



ANIMAL AND PET POLICY

Sienna Community Association

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This Animal and Pet Policy (“**Policy**”) replaces in its entirety that Animal and Pet Policy for Sienna Plantation Community Association, Inc. recorded under Clerk’s File Number 2018125798 in the Official Public Records of Fort Bend County, Texas.

ARTICLE I. PURPOSE

The Purpose of this Policy is to establish procedure for filing a complaint with the Association about an animal or pet located at an owner’s property.

ARTICLE II. APPLICABILITY AND AUTHORITY

This Policy pertains to the following entity and encumbers that property restricted by the Covenant (defined below):

1. Sienna Plantation Community Association, Inc., sometimes doing business as Sienna Community Association (“**SCA**”) as referenced in the Sienna Plantation Amended and Restated Master Covenant (Sienna Plantation Community Association, Inc.), filed under Clerk’s File No. 2019035843 in the Official Public Records of Fort Bend County, Texas (“**Covenant**”), as same has been or may be amended from time to time and any other property which has been or may be subsequently annexed thereto and made subject to the authority of the SCA.

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

SCA is authorized by the Documents to adopt policies, rules and guidelines pertaining to the Development. In the event of a conflict between the terms of this Policy and any previously adopted rules, regulations and/or policies, this Policy will control.

ARTICLE 2. OF THE DEVELOPMENT AREA DECLARATION (DAD)

USE RESTRICTIONS--SECTION 2.06. ANIMALS –HOUSEHOLD PETS

No animals, including pigs, hogs, swine, (chickens and other) poultry, fowl, wild animals, horses, cattle, sheep, goats, or any other type of animal not considered to be a domestic household pet within the ordinary meaning and interpretation of such words may be kept, maintained, or cared for on the Development Area (as used in this paragraph, the term “domestic household pet” shall not mean or include non-traditional pets such pot-bellied pigs, miniature horses, exotic snakes or lizards, ferrets, monkeys or other exotic animals). The Board may conclusively determine, in its sole discretion, whether a particular pet is a domestic household pet within the ordinary meaning and interpretation of such words.

No Owner or Occupant may keep on a Lot more than three (3) domestic pets in the aggregate. The Board may restrict pets to certain areas on the Development Area. No animal may be stabled, maintained, kept, cared for, or boarded for hire or remuneration on the Development Area, and no kennels or breeding operation will be allowed. No animal may be allowed to run at large, and all animals must be kept within enclosed areas which must be

clean, sanitary, and reasonably free of refuse, insects, and waste at all times. All pet waste will be removed and appropriately disposed of by the owner of the pet. All pets must be registered, licensed and inoculated as required by Applicable Law. If, in the opinion of the Board, any pet becomes a source of unreasonable annoyance to others, or the owner of the pet fails or refuses to comply with these restrictions, the Owner or Occupant, upon written notice, may be required to remove the pet from the Development Area.

The following procedures must be followed in order to file a complaint with the Association regarding animals or pets:

1. The Resident shall first make contact with the owner of the animal or pet in person or in writing before a complaint can be filed with the Association.
2. If no resolution has been made after the complainants' initial contact, the complainant must contact a minimum of 2 other adjacent neighbors and obtain written corroboration of the animal or pet complaint. The Association must receive the complaints in writing with the signatures and complaints of the adjacent property owners (a minimum of 3 total). The Association may send a courtesy letter to the owner of the animal or pet informing them that complaints have been received.
3. If there is still no resolution after the Courtesy notice has been sent, The Association will proceed at its discretion to send a Violation letter after receipt of a second formal written complaint (as stated in #2).
4. If no resolution has been made after the violation notice has been sent, a member may file another complaint along with documentation stating the date and times of the incidents with regard to the animal or pet. At this time a demand notice may be sent.
5. The Board of Directors or its designee has sole authority to determine if there is a violation of this policy and/or if any action should be taken.

Policy Name	Approved/Finalized	Revised
Animal and Pet Policy		October 20, 2021
Animal and Pet Policy		October 17, 2018
Animal and Pet Policy	February 7, 2018	

