

Section 3 Deed Restrictions – Old vs. New Comparison

This document summarizes some of the key changes proposed to the Section 3 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.

In general, the proposed changes make clearer each of the subject articles. The writing is in more concise and articulate language, making the restrictions more “user friendly” compared to the older version. 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.

For your convenience, we will be holding a signing event at the MCIA office at 4999 West Bellfort on January 20 and 21 from 10:00 A.M to 3:00 P.M.

OLD, if applicable	Proposed Change	Why Change Is Needed
No Table of Contents	Table of Contents	More user friendly
Section 1 Land Use & Structure Type: Specifies number of and type of structures allowed.	Article 2 Land Use and Structure Type: Specifies number of and type of structures allowed, with changes to wording and details structures allowed.	Current Deed Restrictions do not allow construction commonly found in high end construction. Aesthetics are maintained via number of and size of garage doors allowed.
Section 2 Architectural Control Committee (ACC): Approves or disapproves designs and construction in Meyerland. There is not an appeals process with the MACC.	Article 3 Review and Control Committee (RCC): Designates this as the committee that approves or denies applications. Appeals are to the board.	Current review committee is not governed by the Board, and has no appeals process. Proposed change brings us in line with standards of the majority of communities, and provides lot owners with an appeals process.
Section 1 Land Use & Structure Type: Specifies a 2 ½ story limit.	Article 4.8 Dwelling Size and Height: Specifies a maximum height in addition to the 2 ½ story limit.	New provision matches MCIA Policy and is fair for all lots since the height rule is based on the City’s definition of Minimum Flood Protection Elevation.
Section 7 Structure Location: Garage location is generally more restrictive for those who wish to have a garage which is not in the rear of their property.	Article 4 Structure Location & Garages/Carports: Allows forward facing garages at the front building line.	Allows for more current construction including: tandem garages, split garages, & other garage designs, while limiting doors so as to maintain aesthetics of neighborhood.
Section 22 Fences & Walls: 8 ft., not forward of building, and not forward of side street set back line.	Article 4.13 Fences and Walls: Retains existing rules with regards to fence height (8 feet), allows for fencing of side yards, and indicates areas which may be governed by policy.	The acceptable height, location and materials are more accommodating for those currently used in construction. Allows for more useable space in back yard. References current MCIA policy and is similar to newer Deed Restrictions.

No Restriction	Article 4.5 Non-Permeable Coverage and Drainage Requirements: Limits impervious coverage at 60% and requirements for lot drainage.	Formalizes the current impervious coverage limit as set per Policy and remains more stringent than the City of Houston.
No Restriction	Article 5 Management and Operation of Subdivision: Covers the rights and responsibilities of MCIA and each member owner.	Current restrictions do not as deftly explain operations and your rights as a member/lot owner.
Section 27 Maintenance Fund: explains the obligation for the Maintenance and Security fees.	Article 6 MCIA Assessments and Fees: explains the obligation for the Maintenance Fees, Security Fees, Special Assessments and General Fees.	More clearly explains the method by which Maintenance, Security, Special Assessments, and General Fees are charged and set.
Section 31 Enforcement:	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 outlines the enforcement rights of the members/lot owners and MCIA.

Accurate and relevant deed restrictions protect the property values and beauty of your neighborhood.

Have questions? **You may email your questions or concerns to renewal@meyerland.net with the subject line indicating your section number and/or address.**

We understand that many of you may not be living in your homes. It is our intent to contact every member of your section. If you know where your neighbor is living (in the event it is not in their home), please reach out to them to inform them that the restrictions are available for review and adoption.

If you are not able to attend one of the two signing events scheduled for January 20th and January 21st, we are available to assist you with the signing of your restrictions any day the office is open. If you are unable to visit during office hours, you may have the signature page notarized by a notary of your choice then bring the document to the office found at 4999 West Bellfort, Houston, TX 77035 where you may drop the document in our mail box stationed outside of our office door or mail the document to the above address.