

Section 8-D Deed Restrictions – Old vs. New Comparison

This document summarizes the key changes proposed to the Section 8-D Deed Restrictions and why they are beneficial. **This document is not a comprehensive list of changes**, so homeowners are encouraged to read through the document on their own as well.

In general, the proposed changes make clearer each of the subject articles. The writing is in more concise and articulate language, making the restrictions “user friendly” compared to the older version. This clarity alone should encourage home owners to self-evaluate their own home improvement projects before submitting their applications to the appropriate Meyerland review committee. As you read this new version of the restrictions, **we hope you will see that the intention is to keep the interests of our neighbors and the quality of our subdivision in mind as we plan all our exterior home projects and maintain those we already have.**

The sections and article numbers have changed somewhat between the old and new restrictions. The article numbers cited here refer to the new document.

Have questions? You may email your questions or concerns to renewal@meyerland.net or fax us at (713) 729-0048.

Proposed Change	Why the Change Is Needed
Article 1 Definitions: This section clarifies terms used within the document, such as Dwelling, Carport, Porte Cochere	✓ The definitions do not exist in the current restrictions, which can lead to misinterpretation of the restrictions.
Article 2 Land Use and Structure Type: Specifies a maximum height of 36-feet, from the Minimum Protection Elevation as described by the City of Houston, in addition to the 2 ½ story limit. Also specifies the number of allowable building types on the property.	✓ Current restrictions do not specify maximum height, so buildings could comply with the story limit but not a height limit.
Article 3 Review and Control Committee: Designates this as a committee of the board with the power to approve/deny applications. Appeals are to the board.	✓ Current review committee is not governed by the board (i.e. those you elect) and appeals are submitted to the same committee that made the decision, not to the board.
Article 4 Structure Location: Restrictions allow forward facing garages anywhere from the Front Building Line to the Rear Lot Line.	✓ The current restrictions require garages to be at least 75 feet from the Front Building Line reducing the use of the backyard.
Article 4 Fences and Walls: specifies height of fences, fence locations specifically pertaining to corner lots, permissible fence materials and notes additional information may be governed by policy.	✓ The acceptable height, location and materials are more accommodating for those currently used in construction.

Proposed Change	Why the Change Is Needed
Article 4 Garages/Carports: sets a maximum number of garage doors/openings and allows for split garages on one property.	✓ Allowing for tandem garages or split garages while limiting doors so as to maintain aesthetics of neighborhood.
Article 4 Circular Driveways and Parking Pads: allows for a circular drive or parking pad on an interior lot.	✓ The new provision will give owners the opportunity to park vehicles in front of their home and not have to park on street. This does not increase allowable runoff, which is set by impervious coverage limits.
Article 4 Exterior Colors and Masonry Requirements: allows a homeowner to maintain a previous approved paint color without subsequent approval. Designates a new masonry requirement and expands acceptable materials.	✓ Current restrictions do not allow homeowners to maintain the exterior color without approval, even if color was pre-approved. Additional materials to be considered Masonry.
Article 4 Joining Lots: places a restriction on the number of consecutively joined lots.	✓ The new language prevents investors from buying and “compounding” lots altering the look of a single family residence.
Article 4 Non-Permeable Coverage and Drainage Requirements: new coverage amount allows for more useable permanent structures. Drainage requirements ensure proper grading and water removal on the lot.	✓ Both requirements allow the homeowner more freedom of use of the lot while requiring consideration of the adjacent properties. Impervious coverage is still 5% less than the maximum amount allowable by the city.
Article 5 Management and Operation of Subdivision: covers the process and rights of each member owner	✓ Current restrictions do not completely explain operations and member rights
Article 6 MCIA Assessments and Fees: explains the obligation for the maintenance and security fees.	✓ This set lays out the same information in a more organized fashion.
Article 7 Amendments to Restrictions/Covenants and Terms: explains the process and requirements for deed restriction changes.	✓ The information is the same as the current set of restrictions.
Article 8 Other Provisions: discusses applicability and enforcements of the deed restrictions.	✓ Some of the information in the Article is found in the current set but this set expands the enforcement rights of the MCIA and the members.

Accurate and relevant deed restrictions protect the property values and beauty of your neighborhood. Please review this draft of the new Section 8i Deed Restrictions. More information about your opportunity to sign a completed set will be coming to you soon.