requirements, including but not limited to construction rules. *Any change or alteration to approved application plans requires resubmittal and further approval.*
2. **Interior work with exterior impact** – No application or approval is needed for interior modifications, unless such impacts the exterior harmony (i.e., an outside dumpster, storage container or work or staging area) notification to the MCIA office is required and applicable rules must be followed.
3. **Survey/Site-Plot Plan/Work Location Requirements** – All work/construction/installation shall take place only within applicant's lot lines, other than installation of sidewalks, walkways, driveways, retaining walls, sprinklers, and minor landscaping.
 - a. Survey - A new survey is required for New Home Construction and most Major Projects applications, but an older survey, or in some cases a site plan, is acceptable for Routine Projects applications. In some cases, MCIA office may have one on file that you may copy.
 - b. Site-Plot Plan – A general site/plot plan may be allowed for certain projects including patios, accessory buildings, fencing, landscaping, and other. The requirements of a site plan shall be dependent on the type and scope of project, including all necessary measurements, for a MCIA review. A site plan does not have to be to scale, but reasonably accurate with stated measurements.

E. RESPONSE:

Once you receive your response from the MCIA, your next action will take one of two paths:

1. Upon receiving an approval of your project:
 - a. Completion of project within time limits specified in Construction Rules. After such time a resubmittal may be required.
 - b. If constructing a new home, you must provide the MCIA with a Form Survey prior to pouring concrete.
 - c. If constructing a new home, and after the construction is complete, you must provide the MCIA with a Final Survey.

**** New Home final approval is contingent upon the receipt of the above surveys. ****

2. Upon receiving a denial of your project:
 - a. You may revise your project and resubmit your application.
 - b. You may appeal your denial to the MCIA Board. Please speak with the Architectural Liaison for further information and rules regarding an appeal.

5. Additional MCIA Design/Aesthetic Standards

The following is a partial informational list of additional design considerations (more specific than Deed Restrictions and Policies), that are **used for the basis of forming decisions**. You may apply for anything that does not directly contradict Deed Restrictions and/or Policies, but the Board of Directors and appropriate review committee retains all rights, powers and authority granted them by the Deed Restrictions, including but not limited to the right to approve or deny based on aesthetics and harmony of Meyerland, regardless of this list.

Please refer to your Deed Restrictions, MCIA Policies and Application first for initial requirements

Below is a list of acronyms used to throughout the document:

BOD - Board of Directors, MCIA

BL – Building Line

DR – Deed Restriction

FBL – Front Building Line

ILL – Interior Lot Line

LL – Lot Line

MCIA – Meyerland Community Improvement Association

SBL/ISBL – Side Building Line (Interior)

SSBL – Side Street Building Line (Corner Lots)

A. STRUCTURAL

1. Stairs/Landings/Steps/Walkways -

- a. If in full view of the street, they must be skirted on sides with no open risers. Floating steps (non-skirted) may be approved if only attached on one side at house.
- b. If elevated, may be up to five feet forward/outside of FBL and SSBL (may not be roofed beyond BL more than three-foot eave). The five-foot exception does not apply to porches but may apply to reasonable landings necessary for use of stairs and doorways. The 5-foot allowance (but for elevating an existing home) does not apply to interior S.B.L. *The five-foot allowance is only for these structures that are necessary for direct access to the dwelling or garage. (Some DRs may allow “steps to be 3 feet outside any B.L., but with certain height restrictions via Structures Outside the Building Lines Policy.)*
- c. If located 5 feet beyond the FBL and/or SSBL stair exception, all such structures should generally follow the natural grade of the lot with a limit of approximately six inches above natural grade without new fill or altered lot grading/fill beyond that commonly used in Meyerland on lots and for such structures. This includes walkways, associated

steps, and landings. Landings that are near natural grade (max 6 inches above) shall be considered part of walkway and not part of stairs.

- d. If in view of the street, basic wooden stairs/landings will not be approved. If wooden, should be painted or stained, clear coat finish over raw (non-stained/finished) wood shall not be acceptable.
- e. Behind fence – should be skirted if there are structural cross members (i.e. does not have a clean look).
- f. Handrails – Architectural metal (including square tube), solid glass and masonry railing wall may be allowed. Horizontal cable (in place of spindles) may be allowed if in harmony with structure. Hog-wire and wire mesh are not allowed no matter the location.

2. Decks/Porches (elevated and between grade and first floor)

- a. In view of street – Should be skirted.
- b. Behind fence – should be skirted if there are structural cross members. There should be skirting (or in some cases screening) to backside (dwelling side) of deck/porch.

3. Driveways/Parking Pads – (See both *Circular Driveway and Parking Pad Policy* and *Impervious Coverage Policy*.)

- a. New Home Build Driveways should be a minimum of 3 feet from side Interior Lot Lines.
- b. Any modification to garage location requiring a replacement of the driveway will require the driveway to be poured in compliance with the three (3) foot Interior Lot Line rule.
- c. Any full replacement of a driveway should be a minimum of 3 feet from ISLL if space allows.
- d. Stone/Gravel may be allowed but installation must meet specific requirements, (type of gravel allowed such as ‘Black Star’, crushed granite, & possibly river rock depending on situation such as slightly widening driveway and others per approval) (Colors generally allowed vary between, brown, black and white. A retaining edge is required on all gravel driveways. The use of a flexible plastic grid required for impervious reduction, and other. **Pea gravel is not allowed for driveways or parking pads.**
- e. Asphalt is not allowed except for repair of prior approved asphalt drive areas.
- f. Gapped, Grass, and Grid Green Driveways (i.e. large separated pads or with space down middle of concrete tire path) with gravel fill may be approved, **but not with vegetation (grass) filler.**
- g. If DRs/Policy say no parking pad forward of the forward most portion of the Dwelling, a pad may possibly be allowed on the side street side. Generally considered a parking pad if it is not necessary for direct access to covered storage area for a vehicle or to improved area behind forward most portion of dwelling.
- h. Elevated driveways to elevated garages/carports/parking pads **are not allowed.**

4. Fences - (See *Fences and Wall Policy* for further requirements) –

(Note: RCC DRs allow side corner fence to be outside SBL, older ACC DRs must be in SBL.)

- a. No fence or gate may cross into a lot owned by another.
- b. If facing a street, the most aesthetically pleasing side must face out.
- c. Plywood or solid wood fences not allowed.
- d. Pre-cast masonry may be allowable.
- e. Materials - Brick, Stone, Stucco, CMU/Cinder Block – plain unsurfaced if painted, decorative metal and wood slat/picket vertical and horizontal may be allowable.

Materials may be **restricted depending on fence location** (i.e. all materials are not allowed in all locations).

- f. Color – wood fences painted white or unusual colors are not generally allowed. Masonry and metal fences have more flexibility with color. Color requirements may vary by structure, material, and over all aesthetics. (i.e. wood fence vs. masonry.) Colors may be **restricted depending on fence location**.
 - g. Front Lot Line - If forward of forward most building, that portion may be allowed for security fencing, but must be all black metal (including posts) and no more than 6-1/2 ft. in height.
 - h. If facing front lot line, solid fence/wall (including but not limited to masonry, metal and other) is not allowed if over 20 inches in height and between the side building line and side lot line. Even if less than 20 inches, solid fence/wall, it is not allowed to be forward of forward most building.
 - i. Corner lot fencing may be restricted by City of Houston for line-of-sight issues.
- 5. Lighting via Yard Post/Pole** - generally two are allowed forward of front building line. Must not interfere with neighbor's enjoyment of their lot.
- 6. Mailboxes**
- Note all governmental requirements must be met and is sole responsibility of lot owner.***
- a. May be hung on a wall or fence.
 - b. Color, size materials and location are considerations for MCIA approval.
 - c. Mailboxes should be in harmony with both the dwelling and Meyerland as a whole.
 - d. No novelty boxes.
 - e. If free standing, may be allowed outside B.L. if within 7 feet of front building line and near the stairs or if there is a security fence then immediately adjacent to security fence.
 - f. If post mount, should not be on simple unfinished wood post and no novelty or plain rural style box on a post.
 - g. May be part of a free-standing masonry or similar type structure and or built into a column/post (including to stairs), a wall or a door.
- 7. Planter Boxes** - may usually be forward of FBL and/or SSBL if no more than 7 feet forward of BL and no more than 24 inches height. Additional areas and heights may be considered/allowed based on aesthetics of dwelling and overall landscape.
- 8. Basketball Goals** - No permanent basketball goals will be allowed. Those attached to concrete footing by removeable bolts are considered temporary.
- 9. Elevators** – all exterior style elevators and their associated mechanical systems, must be appropriately screened from view.
- 10. Carports** – if allowed by DR's, may be allowed forward of dwelling, but not forward of FBL. The materials and design of all carports shall be in harmony with both the main residence and Meyerland residential areas. No semi-permanent, Do-It-Yourself kit, Farm and Ranch style, or other similar styles. If shingled, shingles should match home as much as possible.
- 11. Outdoor Living Space, Under Dwelling** - (See [Skirting Policy](#) for further detail)
- a. Must be behind a fence.
 - b. Up to ¾ of the rear of a dwelling may be free of skirting if area is designed to be an outdoor living space. For side where the home is 10 feet or less from the Side Interior Lot Line, the rear side corner of outdoor living area may be open for approximately 10 feet along the side (if back yard is really side yard, exceptions allowed). Permanent

louvers or other type skirting material may be allowed in additional areas for air flow. Side street side shall be on a case by case design basis.

- c. From rear, space may be approximately 20 feet deep or up to a couple posts, behind and to the interior under house side which must be properly view screened with committee approved materials, which shall be a permanently placed, fixed type screening material (such material may include lattice and unfinished, but painted, standard CMU as long as set back under the dwelling and others).
 - d. Posts - Any non-architectural cinder block (CMU) posts must be finished (paint is not a finish). Some possible methods –pargeting, stucco, enclose in wood, or brick veneer.
 - e. All pipes, mechanicals, insulation, etc. (vertical and horizontal) and the ceiling must be screened/enclosed.
 - f. Just as opening for garage or carport, the opening for outdoor living area should not be included in masonry calculation.
 - g. No interior SBL side opening shall have an outdoor living area opening in the skirting wall with a wall/skirting opening height of more than 8 feet in height when the distance from the dwelling to interior side lot line is 10 feet or less. (i.e. outdoor living area under home may have higher ceiling, but on interior lot line side skirting wall, the wall opening from grade may be no more than 8 feet in height.)
12. **Cantilevered Structures** – Building Lines (B.L.s) go from the ground to the sky and as such nothing other than specifically specified structures may cantilever over or be outside the B.L.s. (Ex. mechanical platforms/pads may, but a 2nd floor of the home or porch may not.)

B. MATERIALS – Siding/Skirting

1. General Siding of Home & Garage –

Appropriate review committee may consider, but is not required to approve, any material submitted via application. All materials must be suitable to individual design and in aesthetic harmony with Meyerland, as decided by the appropriate Meyerland review committee.

- a. Commonly approved materials include wood, Hardie type material, brick, stone and stucco.
 - b. Also see below Masonry and Metal Siding sections.
2. **Masonry** – (See [Deed Restrictions](#) and [Skirting Policy](#) for specific requirements; fence walls may have different requirements.)
- a. Brick, Stone, and Stucco is usually allowed and counts as masonry. Brick and stone may be thin cut veneer.
 - b. CMU/cinder block (included as brick for masonry calculation purposes)
 - i. Allowed (Architectural) - Split-Face, Honed/Burnished and/or Polished.
 - ii. Not allowed (Unfinished or Non-architectural CMU/cinder block) - paint is not a finish, this includes all exposed uses, including siding, skirting, and exposed piers/posts. Suggested finishes – pargeting, stucco, enclose in wood, or brick veneer. Exceptions may be considered for masonry fence/wall and recessed screening wall under a dwelling, but not for siding, skirting or exposed piers.

- c. Poured/Pre-cast concrete panel, with or without a pressed (stamped) with brick or stone design may be allowed with appropriate finish. In most situations (see DR definition) it **is not counted** toward required masonry percentage.
- d. Detached garage is not usually included for Deed Restriction masonry requirements/calculations.
- e. Masonry location on dwelling- Gables on house are part of masonry requirement. There is no set percentage for any side of the dwelling, generally at the discretion of the applicant.

3. Metal Siding – (Dwelling and Garage)

- a. Allow up to 25% metal per side.
- b. Colors/Finishes/Coatings generally include tan, brown, gray, black and others if not reflective, are generally acceptable.
- c. Finishes (recommended but not limited to) – Galvalume, Aluminum and Copper-Zinc should be allowed. Hot dipped galvanizing *should not be allowed*.
- d. Coatings (recommended but not limited to) – PVDF (i.e. Kynar and Hylar), Polyester, appropriate paint type finishes.
- e. Sheen – Satin finish case by case dependent on color/finish, Matt Finish should be allowed. High sheen finish (reflective) should not be allowed.
- f. Profile – Allowed on a case by case basis. Corrugated should not be allowed.
- g. Fasteners – if allowed must compliment body material. Exposed not recommended.

4. Skirting– Deed Restriction Masonry requirement (should there be one) must be met.

*(See #11 above, **Outdoor Living Space**, for some limited exceptions to skirting requirement and see [Skirting Policy](#) for further detail.)*

- a. Unfinished CMU/cinder block not allowed, and paint is not a finish. Also see #2 above **Materials Masonry**. CMU/cinder block allowed architectural split face, architectural or polished/honed ground cinder block.
- b. Commonly approved materials include wood, Hardie type material, brick, stone and stucco.
- c. Wooden slats may be allowed if appropriately spaced and finished.
- d. Poured pressed (stamped) concrete with or without a brick or stone design could be allowed with appropriate finish but is usually not considered as part of any DR required masonry percentage.
- e. Skirting located behind a fence has more design flexibility in type approvable. (i.e. some types and amounts of lattice may be allowed.)
- f. All skirting should be of a permanently placed, fixed type material with limited exceptions for doors, windows, flood vents and access panels.

C. GARAGE HEIGHT, USE AND 2nd Floor

- 1. **Elevated Garages** - Have not been allowed.
- 2. **Double Height Garage** - that allows for a car lift or oversized vehicle have been allowed, must meet height limits of DR and should not be higher than dwelling. If oversized garage doors are desired, the location of the garage may be a consideration. (i.e. may not be allowed if at FBL.)

3. **Room/Area Above a Garage** – is not a “garage” per many DRs and thus must meet setbacks required for structures other than a garage. If a garage is:
 - a. nearer to the Interior Lot Line and Rear Lot Line than allowed for other structures, then any addition over garage must be set in to meet setback requirements for non-garage structure, both side and rear.

D. MISCELLANEOUS

2. **Paint, Stain, Colors** – *(See MCIA [Exterior Color Palette](#) for suggestions, but not limitations.)*
All exterior surfaces shall be of a color/finish that is approved during application process. The BOD has approved a list of generally acceptable colors. Any colors may be applied for, but all (including those on MCIA color list) must receive appropriate review committee approval prior to painting or installing pre-colored material. Review may consider base material and type of structure (i.e. brick vs. Hardie vs. stucco; modern vs. traditional; one-story vs. two-story; door vs. body).
3. **Detention Systems** – *(See [Storm Water Detention Policy](#) for further information.)* may be allowed in most locations including under a driveway and forward of the Front Building Line and is not usable to offset impervious coverage. COH may require detention for lot of or over 15,000 square feet.
4. **Outdoor Mechanicals & Platforms/Pads** - A/C, Generators, Pool equipment, etc. Must be screened from view (Front and Side Lot Lines) if not behind a fence or if above a fence. The platform/pad must be needed to support (hold up) the mechanical device and limited to a size necessary to support the mechanicals and any screening from view systems. Excessively large platforms/pads may be considered as a deck or other structure and must meet building line requirements. Screening material is usually via wooden slats or louvers. Elevated Platforms/Pads may be cantilevered over B.L. or be supported by posts.
5. **Tree Removal / Addition** –
 - a. Removal - Approval is required for removal of trees forward of front building line and outside side street building line on a corner lot. Considerations for removal include, but are not limited, to sick/dying, affecting structural integrity of buildings, interfering with construction of a new structure. In some cases, approval may require a replacement tree. Trees in the city easement, such as between sidewalk and curb require COH approval.
 - b. Addition – No tree may interfere with line of sight from the street. No new tree may be planted in the following areas without MCIA approval:
 - i. Forward of the front building line where there are already six (6) or more trees.
 - ii. On corner lot, in area between side street building line and street (unless behind a fence) that already has four (4) or more trees.
6. **Fill Dirt** – No fill dirt should be allowed to be brought in other than minor amounts used as replacement for any removed, for filling low spots, holes dug in lot, and/or to fill a removed swimming pool or foundation. Existing lot dirt may be relocated within construction norms, dirt brought in for flower beds of type commonly found in Meyerland, shall not be considered as fill. All governmental requirements must be followed.
7. **Synthetic Grass/Artificial Turf** – No artificial turf is allowed forward of front building line nor toward street side of side street building line. Artificial turf is allowed in back yard, however there may be an impact on entire lot’s impervious allowance of 60%.

6. Impervious Calculation Worksheet - MCIA Maximum Allowed Is 60 %

Refer to MCIA Impervious Coverage Policy for current information.

Footprint of home (including raised home, porches, and stairs) _____ sq.ft. (x 100%) = _____

Garage(s) _____ sq.ft. (x 100%) = _____

Accessory Building(s) and Storage Shed(s) _____ sq.ft. (x 100%) = _____

Driveway(s) _____ sq.ft. (x % see below) = _____

Parking Pad(s) _____ sq.ft. (x % see below) = _____

Patio(s) _____ sq.ft. (x % see below) = _____

Walkway(s) and Path(s) _____ sq.ft. (x % see below) = _____

Pool Coping _____ sq.ft. (x 100%) = _____

Pool Decking _____ sq.ft. (x % see below) = _____

A/C, Generator, Pool Eq., and other Pad(s) (Not Raised) _____ sq.ft. (x 100%) = _____

Other non – natural ground or vegetation area(s) _____ sq.ft. (x % see below) = _____

Total sq. ft. of Hardscape _____ **(A)**

Hardscape Impervious Coverage _____ **(B)**

Hardscape Impervious Coverage _____ **(B)** divided by Lot Sq. Ft. _____ = _____ **Impervious %**
MCIA Maximum Allowed Is **60 % Impervious Coverage**

100% Impervious should be used for calculation, but for following:

Decks: with drainage spaces between boards and located over pervious surface 30% impervious.

Interlocking Pavers: if placed over pervious material 80% impervious.

Gravel Areas: rock/stone gravel if over pervious surface (no pea gravel for diving areas) 50% impervious.

Impervious Coverage Calculations Do Not Include:

Sidewalks in a public right - of - way.

Surface area of water in ponds, pools, fountains.

Areas with gravel over pervious surface used only for landscaping or pedestrian path, dog runs, French drains and similar circumstances as determined by appropriate MCIA review committee.

Note: Detention/Retention Areas may not be used to off-set impervious percentages. See the [Storm Water Detention Systems Policy](#)

Note: City of Houston Impervious calculations and requirements as to percentage may differ from MCIA.

7. Masonry Calculation Worksheet – See Deed Restrictions for any required percentage

The exterior material of the dwelling on all lots shall not be less than the percentage of masonry as required by applicable deed restrictions of each Meyerland Section. Unless Deed Restrictions state otherwise, percentage of masonry shall be computed by dividing the total square footage of the exterior masonry walls of the single family dwelling (excluding the square footage composed of windows and doors) by the total square footage of the exterior Masonry and non-masonry walls of the single family dwelling (excluding the square footage composed of windows and doors). masonry requirement shall not apply to a detached garage or to any second story of a detached garage; nor to any second story addition to an existing structure (provided Deed Restrictions allow such exclusion to latter).

- A. Total Sq. Ft. of all exterior walls (including gables) _____ sq. ft.
- B. Total Sq. Ft. of all exterior doors and windows _____ sq. ft.
- C. Total Sq. Ft. of exterior masonry walls (including gables) _____ sq. ft.
- D. Total Sq. Ft. of portion of exterior doors and windows in masonry portion of walls _____ sq. ft.

Calculation

(C _____ sq. ft. – D _____ sq. ft.) divided by (A _____ sq. ft. – B _____ sq. ft.) = _____ % of Masonry

8. Sample Design Board and Checklist

MCIA - Sample Design Board for New Home Construction and Exterior Modifications
All Colors, Materials and Locations of, must be submitted for approval



FRONT ELEVATION



Stucco Color:
Nomadic Desert



Soffit/Facia Color:
Sealskin



Windows: Black



Front Door: Walnut



Mailbox: Black
Left of bottom step
& 5 ft forward of B.L.



Roof :Timberline HD
Color: Black
30 year warranty

Stair railing: Black
Square Iron Handrail & spindles



Garage door: Walnut

Front Steps: Limestone
Color: Buff



Brick: Old Texas Brick
Color: Charcoal Antique

All Colors and Materials are same
on all sides, unless specifically
stated otherwise.
Locations as per other Elevations



Skirting: Natural Limestone
Color: Natural Gray
Including for all stairs in view of street

Design Board Aesthetics

Please confirm you have provided all exterior building materials, finishes, and designs/styles, including, but not limited to the following below (you may attach detailed elevations, photos, brochures, etc.):

<u>Item:</u>	<u>Material:</u>	<u>Color:</u>	<u>Design/Style (where needed):</u>
<i>Exterior - Dwelling</i> (Brick, CMU, Stone, Stucco, Wood, Hardie board, Metal)			
Walls	_____	_____	_____
Gables	_____	_____	_____
Porch Posts	_____	_____	_____
Shutters	_____	_____	_____
Doors	_____	_____	_____
Windows	_____	_____	_____
Architectural Features	_____	_____	_____
Fascia	_____	_____	_____
Soffit	_____	_____	_____
Skirting	_____	_____	_____
<i>Exterior Detached Garage/Carport/Porte Cochere</i> (Brick, CMU, Stone, Stucco, Wood, Hardie board, Metal)			
Walls	_____	_____	_____
Gables	_____	_____	_____
Posts	_____	_____	_____
Shutters	_____	_____	_____
Doors	_____	_____	_____
Windows	_____	_____	_____
Architectural Features	_____	_____	_____
Fascia	_____	_____	_____
Soffit	_____	_____	_____
Skirting	_____	_____	_____

<u>Item:</u>	<u>Material:</u>	<u>Color:</u>	<u>Design/Style (where needed):</u>
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Accessory Building

Walls	_____	_____	_____
Windows	_____	_____	_____
Doors	_____	_____	_____

Area under elevated home which is not skirted such as for outdoor living or carport (must have permanently placed "screening" material)

Behind the area	_____	_____	_____
Sides	_____	_____	_____
Ceiling	_____	_____	_____
Mechanical covering	_____	_____	_____
Posts/Piers	_____	_____	_____
Beams	_____	_____	_____

Stairs (no open risers and must be skirted if in view of Front or Side street)

Front	_____	_____	_____
Hand/guard rails	_____	_____	_____
Skirting	_____	_____	_____
Side	_____	_____	_____
Hand/guard rails	_____	_____	_____
Skirting	_____	_____	_____
Back	_____	_____	_____
Hand/guard rails	_____	_____	_____

Porches, Decks, and Posts

Front	_____	_____	_____
Hand/guard rails	_____	_____	_____
Side	_____	_____	_____
Hand/guard rails	_____	_____	_____
Back	_____	_____	_____
Hand/guard rails	_____	_____	_____

<u>Item:</u>	<u>Material:</u>	<u>Color:</u>	<u>Design/Style (where needed):</u>
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Fence (if in view from street, best side out)

_____	_____	_____
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Platform/Screen Mechanicals (A/C, Generators, Pool equipment, etc., if required)

Platform	_____	_____	_____
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Screening	_____	_____	_____
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Roof of All Structures (Asphalt/Composition, Metal, Clay Tile, Concrete Tile, Rolled, BUR, Other)

Dwelling	_____	_____	_____
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Garage	_____	_____	_____
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Other	_____	_____	_____
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Chimney	_____	_____	_____
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Mailbox	_____	_____	_____
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Hardscape (note that all sidewalks and driveways must be poured new for new home construction)

Driveway	_____	_____	_____
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Walkways	_____	_____	_____
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Patio	_____	_____	_____
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Other	_____	_____	_____
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In addition to the above, please include on your plans, lighting locations, landscaping plan (if beyond standard), and other improvements on the lot not included in the list above.

9. MCIA Color Palette - Exterior

Palette **in no way limits other colors** that a lot owner may submit for MCIA Approval or that the appropriate MCIA review committee may approve. Colors on this palette are **not** guaranteed to be approved in all instances. This may be determined by not only the mix of colors but also the structures they are applied to.

*An **Application** for all exterior colors **must be submitted** and approval given prior to any work unless your Deed Restrictions specify an alternative method. (Please refer to your Deed Restrictions for further information where repainting of existing structure may not require approval but does place responsibility on lot owner should approval not be requested. If no such information/alternative is provided in your Deed Restrictions, an application must be submitted.)*

Exterior Color Palette consists of colors generally approvable.

Exterior Color Palette is **not intended to endorse** any manufacturer, brand or type over another and is simply intended as a general color guide.

*Disclaimer: **Any graphical representation of a color may not be accurate**, and reference should be made to below list of names/reference numbers and actual samples which may be viewed at the MCIA office.*

For [MCIA Color Palette - Exterior](#) Click

END