

SWIMMING POOL & SPA 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 in the Community, it is appropriate for the Association to adopt a Pool 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 August 20, 2025 (the “Adoption Meeting”), at which at least a majority of the members of the Board were present and duly passed the Pool 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 Policy is effective upon recordation of this Certificate in the Official Public Records, supplements any Deed Restrictions, policy or policies regarding pools 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:

RP-2025-330866

MCIA Swimming Pool/ Spa Policy

Applicability

This policy shall not be interpreted as overriding any part of appropriate deed restrictions as it relates to the same subject, but shall be considered to have full force and effect when those deed restrictions do not mention Swimming Pools and/or Spas. Additionally, this policy shall be used to clarify those deed restrictions which do speak to Swimming Pools and/or Spas, but with which this policy does not directly conflict.

Purpose

The purpose of this Policy is to formalize standards and ensure a congruent aesthetic throughout the Community as pertaining to the construction of Swimming Pools and/or Spas and to also set rules in regards to the required location and approvable material.

Definitions

“Building Line” shall mean any boundary upon which a Building and certain Structures may not encroach, pursuant to City of Houston Code of Ordinances, the Plat and the appropriate section of Deed Restrictions.

“Mechanical Equipment” shall mean the mechanical components that are a part of a recirculation system on a Pool, Spa or Water Feature. Mechanical Equipment may include, but is not limited to categories of pumps, hair and lint strainers, filters, valves, gauges, meters, heaters and chillers.

“Deck” shall mean an area immediately adjacent to or attached to a Pool and/ or Spa that is specifically constructed or installed for sitting, standing, or walking.

“Spa” shall mean a product intended for the immersion of persons in temperature-controlled water circulated in a closed system and not intended to be drained and filled with each use.

“Swimming Pool” or “Pool” shall mean an artificially constructed area of water designed for swimming and/ or other leisure activities in a residential setting and available only to the household and its guests. This also includes any sun shelf, underwater ledge, catch basin or overflow trough.

“Elevated Pool and/ or Spa” shall mean any Swimming Pool or Spa where the top of the body of water is higher than the level of the ground around it.

“Water and/ or Fire Feature” shall mean any constructed element within or a part of a Swimming Pool and/or Spa to enhance the aesthetic and sensory experience. This includes, but is not limited to waterfalls, fountains, bubblers, or fire bowls.

Rules

Existing Swimming Pools and/or Spas that were both approved and met all requirements when installed can continue to be maintained or repaired but all new or replacement Swimming Pools and/or Spas must be in accordance with this Policy.

No Swimming Pool, Spa, Water and/ or Fire Feature shall be constructed or installed without the prior written approval of the appropriate MCIA review committee.

Swimming Pools and/or Spas shall conform to all building and pool codes of the City of Houston and any other governmental agency having jurisdiction.

Swimming Pools and/or Spas must have an adequate drainage system that meets the requirements of the City of Houston and any other governmental agency having jurisdiction.

The Swimming Pool, Spa, Deck, Water Feature and/or Fire Feature shall not encroach on any back lot or side lot easement.

The Swimming Pool, Spa, Deck, Water Feature and/or Fire Feature shall be no closer than five (5) feet from the rear lot line or seven (7) feet from any side lot line.

The top of any Elevated Pool and/ or Spa may be no higher than five (5) feet from the ground below where the Swimming Pool and/or Spa is located.

The top of any Water and/or Fire Feature may be no higher than ten (10) feet from the ground below where the Water and/or Fire Feature is located.

Any exposed sides of an Elevated Pool and/or Spa that are visible should be covered in a material that exists on the exterior structure of the single-family dwelling on the same property or other materials that keep with the aesthetics of the dwelling.

Efforts should be made to prevent Mechanical Equipment from being visible from any street or from ground level of any adjoining Lot but the platform it is on shall not be higher than two (2) feet over Base Flood Elevation (BFE).

If Mechanical Equipment is visible from any street or from ground level of any adjoining lot, it must be screened from view. Screening material is usually via wooden slats or louvers or other aesthetically proper materials, as determined by the appropriate Meyerland review committee.

Mechanical Equipment may be placed on an elevated platform but shall be limited to a size necessary to support the mechanicals and any screening from view.

Whether part of a New Home Construction Project or a Major Project, the application for the construction of a Swimming Pool and/ or Spa shall include:

- The completed New Home Construction or Major Projects Application.
- The appropriate processing fee and deposit (\$1,000/ \$5,000 for New Home Construction; \$500/ \$3,000 for Major Projects).
- A site plan that contains:
 - The proposed location and dimensions of the Swimming Pool and/ or Spa, the Deck and the Mechanical Equipment in relation to the property lines, building lines, easements, existing structures and existing or proposed fences.
 - For Elevated, Spas, Water and/or Fire features, the proposed elevation.
 - For Mechanical Equipment that is elevated, the proposed elevation.
- Any trees that are to be removed or relocated shall be noted.
- Any Water and/ or Fire Features shall be noted.
- All approved plans from the City of Houston or any other governmental agency with jurisdiction.
- Impervious coverage calculation
- Materials of Swimming Pool and/or Spa and Deck

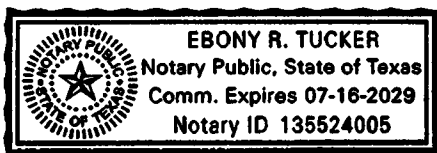
Approval

Installation of any Swimming Pools and/ or Spas must receive approval from the appropriate MCIA review committee before any installation or replacement has begun.

Enforcement

Any violation of this Policy is enforceable to the maximum extent permitted by law, including but not limited to, the imposition of fine(s) in accordance with the Violation Enforcement Policy.

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,
Texas non-profit corporation


Sherry Hibbert, President

STATE OF TEXAS

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COUNTY OF HARRIS

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This was acknowledged before me on 21st day of August, 2025, by Sherry Hibbert, President of Meyerland Community Improvement Association, a Texas non-profit corporation, on behalf of said corporation.


Notary Public for the State of Texas

RP-2025-330866

RP-2025-330866
Pages 5
08/21/2025 03:18 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$37.00

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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