RP-2026-426981
10/22/2026 ER $49.00

Meyerland

Community Improvement Association

CERTIFICATE OF ADOPTION
OF
SECOND AMENDED AND RESTATED CONSTRUCTION RULES 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 those certain construction rules as set forth in instrument entitled "Certificate of Adoption of Construction Rules of Meyerland Community Improvement Association" recorded on April 6, 2020, in the Official Public Records of Harris County, Texas, under Clerk's File No. RP-2020-147844 (the "Original Construction Rules"); and

WHEREAS, the Board amended and restated the Original Construction Rules pursuant to instrument entitled "Certificate of Adoption of Amended and Restated Construction Rules Policy of Meyerland Community Improvement Association, recorded on September 8, 2021, in the Official Public Records under Clerk's File No. RP-2021-513924; and

WHEREAS, the Board has determined that in connection with updating the rules and regulations regarding construction rules, it is appropriate for the Association to adopt the Second Amended and Restated Construction Rules Policy set forth below (the "Second Amended and Restated Construction Rules 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 13, 2026 (the "Adoption Meeting"), at which at least a majority of the members of the Board were present and duly passed the Amended and Restated Construction Rules Policy.

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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 Second Amended and Restated Construction Rules Policy. The Second Amended and Restated Construction Rules Policy is effective upon recordation of this Certificate in the Official Public Records. The Second Amended and Restated Construction Rules Policy is as follows:

Amended and Restated Construction Rules Policy

Applicability

This Second Amended and Restated Construction Rules Policy supplements and/or replaces, as the case may be, any Deed Restrictions, policy or policies regarding construction rules (including but not limited to the Prior Construction Rules) which may have previously been in effect for the Community, unless such, policy or policies are in conflict with the Second Amended and Restated Construction Rules Policy, in which case the terms of the Amended and Restated Construction Rules Policy will control. In the event that the Second Amended and Restated Construction Rules Policy is in conflict with any applicable Deed Restrictions, the Deed Restrictions will control.

Enforcement

This Amended and Restated Construction Rules Policy may be enforced, by the 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 Second Amended and Restated Construction Rules Policy shall apply to all lots that fall within the jurisdiction of the MCIA.

Purpose/Definition

The purpose of this Second Amended and Restated Construction Rules Policy is to help to ensure the aesthetics of the Community as pertaining to construction including but not limited to addition/alteration to/of an existing structure, installation of new structure and any alteration to or on a lot. Such purposes include but are not limited to hours of day that construction related work may occur, completion time requirements, requirements for construction site and surrounding areas. In no manner should this Second Amended and Restated Construction Rules Policy be interpreted to limit the authority of the Board or the appropriate MCIA review committee, other than specifically as set forth in this Second Amended and Restated Construction Rules Policy.

As used herein, "structure" is defined as anything which is built, erected, constructed, assembled, or otherwise joined by other than natural force. "Structure" includes, but is not limited to buildings, dwellings, garages, carports, secondary quarters, porte cocheres, pools, accessory buildings, patio coverings, pergolas, masonry walls, fences, fountains, statuary, breezeways, decks, patios, driveways, sidewalks and erosion control devices.

As used herein, "construction" is defined as any on site work that involves an existing or future structure and/or lot alteration including but not limited to demolition, site preparation (grading lot, etc.), staging of materials, assembly of structure, painting, and installation of infrastructure on site including but not limited to temporary fencing, dumpsters, and restroom facilities. Said term may be further defined as determined by the appropriate MCIA review committee or the Board.

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Construction Rules

Approval for Site and Structure Work.

No site or structure work (even of a temporary nature) may commence prior to receiving written approval from the appropriate MCIA review committee, payment of the appropriate processing fee and deposit (for major projects or new home construction), and MCIA's receipt of this Second Amended and Restated Construction Rules Policy signed by the applicant/lot owner. A second, additional processing fee will be required if three (3) successive submissions are denied by the MCIA review committee for the same overall project.

Deed Restrictions and Policies.

All construction or renovation work planned within the Community must follow the corresponding Deed Restrictions and all MCIA policies and/or rules for the section of the Community in which the property is located, as well as the construction rules set out herein, unless such, policy or policies are in conflict with the Second Amended and Restated Construction Rules Policy, in which case the terms of the Amended and Restated Construction Rules Policy will control. In the event that the Second Amended and Restated Construction Rules Policy is in conflict with any applicable Deed Restrictions, the Deed Restrictions will control.

Violation of Construction Rules.

A violation of any applicable Deed Restrictions, MCIA policies and/or rules, including but not limited to these Amended and Restated Construction Rules may lead to the Board or the appropriate MCIA review committee rescinding MCIA approval, in which case re-submission will be required, which may include an **additional processing fee**. In addition, the Board may pursue any and all remedies available to the Association under the applicable Deed Restrictions, other MCIA documents (including specific penalties as outlined in the MCIA Violation Enforcement Policy, as may be supplemented, amended, and restated from time to time) and Texas law, which may include but is not limited to immediate stoppage of work on the subject lot and legal fees being charged to lot owner.

Specific Rules.

1. Governmental Authority.

   The lot owner, the builder and all contractors are responsible for following all governmental laws, ordinances, rules, codes, regulations and similar during any and all phases of the construction process.

2. Adjoining Lots.

   No work shall take place on, nor any equipment or materials be placed on (even temporarily) any adjoining lot not owned by the applicant.

3. Construction and Work Hours.

   a. Monday through Friday. Exterior work may begin no earlier than 7:00 A.M. Central Standard Time and must cease no later than 8:00 P.M. Central Standard Time.

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b. Weekends. Exterior work may begin no earlier than 8:00 A.M. Central Standard Time and must cease no later than 8:00 P.M. Central Standard Time.

4. Final Survey.

A final survey, including all areas of the lot as well as areas to the curb, of any major project (as defined/determined by the appropriate MCIA review committee or the MCIA Architectural Services Coordinator--includes new home construction, major renovations, home elevation, new pool) is required on or before forty-five (45) days of the earlier to occur of the following: (i) all approved hardscape is complete; (ii) sod has been laid, or City of Houston ("COH") grading inspection has been done. Lot owner may request, from the appropriate MCIA review committee, an extension of time, which shall only be considered granted if approved in writing by said committee.

5. Project Completion/Timing.

MCIA approved projects (approved by the appropriate MCIA review committee) must be completed within the below time limits. The appropriate MCIA review committee may, but is not required to, grant an extension for good cause, as determined by the appropriate MCIA approval committee, in its sole and absolute discretion. It is the sole responsibility of the lot owner to request, in writing, an extension of time to complete the project, and receive approval from the appropriate MCIA approval committee, prior to end of prescribed time limit.

a. New Home/Dwelling Construction:
   i. Construction, including construction currently in progress as of the Effective Date, must be completed as applied for and approved by the appropriate MCIA review committee prior to the earlier of either: a) within twenty-four (24) months from the start of construction work, as determined by the appropriate MCIA review committee (herein, the "Construction Start Date"), or b) within thirty six (36) months from written approval by the appropriate MCIA review committee.

b. Elevation/Raising of Existing Home/Dwelling
   i. Construction, including construction currently in progress as of the Effective Date, must be completed as applied for and approved by the appropriate MCIA review committee prior to the earlier of either: a) within ten (10) months from the Construction Start Date, or b) within twenty two (22) months from written approval by the appropriate MCIA review committee.

c. Other Projects.
   i. Construction, including construction currently in progress as of the Effective Date, must be completed as applied for and approved by the appropriate MCIA review committee prior to the earlier of either: a) within six (6) months from the Construction Start Date, or b) within eighteen (18) months from written approval by the appropriate MCIA review committee.

   ii. Major additions (any construction that adds living space) to existing homes may be given a longer timeframe for completion, at the sole discretion of the appropriate MCIA review committee or the Board.

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6. Signage.

   As per the MCIA Sign Policy, as supplemented, amended, and restated from time to time.

7. Construction Fence.

   a. Chain link construction fence with solid color screening is required during any major construction (major construction will be determined by the appropriate MCIA review committee, in its sole discretion).
   b. Gates must be locked, and site secured if workers are not present.
   c. Fences and gates, including open gates, may not be left open and/or block the public walkway, or cross into adjacent lots.

8. Demolition Barriers.

   Appropriate demolition barriers must be installed within the 48-hour period prior to commencement of work and must be removed 72 hours after demolition is complete. For more information about appropriate demolition barriers, please contact the Association's management office.

9. Site Drainage.

   All site drainage must be directed away from adjoining lots and properties and be directed to the street. A silt fence must be placed on the street side of the property, excluding the driveway area.

10. Site Maintenance.

    a. Street and sidewalk must remain free of dirt, mud, and debris.
    b. Vegetation must be controlled for the entire lot and the area between the sidewalk and the street. This includes mowing, edging, weed trimming around trees and structures, and the removal of shrub and tree debris. Lots are to remain neat and attractive during construction, even for areas behind a construction fence.
    c. Site is to be kept free of trash and debris (construction or other types). Trash and debris may be temporarily contained in a refuse container.
    d. Excess and/or non-relevant equipment and materials shall be removed from lot.

11. Refuse Storage.

    Any containers for refuse, including but not limited to dumpsters, must be placed only on lot owner's lot (not in public right of way such as street or sidewalk) and not on any adjacent lot not owned by applicant.

    All trash and debris must be contained within a refuse container. Regular refuse removal is required, to ensure this.

12. Restroom Facilities.

    Port-a-toilets and similar facilities must be placed with door facing the rear of the property (i.e. not facing the street). They must also be fenced separately on three sides obscuring their view from the street if not behind a screened construction fence as described above.

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13. New Sidewalk & Driveway.

a. All new home and elevation of existing home construction requires the installation of a new sidewalk and driveway, including the driveway apron (also known as the skirt or approach—the portion between the sidewalk and the street).
b. All sidewalks and ramps must meet COH ordinances and regulations.
c. Exceptions to this requirement may be granted if the existing sidewalk and/or driveway meet the requirements of the MCIA "Sidewalk and Walkway Policy", may be supplemented, amended, and restated from time to time at the sole discretion of the appropriate review committee or the Board. Initial approval may be revoked, and replacement required, if upon project completion the sidewalk/driveway no longer meet the requirements of the "Sidewalk and Walkway Policy", as may be supplemented, amended, and restated from time to time at the sole discretion of the appropriate review committee or the Board.

Limiting Authority, Waiver and Disclaimer.

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

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

MCIA, the Board. the MCIA review committees, their agents, and any members thereof shall not be responsible for the structural or other defects of any kind or nature whatsoever in any plans, specifications, or documents submitted for approval, and/or improvements/modifications constructed or made as a result of plans, specifications, or documents submitted to the Board, the appropriate MCIA review committee. Lot owners are responsible for the safety and quality of the improvement constructed, made, or erected by, or for, said lot owner. No approval of plans specifications or documents may be construed as representing or implying that, if followed, the applicable structure will comply with the applicable Deed Restrictions, this Amended and Restated Construction Rules Policy, or other applicable legal requirements, or as to any matters relating to the health, safety, workmanship or suitability, for any purpose, of the structure.

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

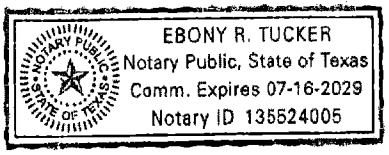
Meyerland Community Improvement Association,
a Texas non-profit corporation

By: _____
Corrado Giovanella, President

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THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

This instrument was acknowledged before me on October 7, 2026, by Corrado Giovanella, President of Meyerland Community Improvement Association, a Texas non-profit corporation, on behalf of said corporation.



Notary Public, State of Texas

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10/22/2026 09:07 AM

e-Filed & e-Recorded in the

Official Public Records of

HARRIS COUNTY

TENESHIA HUDSPETH

COUNTY CLERK

Fees $49.00

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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.

COUNTY CLERK
HARRIS COUNTY, TEXAS