



Laura Richard
Laura Richard, County Clerk
Fort Bend County Texas
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CLUB SIENNA TENNIS COMPLEX POLICY
Sienna Community Association
Sienna Residential Association
REVISED 1-27-2021

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This Club Sienna Tennis Complex Policies & Rules (the “Policy”) for Sienna Plantation Community Association, Inc., sometimes doing business as Sienna Community Association, and Sienna Plantation Residential Association, Inc., sometimes doing business as Sienna Residential Association is hereby adopted by the Board of Directors of Sienna Community Association and the Board of Directors for Sienna Residential Association (collectively referred to herein as the “Boards”), with the approval of TOLL-GTIS PROPERTY OWNER, LLC, a Texas limited liability company (“Declarant”).

WHEREAS, the property encumbered by this Policy is (i) that property restricted by 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 (the “Declaration”), as same 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. (“SPRAI”), and (ii) that property restricted by 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, as same has been or may be amended from time to time (“Covenant”), and any other property which has been or may be subsequently annexed thereto and made subject to the authority of the Sienna Plantation Community Association, Inc. (“SPCAI”); and

WHEREAS, the Covenant and the Declaration are collectively referred to herein as the “Declarations”; and

WHEREAS, the programs, services or facilities that are the subject of this Policy are managed either by SPRAI or SPCAI (collectively referred to herein as “Associations”); and

WHEREAS, the Boards, with the approval of Declarant, hereby adopt this Policy pursuant to the authority set forth in the Declarations.

WHEREAS, in the event of a conflict between the terms of this Policy and any previously adopted Guidelines, Rules, Regulations and/or Policy, this Policy shall control; and

Associations
9600 Scanlan Trace
Missouri City, TX 77459
281.778.0778
Fax 281.778.0779

WHEREAS, the Board desires to establish Policies and Rules regarding the Club Sienna Tennis Complex.

NOW, THEREFORE, BE IT RESOLVED THAT the Boards do hereby adopt this Policy which will become effective upon recording of same. This Policy replaces any previously recorded or implemented policies or guidelines that address the subjects contained herein.

1. General Use

- a. Play on the Club Sienna tennis courts shall be governed by the United States Tennis Association.
- b. All Association residents who are current with annual assessments are permitted access to the Club Sienna tennis courts through a gate key system. Residents may obtain a gate key at the Association office and are required to pay a \$15 key fee (no cash is accepted). Replacement key fee is \$15.
- c. Use of Club Sienna tennis courts is limited to Association residents and their guests. Residents must be able to provide their Sienna ID Card when using the tennis courts.
- d. All guests must be accompanied by a resident on the court that the guest is playing and resident must be present at all times with guest.
- e. Residents may not reserve courts on behalf of any other persons (including, but not limited to, non-residents). Persons making court reservations must be present.
- f. Online reservations for use of the Club Sienna tennis courts are available by going to www.siennarec.com-. While the Association is not able to guarantee court availability through the court reservation system, using this system will help in securing a court for a preferred date and time.
- g. If all courts are in use and a resident is waiting to play, residents using the court are asked required to limit play time for single play to 1 hour and 1 & ½ hours for doubles play.
- h. No player may use consecutive court periods unless a court is open and there are no other players waiting to play.
- i. Players who arrive 10 minutes or later for a court reservation will forfeit their reservation if persons are present and ready to utilize the court. There is a 9 minute 59 second grace period until rentals are forfeited.
- j. No player may book multiple courts at a single time (including through the use of multiple email accounts, multiple resident family members, etc.). If multiple resident family members reserve courts simultaneously, said family members must be physically in attendance utilizing separate courts at the same time. Persons found to be abusing the facility rental system may forfeit their ability to reserve courts in the future.
- k. In order to protect the soft surface of the tennis courts, courts shall only be used for playing tennis. No individual chairs, tables, glass containers, bicycles, motor bikes, roller skates, skate boards, pets, etc. are permitted on the courts.
- l. Only tennis shoes and suitable tennis attire is permitted on the courts.
- m. No person other than the players and/or instructors shall be permitted within the court enclosure.
- n. The Association has the right to close court access for special events, which shall include, but not be limited to, tournaments, league play, lessons, clinics, maintenance, etc.
- o. Sienna Plantation League Programs have priority use for up to 5 courts during scheduled league play times. The remaining courts shall be used for the Association's instructional programs and resident play. League play must be coordinated and approved through the Association. Please refer to the Association's Tennis League & Team Policies and Guidelines for details on league play.

- p. The Association has a contractual agreement with a specific company that provides instruction and training for residents. Residents can obtain information regarding the scheduling of this instruction or training by visiting www.siennarec.com. Instruction or training involving any compensation to unauthorized individuals is prohibited. Residents may not utilize their own, private instructor with whom the Association has not contracted.
- 2. Court Playing Times**
- a. Club Sienna’s tennis courts are available for play daily from 6:30 a.m. – 11:00 p.m.
- 3. Enforcement of Policies and Rules**
- All concerns related to these tennis Policies and Rules, violations thereof, or court use should be submitted to the Association Recreation Director. Communications regarding concerns or violations should include specific information regarding concern.

Policy Name	Approved/Finalized	Revised
Club Sienna Tennis Complex Policies and Rules		January 27, 2021
Club Sienna Tennis Complex Policies and Rules		August 17, 2015
Club Sienna Tennis Complex Policies and Guidelines		January 24, 2011
Club Sienna Tennis Complex Policies and Guidelines		October 25, 2010
Club Sienna Tennis Complex Policies and Guidelines		August 26, 2009
Club Sienna Tennis Complex Policies and Guidelines	May 23, 2007	

[SIGNATURE PAGES FOLLOW]

CERTIFICATION

I hereby certify that, as President of the Sienna Community Association, the foregoing Policy was approved on the 27th day of January, 2021, at a meeting of the Board of Directors at which a quorum was present.

DATED, this the 27th day of January, 2021.

Jimmie F. Jenkins

Jimmie F. Jenkins, President

STATE OF TEXAS

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COUNTY OF Fort Bend

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BEFORE ME, on this day personally appeared Jimmie F. Jenkins, the President of the Sienna Community Association, 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 27th day of January, 2021.

Dana Lynn Ippoliti

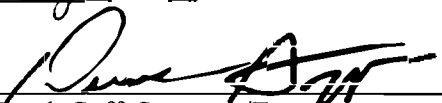
Notary Public – State of Texas



CERTIFICATION

I hereby certify that, as Secretary/Treasurer of the Sienna Residential Association, the foregoing Policy was approved on the 25th day of January, 2021 at a meeting of the Board of Directors at which a quorum was present.

DATED, this the 25th day of January, 2021.


Derek Goff, Secretary/Treasurer

STATE OF TEXAS

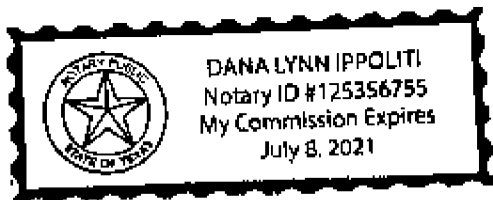
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COUNTY OF FORT BEND

BEFORE ME, on this day personally appeared Derek Goff, the Secretary/Treasurer of the Sienna Residential Association, 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 25th day of January, 2021.


Notary Public – State of Texas



APPROVED, this the 27th day of January 202 1.

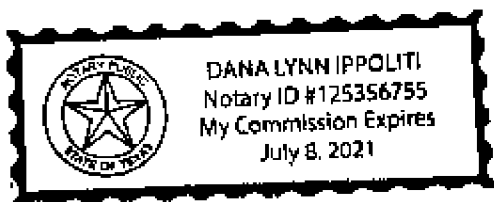
TOLL-GTIS PROPERTY OWNER, LLC, a Texas limited liability company

By: J.F. Jenkins
Printed Name: Jimmie F. Jenkins
Title: Authorized Representative

THE STATE OF TEXAS

COUNTY OF Fort Bend

This instrument was acknowledged before me this 27th day of January, 202 1, by Jimmie F. Jenkins, of Toll-GTIS Property Owner, LLC, a Texas limited liability company, on behalf of said company.



Dana Ippoliti
Notary Public – State of Texas

After Recording Return To:
Dana Ippoliti
Sienna Associations
9600 Scanlan Trace
Missouri City, Texas 77459