

**MERIDIANA COMMUNITY ASSOCIATION  
VICE PRESIDENT'S CERTIFICATE**

I, the undersigned, do hereby certify:

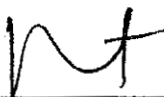
(1) I am the duly elected and acting Vice President of Meridiana Community Association, a Texas non-profit corporation (the "Association"), and,

(2) The Association is the governing entity of the Meridiana subdivision pursuant to that certain Declaration of the Covenants, Conditions and Restrictions for Meridiana dated October 29, 2015, and recorded in the Real Property Records of Harris County, Texas, under Clerk's File Number 2015051049 and in the Real Property Records of Brazoria County, Texas, as supplemented and amended from time to time.

(3) Attached hereto is a true and correct copy of the Meridiana Guidelines for Exterior Improvement to the Home or Property.

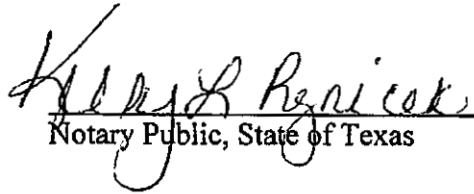
IN WITNESS WHEREOF, I have hereunto subscribed my name on this 4 day of November, 2016.

**MERIDIANA COMMUNITY  
ASSOCIATION**, a Texas non-profit corporation

By:   
Mathew K. Lawson, Vice President

STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS       §

This instrument was acknowledged before me on this 4 day of November, 2016, by Mathew K. Lawson, Vice President of Meridiana Community Association, a Texas non-profit corporation, on behalf of said corporation.

  
\_\_\_\_\_  
Notary Public, State of Texas



**WHEN RECORDED, RETURN TO:**

Mr. Mark K. Knop  
Hoover Slovacek LLP  
Galleria Tower II  
5051 Westheimer, Suite 1200  
Houston, TX 77056

# MERIDIANA

Guidelines for Exterior  
Improvements to the  
Home or Property

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## **I. OBJECTIVE**

The overall objective of this document is to serve as a uniform guide for both Meridiana Homeowners and the members of the Architectural Control Committee for Meridiana Community Association (ACC) in maintaining and enhancing the thoughtfully designed community. These guidelines and standards address improvements for which homeowners will most often submit applications to the ACC. They are not intended to be all-inclusive or exclusive, as home improvement advancements occur, but rather serve as a guide to identifying improvements permissible in the community.

The specific objectives of this document are:

- A. To educate homeowners about the importance of maintaining a well-kept community in order to protect and enhance the economic and aesthetic values, and the overall desirability of the homes within the community;
- B. To increase homeowners awareness and understanding of the Declaration of Conditions, Covenants, and Restrictions (DCCR or Declaration) and applicable Resolutions of the Board of Directors;
- C. To educate the homeowner of basic aspects of the homes and Lots of the community that will aid them in developing exterior improvements and changes that are appropriate and in harmony with the immediate neighborhood and community as a whole; and finally
- D. To provide uniform guidelines to be used by the ACC in reviewing applications in light of the goals set forth in the Association Documents of the community and the actions of the Board of Directors.

## **II. INTRODUCTION**

All homeowners and residents benefit from the planning, design and construction that have been an important part of the development of the community.

The purpose of design controls is to assure homeowners and residents the standards of design quality of the community will be maintained. This, in turn, protects property values and enhances the community's overall desirability.

This document is designed to address exterior alterations, improvements, or maintenance made by homeowners to their property (Lot and structures) as set forth in the Declaration, By-Laws of the Meridiana Community Association (CA or Association), and Resolutions of the Board of Directors.

The authority for maintaining the quality of design in the community is founded in the DCCR and Association By-laws, which are a part of the deed to every property. The covenants establish the ACC.

As a homeowner, you should have received copies of the Declaration, the Certificate of Incorporation and the Association By-Laws. As a result, these covenants and all other homeowner documents should be read and fully understood by each homeowner.



















































