



Community Improvement Association

**CERTIFICATE OF ADOPTION
OF
AMENDED and RESTATED
FEE 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 Fee Policy as set forth in instrument entitled "Certificate of Adoption of Fee Policy of Meyerland Community Improvement Association" recorded on April 6, 2020, in the Official Public Records, under Clerk's File No. RP-2020-147845 (the "Prior Fee Policy"); and

WHEREAS, the Board has determined that in connection with providing rules and regulations regarding the imposition of certain fees to owners in the Community, it is appropriate for the Association to adopt an Amended and Restated Fee 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 November 11, 2021 (the "Adoption Meeting"), at which at least a majority of the members of the Board were present and duly passed the Amended and Restated Fee Policy set forth below (the "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 Policy. The

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Policy is effective upon recordation of this Certificate in the Official Public Records, replaces the Prior Fee Policy and supplements any Deed Restrictions, policy or policies regarding fees which may have previously been in effect for the Community, unless such, policy or policies are in conflict with the Policy, in which case the terms of the Policy will control. In the event that the Policy is in conflict with any applicable Deed Restrictions, the applicable Deed Restrictions will control. The Policy is as follows:

Amended and Restated Fee Policy

Applicability

This Policy supersedes any prior policy or part of a prior policy as it relates to the imposition of fees to owners in the Community, including but not limited to the Prior Fee Policy.

Additionally, this Policy shall be used to clarify those Deed Restrictions which do speak to such fees listed herein, but which this Policy does not directly conflict with.

Enforcement

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

Purpose

The purpose of this Policy is to set forth the basic fees that MCIA may charge in the course of their duties. This Policy should not be considered a comprehensive list of all fees and other charges, including penalties, interest, legal fees that MCIA may impose or charge. In no manner should this Policy be interpreted to limit the authority of the Board or the appropriate MCIA review committee, other than specifically as set forth in this Policy

Fees

1. Interest Fees for Delinquent Accounts

Maintenance fees assessed per annum (in applicable Deed Restrictions).....
10% per annum on delinquent amounts

2. Title Transfer Fee \$200.00

3. Refinance Fee \$100.00

4. Resale Certificate Fee

Initial \$250.00

Updated \$75.00

5. New Construction Fee \$1,000.00

Limited to Construction of a New Residence

6. Major Renovation Fee \$500.00

Generally, includes Major addition/change to a major structure, including
but not limited to, addition to house/garage, garage conversion, &/or

swimming pool. Shall not include routine maintenance, including new doors, windows, fence, driveway, or roof.

7. **Document Duplication Fee**..... As allowable by law
8. **Recovery Fee (Letter for past due Assessments)**.....\$25.00
9. **Property Code or Deed Restriction Violation Notification Fee**..... \$50.00
This fee is limited to those letters commonly known as "209 letters".
This fee shall not apply to initial or follow up violation notices prior to a "209 letter".
10. **Forced Yard Maintenance Fee (per calendar year)**..... 1st time \$200.00
2nd time \$300.00
3rd+ time \$400.00
11. **Legal Fees**Applicable Attorney and Legal Fees
12. **Returned Check Fee**..... \$25.00
13. **Cease & Desist Fee**..... \$250.00
For New Construction/ Major Renovation Projects.

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 Organization

Sherry Hibbert
Sherry Hibbert President

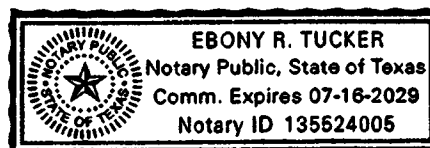
THE STATE OF TEXAS

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COUNTY OF HARRIS

SUBSCRIBED AND SWORN TO before me this 21st day of August,
2025, by the said Sherry Hibbert, to which certify my hand and seal of office.

EBONY R. TUCKER
Notary Public in and for the
State of Texas



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Pages 4
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e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$33.00

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

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