



4. Sienna Plantation Property Owners Association, Inc., sometimes doing business as Sienna Property Owners Association (“**SPOA**”), as referenced in the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Sienna (Sienna Property Owners Association) recorded under Clerk’s File No. 2022016010 in the Official Public Records of Fort Bend County, Texas (“**SPOA Declaration**”), 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 SPOA.
5. Sienna Plantation Residential Association, Inc., sometimes doing business as Sienna Residential Association (“**SRA**”) as referenced in the Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Sienna Plantation (Sienna Plantation Residential Association, Inc.) recorded under Clerk’s File No. 2012104699 in the Official Public Records of Fort Bend County, Texas (“**SRA Declaration**”), 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 SRA.
6. Sienna Townhome Association (“**STHA**”), as referenced in the Supplemental Declaration of Covenants, Conditions, and Restrictions for Sienna Townhomes, recorded under Clerk’s File No. 2019060447 in the Official Public Records of Fort Bend County, Texas (“**Townhome Declaration**”), 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 STHA.

Any reference in this Policy to “**Board**”, “**Boards**”, “**Association**” or “**Associations**” applies to all of the above-mentioned entities. Any reference in this Policy to “**Owner**” has the corresponding meaning ascribed to that term in the SBA Covenant, SCA Covenant, SPOA Declaration, the SRA Declaration or the Townhome Declaration, as applicable

Each Board is authorized by its respective dedicatory instruments to adopt policies pertaining to the governance of the Association that it serves. Although SCSF has no members, the SCSF Board has opted to allow SRA Members in Good Standing (as defined in the SRA Declaration) to access the books and records of SCSF pursuant to the provisions set forth in this Policy.

Invalidation of any one or more of the covenants, restrictions, conditions, or provisions contained in this Policy shall in no way affect any of the other covenants, restrictions, conditions, or provisions which shall remain in full force and effect.

### **III. INTERESTED DIRECTOR**

Subject to the limitations listed in Article II below, Sienna Associations may enter into a contract with any of the parties or entities listed below, hereinafter referred to as the “Interested Director” whether the party is an individual or a company. The following are Interested Directors for the purposes of this Policy:

1. a current Board member,
2. a person related to a current Board member within the third degree by consanguinity or affinity (as determined by Chapter 573 Government Code);
3. a company in which a current Board member has a financial interest in at least 51% of profits;
4. a company in which a person related to a current Board member within the third degree of consanguinity or affinity (as determined by Chapter 573 Government Code) has a financial interest in at least 51% of profits.

**IV. APPROVAL OF THE CONTRACT**

A contract entered into by Sienna Associations with an Interested Director, is valid and enforceable only if all of the following conditions are satisfied:

1. The Interested Director bids on the proposed contract and the Board has received at least two other bids for contracts from persons not associated with the Interested Director, if reasonably available in the community;
2. The Interested Director is not given access to the other bids;
3. The Interested Director does not participate in any Board discussion regarding the contract;
4. The Interested Director does not vote on the award of the contract;
5. The material facts regarding the Interested Director's relationship or interest with respect to the proposed contract are disclosed to or known by the other members of the Board, and the Board in good faith and with ordinary care, authorizes the contract by an affirmative vote of the majority of the non-interested Directors;
6. The Interested Director may be included in determining the presence of a quorum at a meeting of the Board, or a committee of the Board, that authorizes the contract.

**V. CERTIFICATION**

The Board must certify that all of the requirements of this Policy have been satisfied by a resolution approved by the affirmative vote of the majority of the non-interested Board members.

**VI. APPLICABILITY**

This Policy does not apply to a contract entered into by SPRAI during the development period. For purposes of this Policy, the development period is that period stated in the Declaration during which the Declarant:

1. reserves the right to facilitate the development, construction, and marketing of the subdivision; and
2. reserves the right to direct the size, shape, and composition of the subdivision.

This Policy applies only to contracts entered into after September 1, 2013.

<b>Policy Name</b>	<b>Approved/Finalized</b>	<b>Revised</b>
Association Contracts with Board Members Policy		January 19; February 7 & 8; April 27
Association Contracts with Board Members Policy	August 19, 2013	

**[SIGNATURE PAGES FOLLOW]**

CERTIFICATION

SIENNA BUSINESS ASSOCIATION/TOLL-GTIS PROPERTY OWNER, LLC

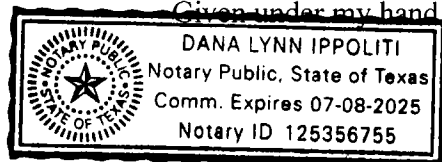
I hereby certify that, as President of the Sienna Plantation Business Association, Inc., the foregoing Policy was approved on the 8<sup>th</sup> day of February, 2023 at a meeting of the Board of Directors at which a quorum was present.

DATED, this the 8<sup>th</sup> day of February, 2023.

By: [Signature]  
Print Name: Jimmie F. Jenkins  
Title: President

STATE OF TEXAS §  
  §  
COUNTY OF FORT BEND §

BEFORE ME, on this day personally appeared Jimmie F. Jenkins, the President of Sienna Plantation Business Association, Inc., known by me to be the person whose name is subscribed to this instrument, and acknowledged to me that s/he executed the same for the purposes herein expressed, in the capacity herein stated, and as the act and deed of said corporation.



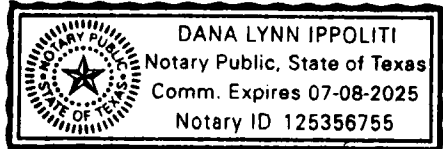
Given under my hand and seal this the 8<sup>th</sup> day of February, 2023  
[Signature]  
Notary Public – State of Texas

APPROVED, this the 8<sup>th</sup> day of February, 2023.

TOLL-GTIS PROPERTY OWNER, LLC, a Texas limited liability company  
By: [Signature]  
Printed Name: Jimmie F. Jenkins  
Title: Authorized Representative

THE STATE OF TEXAS  
COUNTY OF Fort Bend §

This instrument was acknowledged before me this 8<sup>th</sup> day of February, 2023 by Jimmie F. Jenkins, Authorized Rep. of Toll-GTIS Property Owner, LLC, a Texas limited liability company, on behalf of said company.



[Signature]  
Notary Public – State of Texas

CERTIFICATION

SIENNA COMMUNITY ASSOCIATION/TOLL-GTIS PROPERTY OWNER, LLC

I hereby certify that, as President of the Sienna Plantation Community Association, Inc., the foregoing Policy was approved on the 8<sup>th</sup> day of February, 2023 at a meeting of the Board of Directors at which a quorum was present.

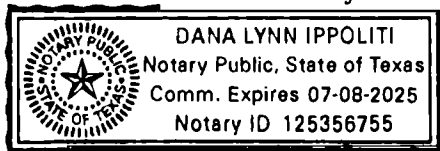
DATED, this the 8<sup>th</sup> day of February, 20  .

By: [Signature]  
Print Name: Jimmie F. Jenkins  
Title: President

STATE OF TEXAS                   §  
  §  
COUNTY OF FORT BEND       §

BEFORE ME, on this day personally appeared Jimmie F. Jenkins the President of Sienna Plantation Community Association, Inc., known by me to be the person whose name is subscribed to this instrument, and acknowledged to me that s/he executed the same for the purposes herein expressed, in the capacity herein stated, and as the act and deed of said corporation.

Given under my hand and seal this the 8<sup>th</sup> day of February, 2023.



[Signature]  
Notary Public – State of Texas

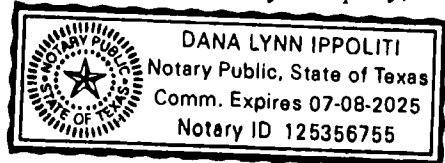
APPROVED, this the 8<sup>th</sup> day of February, 2023.

TOLL-GTIS PROPERTY OWNER, LLC, a Texas limited liability company

By: [Signature]  
Printed Name: Jimmie F. Jenkins  
Title: Authorized Representative

THE STATE OF TEXAS  
COUNTY OF Fort Bend §

This instrument was acknowledged before me this 8<sup>th</sup> day of February, 2023 by Jimmie F. Jenkins Authorized Rep of Toll-GTIS Property Owner, LLC, a Texas limited liability company, on behalf of said company.



[Signature]  
Notary Public – State of Texas

CERTIFICATION  
SIENNA COMMUNITY SERVICES FOUNDATION

I hereby certify that, as Secretary of the Sienna Plantation Community Services Foundation, Inc., the foregoing Policy was approved on the 19<sup>th</sup> day of January, 2023 at a meeting of the Board of Directors at which a quorum was present.

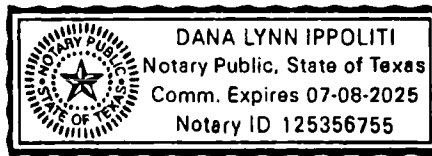
By: Teri Clayton  
Print Name: Teri Clayton  
Title: Secretary/Treasurer

STATE OF TEXAS       §  
                                  §  
COUNTY OF FORT BEND §

BEFORE ME, on this day personally appeared Teri clayton the Secretary of the Sienna Plantation Community Services Foundation, Inc., known by me to be the person whose name is subscribed to this instrument, and acknowledged to me that s/he executed the same for the purposes herein expressed, in the capacity herein stated, and as the act and deed of said corporation.

Given under my hand and seal this the 19<sup>th</sup> day of January, 2023.

Dana Ippoliti  
Notary Public State of Texas





CERTIFICATION  
SIENNA RESIDENTIAL ASSOCIATION

I hereby certify that, as Secretary of the Sienna Plantation Residential Association, Inc., the foregoing Policy was approved on the 7<sup>th</sup> day of February, 2023 at a meeting of the Board of Directors at which a quorum was present.

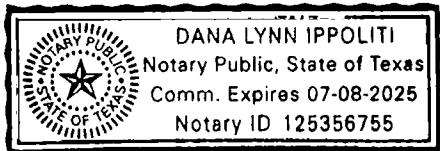
Derek Goff  
Derek Goff, Secretary

STATE OF TEXAS       §  
                                  §  
COUNTY OF FORT BEND §

BEFORE ME, on this day personally appeared Derek Goff, Secretary of the Sienna Plantation Residential Association, Inc., known by me to be the person whose name is subscribed to this instrument, and acknowledged to me that he executed the same for the purposes herein expressed, in the capacity herein stated, and as the act and deed of said corporation.

Given under my hand and seal this the 7<sup>th</sup> day of February, 2023

Dana Ippoliti  
Notary Public – State of Texas





CERTIFICATION  
SIENNA TOWNHOME ASSOCIATION

I hereby certify that, as Secretary of the Sienna Townhome Association, the foregoing Policy was approved on the 27<sup>th</sup> day of April, 2023, at a meeting of the Board of Directors at which a quorum was present.

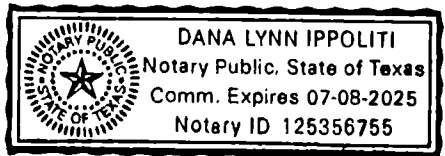
By: J. Barreda  
By: J.Barreda (May 3, 2023 17:09 CDT)  
Print Name: John Barreda  
Title: Secretary/Treasurer

STATE OF TEXAS §  
§  
COUNTY OF FORT BEND §

BEFORE ME, on this day personally appeared John Barreda the Secretary of the Sienna Townhome Association, known by me to be the person whose name is subscribed to this instrument, and acknowledged to me that s/he executed the same for the purposes herein expressed, in the capacity herein stated, and as the act and deed of said corporation.

Given under my hand and seal this the 27<sup>th</sup> day of April, 2023

Dana Ippoliti  
Notary Public – State of Texas



After Recording, Return To:  
Dana Ippoliti  
Sienna Plantation Residential Association, Inc.  
9600 Scanlan Trace  
Missouri City, TX 77459