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Residential Review Committee Guidelines

Sienna Plantation Residential
Association Inc.

Revised May 2017

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**OWNERS MUST OBTAIN PRIOR WRITTEN MSC APPROVAL FOR ALL
IMPROVEMENTS AND MODIFICATIONS UNLESS OTHERWISE SPECIFIED IN
THESE RRC GUIDELINES**

RESIDENTIAL REVIEW COMMITTEE GUIDELINES

ALL MODIFICATIONS AND/OR IMPROVEMENTS RELATED TO LOTS AND DWELLINGS ARE REQUIRED TO BE SUBMITTED TO THE MSC FOR REVIEW PRIOR TO THE INCEPTION OF ANY CONSTRUCTION, UNLESS SPECIFICALLY PROVIDED OTHERWISE IN THESE GUIDELINES. IT IS THE APPLICANT'S RESPONSIBILITY TO ENSURE COMPLIANCE WITH THE LATEST REVISIONS TO THESE GUIDELINES. THESE GUIDELINES ARE AVAILABLE ON WWW.SIENNANET.COM

The property encumbered by these Residential Review Committee Guidelines ("RRC Guidelines" or "Guidelines"), formerly known as the Community Standards, is the property restricted by the Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Sienna Plantation (Sienna Plantation Residential Association, Inc.) recorded under Fort Bend County Clerk's File No. 2012104699 (the "Declaration"), as same may have been or may be amended from time to time, and any other property which has been or may be annexed thereto and made subject to the authority of the Sienna Plantation Residential Association, Inc. (sometimes referred to as "SPRAI" or the "Association"). These RRC Guidelines replace the Community Standards in their entirety.

Reference is hereby made to the Declaration for all purposes, and any and all capitalized terms used herein shall have the meanings set forth in the Declaration, unless otherwise specified herein.

These Guidelines are intended to serve as General Guidelines for modifications and/or improvements related to Lots and Dwellings, and have been adopted for the general purpose of establishing design guidelines and improvement criteria for making changes to the exterior of structures visible to the public, areas within structures that are subject to public view, and/or improvements, modifications and/or additions subject to public view on Lots within Sienna Plantation.

Establishment of consistent standards for design and improvement, as well as policies and procedures to implement such standards, is one of the most effective methods of establishing and maintaining the master plan concept and a community lifestyle environment. In order to accomplish these objectives, the Modifications Sub-Committee ("MSC") and, as needed, the Residential Review Committee ("RRC"), review applications and design documents for all modifications, improvements, and additions, including landscaping. Pursuant to the authority granted to the RRC in the Declaration, the MSC was created to assist with the review of plans and specifications and to serve at the pleasure of the RRC. Each application is evaluated on its own merit, with reasonable flexibility for design functionality and creativity. It is the responsibility of each Owner and/or Occupant to act in accordance with these Guidelines and to maintain their Lots in accordance with same. These Guidelines are presented as a minimum set of development guidelines and standards for the Sienna Plantation residential community. The intended use is to provide a framework to illustrate and define design objectives for a unified, harmonious setting for the Subdivision.

These Guidelines are supplemental to the Master Declaration of Covenants, Conditions and Restrictions for Sienna Plantation Property Owners Association, Inc., filed of record under Fort Bend County Clerk's File Number 9670899 ("Master Declaration") as same has been or may be amended from time to time, the Declaration, applicable plats, applicable General and Specific Guidelines and applicable Supplemental Declarations, and are to be used for the review of architectural, builder, developer or Owner plans. Non-compliance with these Guidelines is grounds for disapproval of plans and further enforcement action by the Association, if necessary.

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Notwithstanding anything contained herein to the contrary, Owners should note that the Supplemental Declaration for each section of Sienna Plantation, as well as any applicable General or Specific Guidelines, may contain different and/or additional requirements. Owners should review these applicable documents prior to submitting a request for construction or modification of any improvement to determine the requirements for their respective section.

In the event of a conflict between the provisions contained within these Guidelines and any applicable General or Specific Guidelines, the Declaration, Master Declaration, Supplemental Declaration, controlling plat and any other Dedicatory Instrument, the more restrictive provision shall control to the extent allowed by law.

Any reference made herein regarding SPRAI, RRC and/or MSC approval means prior written approval.

All modifications and improvements related to Lots and Dwellings are required to be submitted to the MSC for review prior to the inception of any construction, unless specifically provided otherwise in these Guidelines. The MSC, and the RRC when applicable, have the right, but not the obligation, to refuse to review a request for an improvement or modification, or to deny such a request, if the Owner requesting same is not a Member in Good Standing, as defined in the Forth Amended and Restated Bylaws of the Sienna Plantation Residential Association, Inc., recorded under Fort Bend County Clerk's File No. 20121 05262 (the "Bylaws"), as same may have been or may be amended from time to time.

I. DESIGN GUIDELINES AND IMPROVEMENT CRITERIA

A. ADDRESS TREATMENTS

Any changes to builder installed address plaques will require written approval from the MSC. Painting of address numbers on Street curbs must follow same criteria as Missouri City guidelines.

No graphics shall be permitted on street curb address (i.e. college logos, Texas flag, etc.)

B. BASKETBALL GOALS

Permanent basketball goals shall be installed/mounted either centered on the garage or on a free standing pole on the exterior side of the driveway. No basketball goal, net and/or backboard may be kept, placed or mounted to any fence. Every effort should be made to position the goal in a location which is least visible from public view and has the least effect on surrounding neighbors.

Basketball goals shall be installed on commercially sized, professionally finished backboards. Backboards shall be constructed of heavy-gauge fiberglass, aluminum or Plexiglas and shall be white, clear or black.

Support brackets for roof-mounted goals shall be painted to match the color of the roof. Poles for free-standing goals shall be manufactured out of galvanized steel with a color to be approved by the MSC.

Regulation and commercially purchased portable/movable goals may be considered on a case-by-case basis subject to the proposed placement of the goal in relation to driveway, Lot, and adjacent homes.

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All basketball goals shall be maintained in such a manner as to not detract from the neighborhood. Maintenance shall include, but not be limited to, the following:

- Replacement of torn or missing nets.
- Repair of bent or damaged supports, poles, or rims.
- Replacement or repainting of worn or discolored backboards.
- Repair or replacement of the structure or other improvements near to where goal and backboard unit are mounted (e.g., garage roof, doors, gutters, etc.)

If damage to Owner's or a neighbor's adjoining property is incurred as a result of the installation and/or use of a basketball goal, the Owner of the Lot with such basketball goal has the obligation to repair the damage, and SPRAI has the right, but not the obligation, to require the relocation or removal of the goal.

It should be noted that portable basketball goals are prohibited from being placed, even on a temporary basis, at a location (e.g., driveway, Street) where play will take place in a Street, or block the sidewalk.

C. EXTERIOR DOOR REPLACEMENT

1. Front Doors

Front entries should incorporate solid core doors not less than 6 feet 8 inches in height. Clear leaded glass or eight panels distinguished by mullions are recommended. The use of double entry doors, enhanced by side and or top window panels is encouraged.

Storm doors must be approved by the MSC, with full glass view doors painted to complement the Dwelling.

2. Garage Doors

All garage doors should consist of non-warping and non-peeling material and be of a design and color which complements the adjacent elevation. Treatment of detail on garage doors should be consistent with the overall character of the Dwelling. This may be accomplished with windows along the top of the garage door and by breaking up the mass with paneled construction. Changes to garage door materials, color, styles and hardware are subject to MSC prior written approval. No plywood or particleboard doors are permitted and no reflective film or foil will be permitted to be placed on windows.

D. FLAG POLES

Flagpoles and the display of flags are addressed separately in the Flag Display Guidelines, as same may be amended from time to time and filed in the Fort Bend County Real Property Records. The Flag Display Guidelines are also available at www.siennanet.com under the Resource tab.

E. CARPORTS

Requests for carports are reviewed at the time of original construction pursuant to the Dedicatory Instruments for the particular section of Sienna Plantation. Notwithstanding anything contained herein to the contrary, it should be noted that carports are prohibited in some sections of Sienna Plantation, and Owners should review any applicable recorded documents, including but not limited to applicable Specific

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Guidelines and their Supplemental Declaration prior to submitting a request for construction of a carport to determine if carports are permitted in their respective Neighborhood. In the event of a conflict with these Guidelines and the provisions contained within any applicable Specific Guidelines and the Supplemental Declaration, the more restrictive provision will control.

F. DRIVEWAYS

Driveways shall cross the building setback area in a straight line at a 90-degree angle to the Street right-of-way (ROW) where feasible. To the extent possible, driveways are to be de-emphasized, highlighting instead the building and landscape environment. Turnaround or circular drives may be allowed on certain sized Lots. Under no circumstance may an entire front yard be paved as a driveway.

Driveways should not be constructed over inlets or manholes. In instances where this may be unavoidable, compliance with Missouri City and Fort Bend County regulations is necessary.

Circular driveways, driveway extensions, or any addition of concrete beyond the primary driveway are required to be approved by the MSC. In an instance where a driveway addition or extension is permitted, adequate plant material may be required to screen the extended area from public view.

G. ENERGY SAVING DEVICES GUIDELINES

Energy saving devices such as solar panels, solar collectors, roofing materials, wind turbines and rainwater harvesting systems, are addressed separately in the Energy Saving Devices Guidelines, as same may be amended from time to time and filed in the Fort Bend County Real Property Records. The Energy Saving Devices Guidelines are also available at www.siennanet.com under the Resource tab.

H. EXTENSIONS OF BUILDINGS (ADDITIONS)

NOTE: Some sections have Builder Guidelines which address this provision. Please refer to the Builder Guidelines for your section and in the event of a conflict between the provisions contained within these Guidelines and any applicable Builder Guidelines, the more restrictive provision shall control to the extent allowed by law.

House additions should be constructed of the same materials as the existing structure and should be designed so as to look original to the Dwelling. It is very important that the submitted plans are clear and accurate and must be professional quality. Dimensioned design plans with front, rear and side elevations, as well as a roof plan must be included with application. Any additions or extensions of buildings should follow the minimum criteria:

- Maximum Building Height — The maximum permissible building height for Dwellings in Sienna Plantation is 35 feet.
- Every garage and Outbuilding (except a greenhouse) shall correspond in style and architecture with the Dwelling to which it is appurtenant. All elevation treatments such as entrances, windows, rooflines, etc., shall follow the common architectural design of the existing Dwelling as nearly as possible.
- All extensions added to Dwellings and garages facing a public view corridor (e.g., lakes, parks, etc.) may be required to have 100% brick or other masonry material on all exterior walls. The

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- material, if applicable, shall be painted to match the approved colors for siding and trim.
- Extensions which overhang or cantilever from the second floor of a Dwelling (e.g., decks, balconies, canopies, etc.) shall not extend a distance greater than 3 feet from the front elevation or 4 feet from the rear elevation, and must be located within the building setback requirements. Balconies shall not be permitted on facades that face adjoining residential properties.
- Ornamental iron may be used on balconies, if appropriate with the architectural style of the Dwelling.

I. EXTERIOR LIGHTING

- The placement, location, number and type of any exterior light fixture must receive MSC approval. SPRAI has the authority to require the relocation or removal of any fixtures which adversely affects neighboring property.
- Lighting on individual Lots shall be installed in a manner which does not cause distraction, nuisance, or become unsightly. Light sources may not conflict with the sight lines of pedestrians or motorists. Light sources must not "spill over" into neighboring yards or Dwellings to the extent reasonably practicable, taking into account the proximity of the Lots to each other.
- Exterior illumination of architectural features such as columns, entries, and landscape features are encouraged. Lights should be directed to illuminate address graphics. A sconce type light is preferred for this purpose.
- Ground lighting or decorative fixtures must be of high quality materials and workmanship and must be in scale and style with the Dwelling. Free standing decorative fixtures and lampposts are acceptable but must be approved by the MSC. These shall be a single lamp fixture, with a maximum height of 6 feet and painted either black, dark green or brown in color. No address or name sign will be permitted to hang from a yard light.
- Sodium vapor lights, except for Subdivision streetlights, are prohibited. Mercury vapor security lights, when the fixture is visible from public view or from other Lots, are prohibited. However, when used for special landscape lighting affect, mercury vapor lights may be permissible with MSC approval.
- Colored lenses, colored light bulbs, fluorescent and neon lighting are not permitted.
- Incandescent, low voltage incandescent, metal halide, quartz, LED and natural gas lights are acceptable.
- All wiring for exterior lighting should be underground, with any transformers being buried or concealed from view, subject to objection by applicable utility provider(s).
- Solar lights will be permitted in landscape beds.

J. EXTERIOR MATERIALS, COLOR, AND FINISHES

NOTE: Some sections have Builder Guidelines which address this provision. Please refer to the Builder Guidelines for your section and in the event of a conflict between the provisions contained within these Guidelines and any applicable Builder Guidelines, the more restrictive provision shall control to the extent allowed by law.

Exterior Materials

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The MSC recognizes the dynamic nature of the building materials industry and recognizes that building materials are constantly changing and improving. The MSC will consider alternative materials not included or listed below that from either a cost, maintenance or aesthetic context justifies such reconsideration.

Materials should be used with restraint in regards to both color and diversity of material types. The intent is to create a continuity of materials and color throughout the Subdivision. The number of primary materials on the exterior will be limited to three, not including roof shingles. The following materials are acceptable:

- BRICK — neutral earth tone colors. Brick shall meet standard specifications established by The Brick Institute of America.
- MORTAR JOINTS — All mortar joints shall be tooled; “slump” joints will not be allowed. Mortar colors if used, shall be selected to compliment stone or brick color. Mortar shall be natural and not colored unless prior approval is given by the MSC. The use of dark mortar is discouraged, and mortar joints shall be approximately 3/8-inch in thickness.
- SIDING — Wood stained in neutral earth tone colors or painted in neutral colors, horizontal application only. Continuous composite type material (e.g., hardiplank) is highly preferred. The use of plywood siding is prohibited.
- ALUMINUM — not permitted.
- STONE — neutral earth tone colors only.
- STUCCO — the use of solid stucco and stucco with brick or stone is permitted. Stucco may be used as an exterior wall finish only if the quality of the stucco and method of construction are acceptable to the MSC. When stucco is used as an exterior wall material, its detail should be consistent with the style of the architecture. “Heavy” applications of a rough textured, Mexican or adobe style finish are not acceptable. Smooth-finish stucco may be used as an exterior wall material. The MSC has the right to require that stucco be painted, if it is not uniform in color. All paint applied to the stucco finish must contain a mildew retardant.
- WINDOWS — Bronze, or white finish only; mill finish aluminum is prohibited.
- ROOFING MATERIALS — Roofing materials shall be of a limited number of colors for continuity and individuality throughout the Subdivision. Please refer to roofing provisions below for additional information. Roofing materials must comply with the most current International Residential Building Code roofing standards (“IRBC”). However, if Missouri City provides for stricter roofing standards than the IRBC standards, then the stricter standards must be followed. Likewise, if a Supplemental Declaration or Specific Guidelines for any particular section provides for stricter roofing standards than either the IRBC or Missouri City roofing standards, then the more restrictive provision shall control. In any case, the most restrictive roofing standard shall control. All roofing materials must be approved by the MSC. Additional regulations regarding certain types of roofing materials are addressed in detail in the Energy Saving Devices Guidelines, as same may be amended from time to time and filed in the Fort Bend County Real Property Records. The Energy Saving Devices Guidelines are also available at www.siennanet.com under the Resource tab.
- WOOD — Board and wood siding shall receive a paint or stain finish. Applications of a high gloss finish, such as varnish or high sheen enamels, are prohibited. Non-reflective finishes shall be used on all exterior wood surfaces. Wood siding and/or masonite type products (with MSC approval) shall be horizontal lap type, with a weather exposure of no less than 4 1/2-inches and no more than 7 1/2-inches. No diagonal siding shall be used except by special consent of the MSC. It is required that all wood trim be smooth, high quality, finish-grade stock, stained, or painted as approved by the MSC. Soffits made of hardboard and/or masonite require special approval by the MSC. The use of rough cut wood trim is prohibited.
- VINYL SIDING - Not permitted.

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Each application for architectural approval will be evaluated on its own merit based on compatibility with the surrounding environment. All proposed changes in materials from that used on the existing structure must receive approval of the MSC.

Exterior Color and Finishes

The palette of exterior paints and stains for each Dwelling shall be selected to compliment, coordinate, and harmonize with the colors of building materials which are used in their "natural" state, such as brick and stone, as deemed appropriate by the MSC. Exterior colors selected for a Dwelling may be modified or changed in order to respond to adjacent Dwellings. A list of pre-approved paint colors is available on www.siennanet.com under the Community Standards tab.

Exterior colors that, in the opinion of the MSC, would not be in harmony with the overall existing architectural design of Sienna Plantation shall not be permitted. Bright colors (other than white) as the dominant exterior color scheme are prohibited. Certain colors such as purple, orange, turquoise, "hot" pink, chartreuse, bright or lime green, camouflage, etc., are specifically prohibited. White and black paint are allowed with the prior approval of the MSC. Brick color and areas of paint application will be taken into consideration in the granting or denying of an approval.

Two paint colors (possibly a primary and a secondary for trim) are preferred for Dwellings. However, colors must complement each other, as well as the color of other building materials used on the Dwelling.

No approval shall be required to repaint a Dwelling with an originally approved (builder applied) color scheme. However, application and approval shall be required when any change in exterior color scheme is proposed. Each applicant must submit samples of all colors to be used on exterior improvements, along with the written application to the MSC. All painting, once approved, should be completed within 90 days of the start date.

K. FENCING

Notwithstanding anything contained herein to the contrary, Owners should note that the plats, Specific Guidelines and/or Supplemental Declarations for some sections of Sienna Plantation may contain fencing requirements different than those set forth below in these Guidelines. Owners should review these documents prior to submitting a request for installation or modification of a fence. In the case of conflict between these Guidelines and any provision contained on the plat, applicable Specific Guidelines and in the Supplemental Declaration, the more restrictive provision will control. All fencing materials must be approved by the MSC. Additionally, Owners should refer to the Community Fence Guidelines, as same may be amended from time to time and filed in the Fort Bend County Real Property Records. The Community Fence Guidelines are also available at www.siennanet.com under the Resource tab.

1. General

A minimum side yard fence setback of 10 feet from the front elevation of the Dwellings is required, but in no instance shall mechanical equipment such as air conditioner units or heat pumps be allowed to be seen from the Street or public view, and such equipment must be screened with approved fencing or landscaping. A minimum fence setback of 5 feet from the side wall of a Dwelling is required.

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On a side Street, when the rear of a Lot abuts the side Lot line of an adjacent Lot, the fence must "turn the corner" at a 45-degree angle at a point 15 feet from the rear corner adjacent to the Street.

Fences are only to be constructed of wood, metal, or masonry (Note: the specified material is dependent on the location within the community). To insure compatibility of fence design throughout the community, all wood fences must have a "finished" side visible to the public.

Diagonal, horizontal and chain link fencing is strictly prohibited, except when these types of fences are situated behind an approved fence and adequately screened from public view. An example of this situation would be the construction of a chain link fence dog run (that is less than 6 feet in height) in the backyard that is screened by a 6 foot tall wood fence.

On corner Lots with a side property line adjacent to a major or minor collector Street, an upgraded wood fence with cap rail is required.

All custom home sites will be required to use a 4-foot metal picket fence, See Exhibit A.

2. Fences on Nature Preserves, Golf Courses or Lake Lots

Lots backing or siding onto a golf course or lake must be fenced. All fencing must consist of a 4-foot metal picket; picket spaces not to exceed 4 inches painted flat black in color. See Exhibit A.

Pedestrian gates measuring 3-feet in width may be placed in the fence backing onto a golf course, lake or nature preserve. Double gates are prohibited.

Evergreen hedges are required to be planted inside and adjacent to a metal picket fence. The height of the hedges may not exceed the height of fence. See Exhibit C.

In order to keep pets within the confines of rear and side yards, metal picket fencing modifications may be considered by the MSC.

If a privacy screen is desired on amenity Lots, a 6-foot tall highly detailed wood fence or approved masonry wall may be permitted. Such privacy screen cannot be located within the rear easement, and in no case less than 14 feet from the rear Lot line of golf course and lake front Lots. Wood privacy fencing must be an upgraded wood fence with cap rail and trim and landscaped with an evergreen hedge on the amenity side of the fence.

Side yard wood fencing on amenity Lots must have continuous upgraded "finished" sides with cap rails and trim. No "good neighbor" alternating panels will be permitted.

When a metal picket fence meets a wood fence, the metal fence may not be attached to the wood fence. The metal fence is to be terminated with a 3-inch post adjacent to the wood post. When metal fence meets wood fence, the wood will transition from 4-feet to 6 feet.

3. Fences on Slopes

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The preferred approach to transition grade changes with fencing is to stair-step the fence down a slope level with the horizon.

Each fence panel must not be "stepped" or staggered greater than 6 inches above or below the adjacent fence panel. For steeper slopes, smaller fence spacing will be required.

4. Wood Fence

All wood fences are to be constructed with number two (#2) cedar 1 inch by 4 inch by 6 feet pickets (sizes are approximate), and number two (#2) treated southern yellow pine posts and rails, unless otherwise approved by the MSC. 6 inch (size is approximate) rot boards are permitted. Regarding permissible height of wood fences, note that the plats, Specific Guidelines and/or Supplemental Declarations governing certain sections of Sienna Plantation may contain wood fencing requirements different than those set forth herein. Wood fences may not be altered in any form or fashion to incorporate any artistic design, cut-outs, wagon wheels, etc.

Alternating 8-foot panels of solid pickets and exposed rail ("good neighbor fence") are approved only between home sites. A continuous "finished" side of a wood fence must always be the side facing public view.

Single 3-foot hinged gates shall be installed in the most appropriate side yard locations. One 8' wide maximum double gate may be installed in the most appropriate side yard location and will be reviewed on a case by case basis by the MSC.

- **Fence Stain-** Staining of fences is permitted as long as an MSC approved stain color is used. Only one fence stain color may be used on a fence. A list of pre-approved stain colors is available on www.siennanet.com under the **Community Standards tab**. Non-pigmented wood sealant (clear coat) is also permitted. Otherwise no painting, staining or varnishing will be permitted with the exception of those fences stained prior to January 1, 2002 or unless otherwise approved.

5. Community Fence and Wall

A community fence or wall is a fence or wall that has been installed by the Declarant along a major thoroughfare, such as, but not limited to Sienna Parkway, Scanlan Trace, and Steep Bank Passage and is maintained by the SPRAI. These fences or walls will be generally an 8-foot upgraded wood fence that has been stained gray, metal painted green, or brick walls. No Owner is allowed to make any changes or modifications to this fence or wall. Any Owner damaging or modifying this fence or wall will be responsible to SPRAI for paying for any necessary repairs caused from their activities. Please contact SPRAI for specific locations. Owners should refer to the Community Fence Guidelines, as same may be amended from time to time and filed in the Fort Bend County Real Property Records. The Community Fence Guidelines are also available at www.siennanet.com under the **Resource tab**.

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L. GRADING AND DRAINAGE

Owners shall not make modifications to the grading or drainage improvements installed by the builder without prior approval by the MSC. The Owner will assume any liability and/or responsibility whatsoever for any damage brought about by the grading, drainage, or other improvement or modifications made by the Owner.

M. GUTTERS AND DOWNSPOUTS

Gutters and downspouts shall be painted or have a factory applied color to match the approved siding or trim color of the home. Any addition of gutters from those present at time of closing shall require MSC approval. If a Dwelling experiences damage or deterioration to gutters or downspouts, they must be replaced by the Owners. If a home did not have gutters originally installed by a builder or previous Owner, they will not be required unless damage is resulting to fascia, siding or landscape.

N. IRRIGATION SYSTEMS

Irrigation systems will require approval by the MSC. Licensed irrigators must be used for the planning/installation of systems, and Owners are obligated to make sure that the system complies with all governmental requirements. The system should be designed to insure that indiscriminate watering does not occur on Streets, sidewalks, or neighboring yards. Screening of any above-ground valves or controllers will be required.

O. LAKE EDGE RESTRICTIONS

No improvements or changes shall be made to any lake edge by an Owner. These restrictions include, but are not limited to, docks, bulkheads, piers, excavation, fill.

P. MECHANICAL EQUIPMENT

It is required that all air conditioning units, electrical power boxes, pool, gas meters and any other mechanical equipment shall be screened from public view. Screening may consist of architectural or planting elements approved by the MSC.

Window air conditioning units require RRC approval and must be screened from public view.

Q. OUTBUILDING—STORAGE SHEDS

Storage sheds ("Outbuildings"), will be considered on a case by case basis by the MSC, and prior written approval is required. Consideration will be given to whether the proposed storage shed matches the architectural elements, materials, and color of the home (including roofing). All storage sheds must be located in the rear yard within the setbacks established for each Lot, and at least 10 feet from the rear setback and 5 feet from the side setback. On Lots that have metal fences, the storage shed must be

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placed up close to the Dwelling. Storage sheds must be screened from Streets and public areas. Suitable screening material includes evergreen trees, with the size and location approved by the MSC.

Storage sheds may not exceed 8 feet in height, unless otherwise approved by the MSC. Criteria affecting approval of the improvements will include, but not be limited to, height limitations per Dedicatory Instruments, Lot size and location, screening, as well as potential noise that will emanate from or by the individuals using the improvements.

R. OUTDOOR FURNITURE

Outdoor furniture located on the original, builder installed porch of a Property does not require MSC approval but should be complimentary to the color scheme and style of the house. Furniture placed in the yard must be submitted for MSC approval prior to installation and should be complimentary to the color scheme and style of the home.

S. PATIO COVERS AND FREE STANDING SHADE STRUCTURES

All patio covers or other forms of shade structures (i.e. pergolas, arbors, etc.) shall be of wood construction, with the exception of professionally installed, anodized or baked enameled finish aluminum patio covers, all of which require approval by the MSC on a case by case basis. It is very important that the submitted plans are clear and accurate and must be professional quality. Dimensioned design plans with front, rear and side elevations, as well as a roof plan must be included with application.

- a. For structures attached to the existing dwelling, roof plan must show how structure will tie into existing roof.
- b. Height of free standing shade structures (unattached) may not exceed 12 feet in overall height when measured from grade unless otherwise approved by the MSC.

If a shade structure is attached to the existing roof, then it must be integrated into the existing roof line (flush with the eaves). Minimum roof pitch is $\frac{1}{2}$ over 12. If the structure is to be shingled, the shingles must match the color and quality of those used on the Dwelling. Use of different roofing materials will be considered on a case-by-case basis for free standing structures. Supports for the covers must be either painted wood, treated wood, or painted metal columns. Unfinished metal or corrugated fiberglass will be strictly prohibited from use. Pipe material used as a structural support must be concealed from view.

Frames must be painted to match the trim of the Dwelling when untreated wood is used. Exposed surfaces shall match or harmonize with the existing colors and materials of the home.

Requests for patio covers and free standing shade structures that encroach into any utility easements must be submitted for review with the written consent of the appropriate utility company (ies). Patio covers must be located so that drainage is contained on the Owner's Lot. The MSC may require gutters and downspouts to be installed in order to control drainage, depending on the distance from neighboring properties and anticipated runoff.

T. PLAYGROUND EQUIPMENT

Playground equipment (i.e. swing sets, trampolines, etc.) must have prior written approval from the MSC. The placement, screening and height requirements for playground equipment are addressed in the

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Declaration of CC&Rs, which you can view at www.siennanet.com under the Resource tab. The overall footprint size of playground equipment will be considered on a case-by-case basis and the MSC may take into account factors including but not limited to the size and configuration of the Lot, the location of the Lot in the community, the location of the playground equipment on the Lot, the type of fencing on the Lot and visibility of the playground equipment from Streets, Common Areas and amenities.

Playground equipment shall be constructed of materials resistant to rust and decay and should be either painted neutral earth tones or another color approved by the MSC. Roofing shall either match the material used on the home or may be a durable canvas that is securely attached to and made a part of that particular structure. If a canvas cover is proposed, the color scheme should be solid with no initials, logos, words or stripes. Canvas covers should be green, tan, or brown in color to compliment the surrounding improvements. All playground equipment shall be properly maintained so as not to detract from the Subdivision. Maintenance shall include the repair or replacement of any worn, broken, missing, torn, or discolored materials as well as painting of any rusted or discolored parts.

Safety nets around and affixed to trampolines will be permitted so long as the nets are supported by commercially-manufactured poles. The overall height of the trampoline (including safety net, poles and other related equipment) shall not exceed 10 feet in height measured from the ground. Commercial bands that wrap around the netting and present advertisements are prohibited. The standard yellow or blue safety pads are not permitted. The only acceptable colors for these pads are grey, black, or brown.

Criteria affecting approval of the improvements will include, but not be limited to, height limitations per Dedicatory Instruments, Lot size and location, screening, as well as potential noise that will emanate from or by the individuals using the improvements.

U. ROOFS

Roofing materials are addressed in detail in the Energy Saving Devices Guidelines, as same may be amended from time to time and filed in the Fort Bend County Real Property Records. The Energy Saving Devices Guidelines are also available at www.siennanet.com under the Resource tab.

Notwithstanding anything contained herein to the contrary, Owners should note that the Supplemental Declarations and Specific Guidelines for some sections of Sienna Plantation may contain different roofing requirements. Owners should review their Supplemental Declaration and any applicable Specific Guidelines prior to submitting a request for installation or replacement of a roof to determine the requirements in their respective section. In the event of a conflict between these Guidelines and the applicable Supplemental Declaration and Specific Guidelines, the more restrictive provision will control.

Roofing materials must comply with the most current International Residential Building Code roofing standards ("IRBC"). However, if Missouri City provides for stricter roofing standards than the IRBC standards, then the stricter standards must be followed. Likewise, if a Supplemental Declaration or Specific Guidelines for any particular section provides for stricter roofing standards than either the IRBC or Missouri City roofing standards, then the more restrictive standards will control. In any case, the most restrictive roofing standard shall control. All rooftop equipment must be painted to match the roof.

1. Roof Pitch, Form, and Materials

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Roofs may take on a variety of forms, however gabled or hipped roofs are preferred. The minimum acceptable roof pitch shall be 5 on 12. Porches and overhangs may have a minimum slope of 3 on 12 pitch. A combination of roof pitch may be used if they are integrated into the design of the Dwelling.

Overhangs should be used on the eave condition and the rake condition. Overhangs should be an integral part of the building form and are encouraged over windows and garage doors to create shadow. Eave condition overhangs are suggested and shall be 18 inches to 20 inches and rake condition overhangs shall be a minimum of 12 inches. No flush rake conditions are allowed unless otherwise approved by the MSC.

The roofing material will be a minimum 20-year warranty such as GS Fire Screen or equal. Roof tiles made of clay or pre-colored concrete are allowed with MSC approval, provided they complement the architectural style and color of the home. Wood shingles of any kind will not be permitted. Painting of roofing materials is also prohibited.

3. Skylights

The location and design of all skylights must be approved by the MSC.

V. SETBACK AND UTILITY EASEMENT CRITERIA

Applicants cannot encroach on building line setbacks or utility easements as indicated on the plot or survey for each Lot, unless approved by the MSC. Written permission must be obtained from utility companies for encroachment of any easement.

W. SIDEWALKS AND WALKWAYS

NOTE: Some sections have Builder Guidelines which address this provision. Please refer to the Builder Guidelines for your section and in the event of a conflict between the provisions contained within these Guidelines and any applicable Builder Guidelines, the more restrictive provision shall control to the extent allowed by law.

1. Sidewalks

Each Owner shall be responsible to construct (if necessary) and maintain, at their expense, all sidewalks leading from the Dwelling to the driveway or abutting Street, as well as that portion of sidewalk which is across the front property line of a home parallel to the road right-of-way, as on the side of corner Lots, in accordance with any applicable Guidelines and the Missouri City Construction Standards and the requirements specified on the plot of the Subdivision containing such Lot, if any.

In sections where there is open drainage, sidewalk elevations must be the same as the road elevation.

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Locations of sidewalks are not to be varied except where required to avoid specimen trees or flush valves (fire hydrants). Gentle radii instead of abrupt curves and angles are required for transitions around existing impediments.

Sidewalks are to be 4 inches thick concrete constructed over a sand base and must meet the Missouri City and Fort Bend County standards. All walks must be constructed in a consistent workmanlike manner.

No cold joints are permitted and complete pours between expansion joints are required. Drill dowels into existing concrete curbs and driveways and use expansion joints at connections of existing and new concrete. Dowels are to be stubbed out where sidewalk is to be continued in the future.

Best efforts shall be made to match sidewalk elevations with the existing manhole and valve box elevations or avoid conflicts by placing sidewalks around these locations.

2. Walkways

Walkways should be a complimentary component of the site architecture and should not compete visually with the Dwelling and/or landscape. A walkway at least 4 feet in width and no more than 6 feet in width shall be provided from the front door of the Dwelling to the Street curb or driveway. In addition, a broad landing, not to exceed the width of the porch, may be allowed at the front door and at the connection of the walkway to a roadway edge or curb. On all Lots, a short walk extending from the front entrance to the driveway may be permitted. Curvilinear walkways are encouraged between the front entrance and the sidewalk.

In sections with curb and subsurface drainage systems, the walkway should extend beyond the sidewalk to the Street. When building on open drainage Lots in situations where a driveway is more than 125 feet from the front walkway, the walkway may extend through the drainage swale to the road. Culvert and safety end treatments must be used, and walkways must be built at grade and must maintain positive drainage flow as established when the Lot was originally developed.

In those instances where a walkway closely parallels the front elevation of a Dwelling, a planting area (a minimum of 4 feet in width) must be maintained between the Dwelling and walkway. In such cases, the planting area shall be planted with an appropriate material approved for foundation planting. Steps at elevation change are required on walkway slopes exceeding 4 percent.

Fountains and statuary within the walk and front yard and meandering walkways require MSC approval.

X. SPORTS COURTS

The following details the minimum requirements for sports court installation on residential properties. All elements/components relating to the Sports Courts, such as lightning, goals, surface, facing, etc. must be approved by the MSC prior to installation. All lighting must comply with Fort Bend County's Dark Sky Ordinance.

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1. Court structure and equipment must be located a minimum of 20 feet from all property lines unless otherwise approved by the MSC;
2. Court surface color must be dark green, tan, or other neutral tone;
3. Evergreen shrubs/trees may be required to screen court from neighboring properties or public (street, reserve) view;
4. Height of light fixture may not exceed 20 feet in total height when measured from grade. Light may not spill onto neighboring properties and a cut off shield may be required. Fixture/post must be black, bronze or dark green in color;
5. Written consent may be required from neighboring property Owners;
6. Construction deposit required.

All other recreational improvements added to the Lot, including but not limited to tennis courts, batting cages, etc. will require MSC approval on a case-by-case basis. Criteria affecting approval of the improvements will include, but not be limited to, Lot size and location, screening, as well as potential noise that will emanate from or by the individuals using the improvements.

Y. SWIMMING POOLS

All swimming pools require MSC approval and shall be enclosed with a minimum 4-foot high fence with self-latching gates and conforming to all Missouri City and Fort Bend County standards for pool enclosures. Portable or permanent above ground swimming pools are prohibited. Smaller prefabricated, installed above the ground, spas or hot tubs are acceptable with MSC approval. All above ground spas or hot tubs must be skirted, decked, screened or landscaped to hide all plumbing, heaters, pumps, and filters.

Swimming pool appurtenances such as rock waterfalls, slides and diving boards must not be over 6 feet in height measured from ground level unless otherwise approved by the MSC. Skimmer nets, long handle brushes, pool chemicals, filters, pumps, heaters, and plumbing, etc. must not be visible from public view.

Pool walls shall not encroach into utility easements. If pool plumbing is required in utility easements, the appropriate utility company must be contacted and written approval from utilities must be submitted to the Association prior to approval of application. Wood or concrete pool decks may be placed over utility easements with MSC approval on a case by case basis, but are subject to removal by utility companies.

The construction of any equipment related to pools, spas and decks within a utility easement or setback shall require the review and approval of the MSC and prior written approval from the Utility District or relevant utility company.

All back flow drains shall be connected to the Municipal Utility District's sanitary sewer facilities located on Owner's property. Draining or overflow of pool water will be permitted only onto the public Street fronting the home by use of a pop up drain located by the curb. Curb cuts are not permitted. Contact your MUD operator for specific regulations related to the Lot.

During construction of any pool-related improvements, Owner must keep the site secure from public access and maintained in a clean, workmanlike condition. SPRAI has no duty to keep the site secure and maintained. A refundable deposit is required. All amenity Lots and Lots that are adjacent to a reserve are required to pay an additional deposit. See Modification/Improvement Application for fee and deposit information. The deposit will be refunded after the Owner requests an inspection of the improvement by

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the Association to confirm no damages have occurred and the improvement was built to the approved plan. Failure to request the inspection of improvements that require deposits within 6 months of the date of the approval letter will result in forfeiture of deposit.

Z. WINDOW TREATMENTS

1. Windows

All aluminum windows, screens, sliding doors, and frames for fixed glass shall have a factory applied baked enamel or anodized bronze or white finish. Bright mill finish material is prohibited. The use of foil or reflective mirror finishes on windows is also prohibited. Vinyl clad, aluminum clad, and wood windows will be permitted subject to color approval.

Windows should be architectural features and, wherever possible, grouped into recessed areas or bordered by projections that provide a shadow pattern. Scattered windows tend to create awkward shapes and should be avoided.

2. Window Awnings, Shades, and Coverings

The installation of canvas awnings, upon MSC approval, may be permitted on a home to reduce solar exposure. When allowed, they must be neutral and solid in color, and must be well-maintained at all times.

Awnings will be allowed for use on patios as shade covers, provided they comply with requirements for proper location and color and have received approval by the MSC. Awnings shall not be allowed on the front of the home.

The placement of paper, bed sheeting, foil, or other such temporary type material will not be permitted on any front or visible windows. Storm windows require approval and must compliment existing window treatment.

3. Glazing/Glass Tinting

Reflective mirror finishes will not be permitted. Factory installed tinted glass may be permitted to be used on a Dwelling to reduce solar exposure. The application of a film or other forms of material over window or door glazing will not be permitted unless specifically approved by the MSC. All (not only selected) windows on a specific side of a Dwelling must be tinted the same when a side of the Dwelling is visible to the public.

4. Window and Door Ornamentation

The installation of metal grills, burglar bars, or storm shutters on the exterior of any window or door, which is visible from public areas, will be prohibited. Any such window or door ornamentation must be installed on the inside of a home and be screened at all times by shades, shutters, curtains, blinds, or other suitable covering material.

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5. Solar Screening

All solar screens applied to windows will only be considered when the proposed color is complimentary to the exterior color scheme of the main Dwelling. The MSC must approve the color and location of all solar screens prior to installation.

II. SPECIFIC USE GUIDELINES

A. DECORATIONS AND TEMPORARY SIGNAGE

Decorations and temporary signage are addressed in detail in the Decorations, Temporary Signage and Religious Items Guidelines, as same may be amended from time to time and filed in the Fort Bend County Real Property Records, and also available at www.siennanet.com under the Resource tab.

III. LANDSCAPING GUIDELINES

It is the intent of this section to establish certain requirements and criteria, which will ensure a minimum standard for landscape treatment for Lots in Sienna Plantation. Some Neighborhoods may require different landscaping requirements as per the Builder Guidelines for their section.

A. ACCEPTABLE LANDSCAPE MATERIALS AND PRACTICES

1. Planting Beds

Planting beds should complement the architecture of a Dwelling and should have a minimum depth of 4 feet from the base/foundation of the home. Curvi-linear beds are encouraged (see exhibit). All planting beds are recommended to be mulched with a minimum of 2 inches of shredded bark or mulch. Bark or mulch color must be a dark, natural tone. The front foundation of Dwellings must be kept screened with approved evergreen shrubs.

2. Edging and Borders

Edging around planting beds is encouraged for maintenance purposes and to help define the shape of the beds. Edging should not compete with or dominate the landscape treatment but should enhance its appearance. Natural border plants, such as monkey grass, liriopse or jasmine, are strongly encouraged around all bed areas.

Acceptable edging material includes landscape timbers, steel, brick or stone. Stone may be laid flat as accent material, or stacked. In no instance shall any holes in brick be visible to the public. Landscape timbers can be laid either horizontally or vertically, having a uniform height or edge. Landscape timbers must be maintained in an attractive condition and must be replaced with a likeness or other pre-approved border material if the original timbers are allowed to deteriorate.

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Unacceptable edging material includes, wire, railroad ties, or other materials not in character with the desired landscape effect. All edging and border material must comply with these Guidelines and shall require prior approval by the MSC prior to installation.

3. Street Trees

Street trees are subject to the Missouri City Street Tree Guidelines. Those guidelines may identify how the trees are grown and planted, minimum acceptable tree sizes (e.g., trunk width, height), tree types and tree Owner responsibilities. Street trees must be live oaks.

Dead limbs and branches must be removed from trees. Minimal shaping may be required. Sucker growth and vines need to be removed to a height of 6 feet. Canopies of trees along sidewalk and walkways are to be maintained at a minimum of 8 feet above the walkways. Canopies of trees along roadways must be trimmed to a height of 14 feet above the street and are to be pruned back so as not to interfere with directional signage or pedestrian traffic.

4. Yard Trees

Depending on the neighborhood, a minimum of one or two front yard trees is required. Corner Lots may require an additional side yard tree. Yard trees are to be either container grown or machine transplanted with a minimum caliper of 3 inches measured 6 inches above grade. It is the owner's responsibility to maintain and replace, if necessary, said yard trees with one of the same species as removed. Yard trees should be kept trimmed and shaped at all times. Any additional yard trees, which a homeowner may desire to plant, are to be either container grown or machine transplanted and must conform to the approved plant palette attached hereto. No fruit trees are permitted in front or side yards.

B. ANNUALS/PERENNIALS

The planting of annuals is encouraged as long as they are used in conjunction with shrub and groundcover beds. If annuals/perennials are used from the approved plant palette, prior approval shall not be required. Flowers must be properly maintained and cut back or removed at end of each growing season

C. SHRUBS/GROUNDCOVER SIZE AND PLACEMENT

Shrubs shall be a minimum of 5 gallon container grown stock, planted approximately 24 inches to 36 inches on center depending upon variety and size.

Groundcover and border plant species should be 1 gallon container grown stock planted 8 inches to 12 inches on center depending on the variety. The number of plant species should be kept to a minimum and plant arrangement should be in layers, with the larger species placed in the rear of planting beds and smaller species placed on the front edge of the planting beds.

The front foundation of houses, as well as all mechanical equipment (i.e. gas meter, a/c unit, pool equipment) must be kept screened from view with approved evergreen shrubs. Shrubs and groundcover species must conform to the approved plant list for Sienna Plantation.

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D. STATUES AND TOPIARIES

Statues, lawn and ornamental topiaries are addressed separately in the Decorations, Temporary Signage and Religious Signage Guidelines, as same may be amended from time to time and filed in the Fort Bend County Real Property Records, and available at www.siennanet.com under the Resource tab.

E. TREE REPLACEMENT/RESIDENTIAL REFORESTATION GUIDELINES

Tree replacement and residential reforestation are addressed separately in the Residential Native Tree and Builder Required Tree Reforestation Guidelines, as same may be amended from time to time and filed in the Fort Bend County Real Property Records, and available at www.siennanet.com under the Resource tab.

F. XERISCAPING

Xeriscaping is a landscape approach developed to utilize water-conserving techniques such as the use of drought-resistant landscaping and water-conserving natural turf. For purposes of these Guidelines, "Xeriscaping" shall collectively mean and refer to drought-resistant landscaping and water-conserving natural turf. Xeriscaping helps to ensure a well-functioning, high-quality landscape that conserves water and promotes environmental stewardship. The landscaping and natural turf that achieve these goals vary and are specific to the particular region and climate in which they are located; for example, Xeriscaping in Houston looks very different than it would in an arid or semiarid climate. It's important to note that Xeriscaping does not relate to a specific style or look, but rather the proper use of appropriate landscaping and natural turf.

Prior to the installation of Xeriscaping, Owners must submit a completed Modification Application for MSC review, which must include a site plan showing the proposed location of the Xeriscaping, pictures and/or brochures showing the exact type of the Xeriscaping (including species and, if applicable, variety) and a detailed description of the Xeriscaping.

The maximum aesthetic compatibility of the Xeriscaping with other landscaping and turf in the Subdivision is of specific concern. By way of example and not limitation, in determining the maximum aesthetic compatibility of the Xeriscaping, the MSC may look to the type of landscaping and turf existing throughout the particular section (if applicable) within which the requesting Lot exists as well as the landscaping and turf of the neighboring Lots.

The MSC, RRC and/or Board, as applicable per the Dedicatory Instruments, shall have sole discretion in determining whether the installation or use of gravel, rocks or cacti on a Lot (regarding those areas on the Lot that are visible from Streets and/or Common Areas) should be approved.

With regard to lawns, front and side yards, not including planting beds, shall be solid natural turf, typically St. Augustine, Bermuda or Buffalo grass. Lawns may be "overseeded" with fescue or rye grass (maintained to 2 1/2-inches height). The turf species listed in the following section that are marked with an asterisk are examples of native, drought-tolerant options appropriate for the Houston region.

With regard to plants, the species listed in the following section that are marked with an asterisk are examples of native, drought-tolerant options appropriate for the Houston region.

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G. PLANTS AND TURF: GENERAL

The following is a list of plant material considered to be appropriate for Sienna Plantation. Other plant material may be used, but priority should be given to plants from this palette. Due to its invasive nature, the installation of bamboo is prohibited.

NOTE: Owners should consult the Builder Guidelines for their particular section as this list may vary by section.

Plant Material: Trees

Ornamental Trees

*Bauhinia lunaroides	Anacacho orchid tree
*Cercis canadensis	Redbud
*Cercis canadensis var. <i>texensis</i>	Texas Redbud
*Chionanthus virginicus	Fringe Tree
Hamameys virginiana	Witch Hazel
Koelruteria bipinnata	Golden Rain Tree
Lagerstroemia indica	Crape Myrtle
*Pistacia texana	Texas Pistache
*Prunus mexicana	Mexican Plum
<i>wood and Fireblight</i>	
*Myrica cerifera	Wax Myrtle
*Magnolia grandiflora	Southern Magnolia (Dwarf varieties available)
*Magnolia virginiana	Sweetbay Magnolia
Vitex agnus-castus	Vitex
*Prunus carolina	Cherry Laurel

Street Trees

*Quercus virginiana	Live Oak
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Rear and Front Yard Trees

Acer rubrum "Drummondii"	Swamp Maple
*Carya illinoensis	Pecan
*Magnolia grandiflora	Little Gem Southern Magnolia
Pistacia chinensis	Chines Pistache
*Platanus mexicana	Mexican Sycamore
*Platanus occidentalis	Sycamore
*Quercus macrocarpa	Bur Oak
*Quercus nigra	Water Oak
*Quercus shumardii	Shumard Oak
*Quercus texana	Red Oak
*Quercus virginiana	Live Oak
*Ulmus crassifolia	Cedar Elm
*Ulmus parvifolia	Lacebark Elm

Plant Materials: Shrubs

Dwarf Shrubs and Plants

*Azalea	Azalea
Abelia grandiflora prostrata	Dwarf Abelia

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Berberis thunbergii
 **Hesperaloe parviflora*
 **Ilex* spp.
 **Juniperus* spp.
 **Lantana horrida*
Nandina domestica nana
Poliomintha longifolia
 **Penstemon baccharifolius*
Pittosporum tobira
Rosemarinus officinalis
 **Salvia* spp.

Pigmy Barberry
 Red Yucca
 Holly
 Juniper
 Texas Lantana
 Dwarf Nandina
 Mexican Oregano
 Red Penstemon
 Dwarf Pittosporum
 Rosemary
 Sage

Small Shrubs and Plants

Abelia spp.
 **Anisacanthus wrightii*
Buxus spp.
 **Callicarpa americana*
Chaenomeles japonica
Gardenia spp.
Hydrangea macrophylla
 **Malvaviscus drummondii*
Nandina domestica
 **Pavonia lasiopetala*
Pyracantha crenato-serrata
Raphiolepis indica
Spiraea prunifolia

Abelia
 Hummingbird Bush
 Boxwood
 American Beauty Berry
 Flowering Quince
Gardenia
Hydrangea
 Turk's Cap
Nandina
 Rock Rose
 Dwarf *Pyracantha*
 Indian Hawthorn
 Bridal Wreath *Spirea*

Medium Shrubs and Plants

Azalea indicum
 **Buddleia* spp.
Camellia spp.
Dietes bicolor
Eleagnus fruitlandi
Feijoa sellowiana
 **Hibiscus coccineus*
Hibiscus syriacus
 **Ilex* spp.
Jasminum spp.
 **Juniperus* spp.
Lagerstroemia indica "dwarf"
 **Leucophyllum frutescens*
 **Ligustrum texanum*
Lonicera fragrantissima
Pittosporum tobira
Pyracantha fortuneana
Raphiolepis indica
Rosa sp. 'Knockout' varieties
Spiraea spp.
 **Hydrangea quercifolia*
 **Myrica cerifera*

Indica Azalea
 Butterfly Bush
Camellia
 African Iris
 Silverberry
 Pineapple Guava
 Texas Star Hibiscus
 Althea
 Holly
 Jasmine
 Juniper
 Dwarf Crape Myrtle
 Texas Sage
 Texas Wax Leaf Ligustrum
 Winter Honeysuckle
Pittosporum
Pyracantha
 Indian Hawthorn
 Knockout Rose
 Spirea
 Oakleaf *Hydrangea*
 Wax Myrtle

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Large Shrubs and Plants

Cassia corymbosa	Flowery Senna
Eryobotrya japonica	Loquat
*Ilex spp.	American Holly
*Juniperus spp.	Junipers
Lagerstroemia indica	Crape Myrtle
Ligustrum lucidum	Glossy Privet
Nerium oleander	Oleander
Podocarpus macrophylla	Yew Podcarpus
Punica granatum	Pomegranate

Plant Materials: Ground Covers and Vines**Vines**

Antigonon leptopus	Coralvine
*Bignonia capreolata	Crossvine
*Campsis radicans	Trumpet Creeper
*Gelsemium sempervirens	Carolina Jessamine
Ficus pumila	Climbing Fig
Hedera spp.	Ivy
*Lonicera spp.	Honeysuckle
*Parthenocissus quinquefolia	Virginia Creeper
Polygonum aubertii	Silverlace Vine
Rosa banksiae	Lady Banks Rose
Trachelospermum asiaticum	Asian Jasmine
Trachelospermum jasminoides	Confederate Jasmine
*Wisteria spp.	Wisteria

Ground Covers / Perennials

Ajuga reptans	Carpet Bugle
Catharanthus roseus	Periwinkle
Gazania	Gazania
*Hemerocallis spp.	Daylily
*Juniperus spp.	Juniper
Liriope spp.	Lily Turf
*Lupinus texensis	Bluebonnet
*Lantana camara	Lantana
Ophiopogon japonicaum	Monkey Grass
Portulaca grandiflora	Moss Rose
*Salvia spp.	Salvia
Sedum spp.	Sedum
Trachelspermum asiaticum	Asian Jasmine
Verbena spp.	Verbena
Vinca minor and major	Vinca
Wedelia trilobata	Wedelia

Plant Materials: Lawns**Natural Turf – Solid Sod**

Stenotaphrum secundatum	St. Augustine Grass
*Buchloe dactyloides	Buffalo Grass
*Cynodon dactylon	Bermuda Grass

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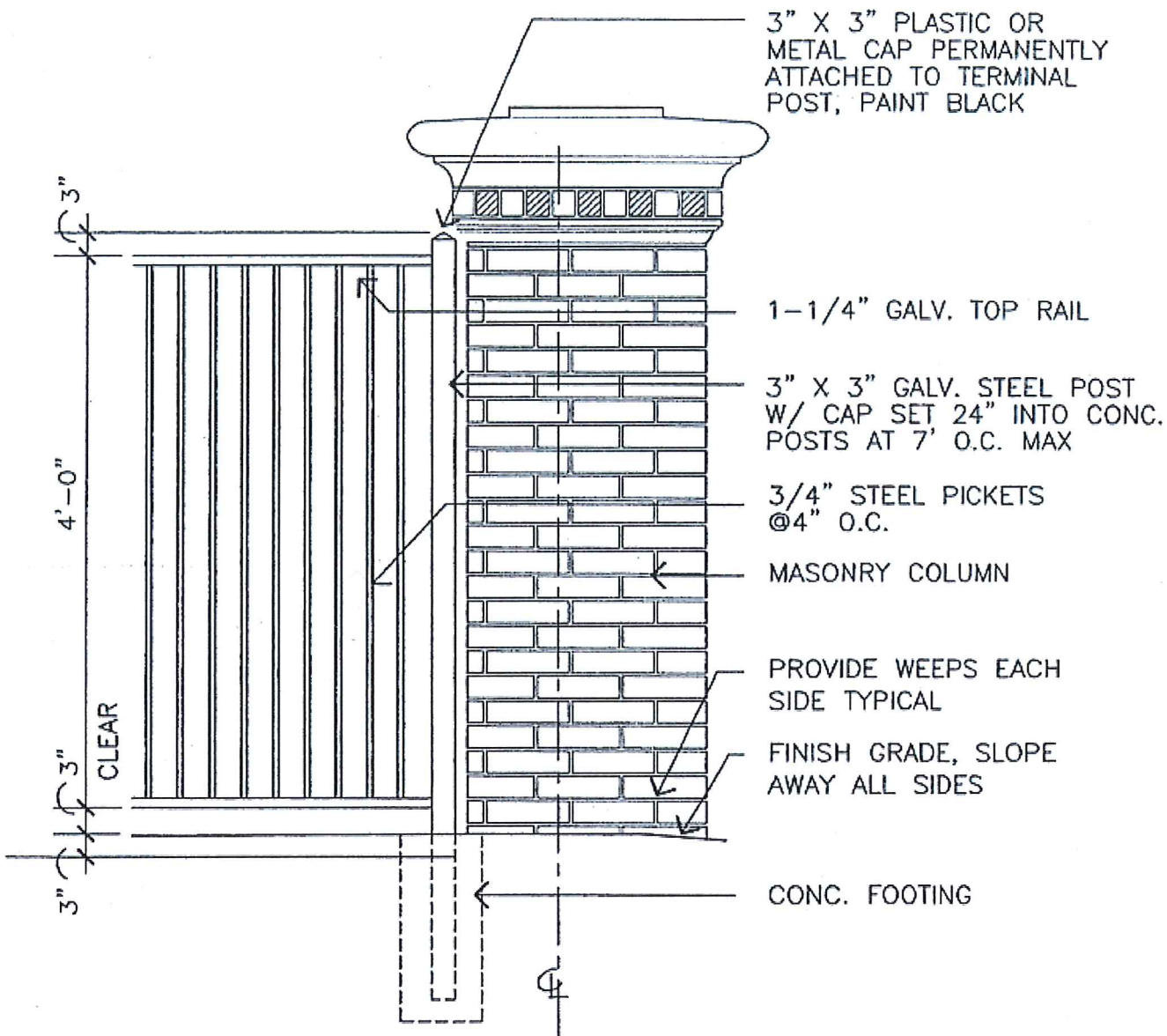
H. LANDSCAPE MAINTENANCE

Proper maintenance and care of the landscape is vital to the overall appearance of a home and its neighborhood and is the responsibility of the Owner. All landscaped areas are required to be maintained on a regular basis. This includes proper mowing and edging of lawns, weeding of beds, pruning of plant material, and trimming trees. Weeds and grass shall be regularly removed from expansion joints or any portion the hard surfaces that are within public view on a Lot (such as driveways and walkways). All plant material (including trees) that is destroyed through drought, disease, neglect, etc. shall be replaced immediately. Furthermore, the Owner shall identify, maintain, and appropriately manage all plant material that can potentially result in damaging adjacent properties and improvements (e.g., sidewalks, roads, drainage, and fences). All Lots located at street intersections shall be landscaped so as to permit clear sight lines across street corners.

**OWNERS MUST OBTAIN PRIOR WRITTEN MSC APPROVAL FOR ALL
IMPROVEMENTS AND MODIFICATIONS UNLESS OTHERWISE SPECIFIED IN
THESE RRC GUIDELINES**

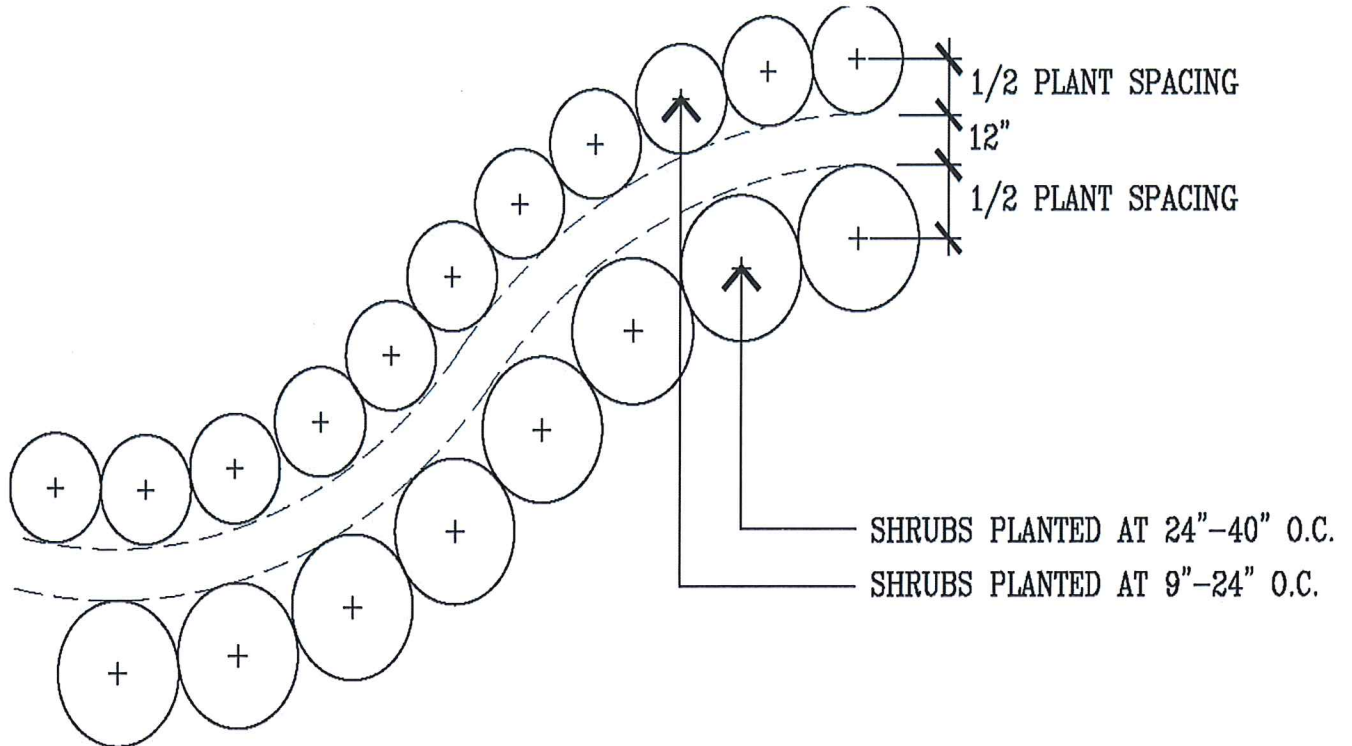
IV. EXHIBITS

Exhibit A--FOR ILLUSTRATIVE PURPOSES ONLY



OWNERS MUST OBTAIN PRIOR WRITTEN MSC APPROVAL FOR ALL IMPROVEMENTS AND MODIFICATIONS UNLESS OTHERWISE SPECIFIED IN THESE RRC GUIDELINES

Exhibit B—FOR ILLUSTRATIVE PURPOSES ONLY

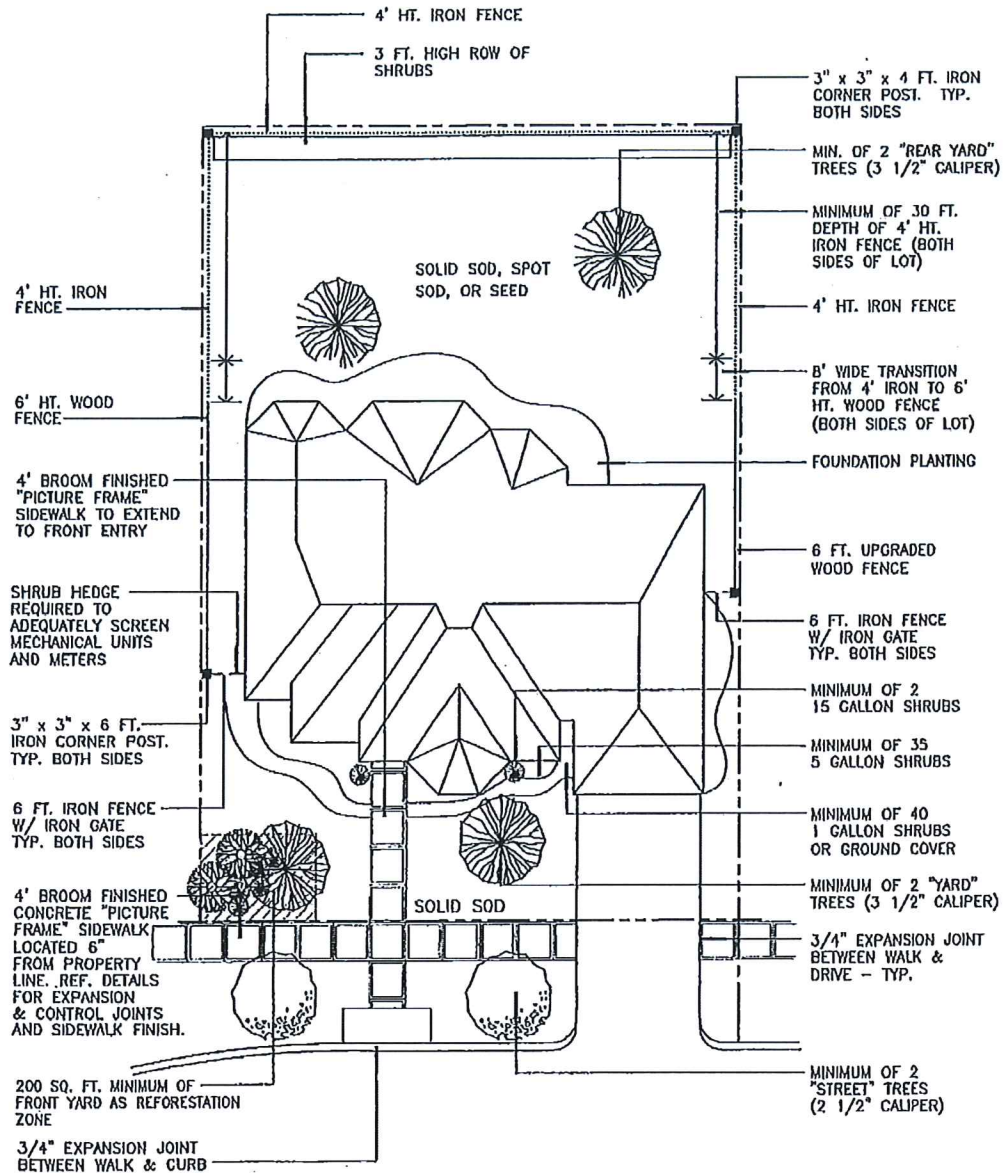


NOTE:

THIS DETAIL IS DRAWN TO SHOW THE INTENDED PLANTING LAYOUT OF ADJACENT SHRUB BEDS ALONG CURVES. CONTRACTOR TO PLANT ALL PERIMETERS OF BED AREAS AS SHOWN AND THEN PLANT THE REMAINDER OF THE BED TRIANGULARLY AT THE SPECIFIED SPACING.

OWNERS MUST OBTAIN PRIOR WRITTEN MSC APPROVAL FOR ALL IMPROVEMENTS AND MODIFICATIONS UNLESS OTHERWISE SPECIFIED IN THESE RRC GUIDELINES

Exhibit C –FOR ILLUSTRATIVE PURPOSES ONLY



OWNERS MUST OBTAIN PRIOR WRITTEN MSC APPROVAL FOR ALL IMPROVEMENTS AND MODIFICATIONS UNLESS OTHERWISE SPECIFIED IN THESE RRC GUIDELINES

CERTIFICATION

I, the undersigned, do hereby certify:

That I am the Chairperson for the Sienna Plantation Residential Review Committee;

That the attached Residential Review Community Guidelines were adopted by the Residential Review Committee pursuant to Article VII of the Declaration on the 24th day of May, 2017.

IN WITNESS WHEREOF, I have hereunto subscribed my name on this the 24th day of May, 2017.

By: Alvin San Miguel
Print Name: Alvin SanMiguel
Title: Residential Review Committee Chairperson

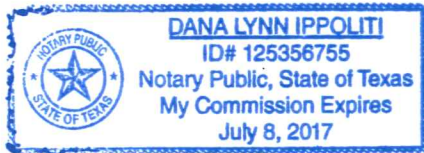
STATE OF TEXAS

§
§
§

COUNTY OF FORT BEND

BEFORE ME, on this day personally appeared Alvin San Miguel, the Chairperson for the Sienna Plantation Residential Review Committee, known by me to be the person whose name is subscribed to this instrument, and acknowledged to me that this person executed the same for the purposes therein expressed and in the capacity herein stated, and as the act and deed of said corporation.

Given under my hand and seal of office, this 24th day of May, 2017.



Dana Ippoliti
Notary Public – State of Texas

Policy Name	Approved/Finalized	Revised
Residential Review Committee Guidelines		May 24, 2017
Residential Review Committee Guidelines		March 1, 2014
Residential Review Committee Guidelines		August 19, 2013
Community Standards		May 28, 2008
Standards To Live By		October 24, 2006
Standards To Live By	September 28, 2005	

OWNERS MUST OBTAIN PRIOR WRITTEN MSC APPROVAL FOR ALL IMPROVEMENTS AND MODIFICATIONS UNLESS OTHERWISE SPECIFIED IN THESE RRC GUIDELINES

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard



Laura Richard, County Clerk
Fort Bend County, Texas

June 21, 2017 02:33:18 PM

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