



Laura Richard
Laura Richard, County Clerk
Fort Bend County Texas
Pages: 9 Fee: \$ 48.00



COMMON AREA RULES AND ENFORCEMENT GUIDELINES

**Sienna Residential Association
Sienna Community Association
Sienna Property Owners Association
Sienna Business Association**

STATE OF TEXAS §
§
COUNTY OF FORT BEND §

I. PURPOSE

The purpose of these Common Area Rules and Enforcement Guidelines (“**Rules**”) is to establish rules for use of Association Common Areas by Owners, Occupants, and Tenants and to establish enforcement guidelines if violations are identified. These Rules also address dissemination of information in Common Areas.

II. APPLICABILITY AND AUTHORITY

These Rules pertain to the following entities and encumber that property restricted by the SRA Declaration, SPOA Declaration, SCA Covenant, and SBA Covenant:

1. 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.
2. Sienna Plantation Property Owners Association, Inc., sometimes doing business as Sienna Property Owners Association (“**SPOA**”), as referenced in the Declaration of Covenants, Conditions and Restrictions for Sienna Plantation (Sienna Plantation Property Owners Association, Inc.) recorded under Clerk’s File No. 9670899 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.

3. 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 (“SCA 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 SCA.
4. Sienna Plantation Business Association, Inc., sometimes doing business as Sienna Business Association (“SBA”) as referenced in the Sienna Plantation Commercial Amended and Restated Master Covenant (Sienna Plantation Business Association, Inc.), filed under Clerk’s File No. 2016024161 in the Official Public Records of Fort Bend County, Texas (“SBA 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 SBA.

Any reference in these Rules to “**Board**”, “**Boards**”, “**Association**” or “**Associations**” applies to each of the above-mentioned entities as the context requires. Any reference in these Rules to “**Sienna**” collectively means that property encumbered by the SRA Declaration, the SPOA Declaration, the SCA Covenant, and the SBA Covenant. Any reference in these Rules to “**Owner**” or “**Occupant**” has the corresponding meaning ascribed to that term in the SRA Declaration, the SPOA Declaration, or the SCA Covenant, as applicable. Any reference in these Rules to “**Tenant**” has the corresponding meaning ascribed to that term in the SBA Covenant. Any reference in these Rules to “**Declarant**” has the corresponding meaning ascribed to that term in the SRA Declaration, the SPOA Declaration, the SCA Covenant, or the SBA Covenant, as applicable.

Each Board is authorized by its respective dedicatory instruments to adopt rules and policies pertaining to the governance of the Association that it serves. In the event of a conflict between the terms of these Rules and any previously adopted rules, regulations or policies addressing Common Area rules, dissemination of information within Common Areas, and enforcement guidelines regarding same, these Rules will control.

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

III. COMMON AREA DEFINITION

For purposes of these Rules, “**Common Area**” has the corresponding meaning ascribed to that term in the SRA Declaration, the SPOA Declaration, the SCA Covenant, or the SBA Covenant, as applicable. Additionally, for purposes of these Rules, the definition of “**Common Area**” also includes “**Exclusive Common Area**” (as defined in the SRA Declaration), “**Special Common Area**” (as defined in the SCA Covenant and SBA Covenant), and any private street maintained by SPOA that is identified in a “**Supplemental Declaration**” (as defined in the SPOA Declaration), as applicable. By way of illustration and not limitation, Common Area includes the following within Sienna:

1. Association recreational facilities and related parking lots: pools, buildings, tennis courts, parks, playgrounds, and pavilions
2. Association landscaped and turf areas surrounding Association facilities, parks, lakes, parking lots, and boulevards
3. Association irrigation lines, irrigation heads and related infrastructure
4. Association electrical lines, electrical panels, and related infrastructure
5. Sidewalks and concrete gathering areas surrounding Association facilities and parking lots
6. Association recreation, open space, and landscape reserves
7. Association equipment located on the Common Area
8. Rights-of-way maintained by the Association
9. Private streets and reserves used as private streets maintained by the Association

IV. RULES

Common Area may be used sunup to sundown, unless posted or approved otherwise in other adopted policies or rules. Notwithstanding the foregoing, private streets may be accessed as needed subject to any additional dedicatory instrument pertinent to the private streets. Facilities such as the pools, tennis courts, fitness center, and club houses have additional adopted policies or rules. In relation to approved activities scheduled at Association facilities, Common Areas such as parking lots which are necessary for use during scheduled activities may be used during approved hours for the specific purpose acknowledged and approved by the Association. When using Common Areas, the following Rules apply:

1. All Owners, Occupants, and Tenants must conduct themselves in a manner that does not interfere with the rights and privileges of other Owners, Occupants, or Tenants as determined in the discretion of the Board or its designees.
2. Treatment of others, including other Owners, Occupants, Tenants, and Association staff and designees, must not be verbally or physically offensive or abusive, as determined in the discretion of the Board or its designees.
3. Loud, profane, indecent, or abusive language must not be used. The Board or its designees has the discretion to determine if language is loud, profane, indecent, or abusive.
4. Parking must not obstruct the normal flow of traffic. Designated parking areas are to be used where provided. Parking is only permitted while utilizing the Association facility that adjoins the parking lot.
5. No Owner, Occupant, or Tenant may cause, whether intentional or unintentional, any type of physical damage to the Common Area. Owners, Occupants, and Tenants are responsible for any costs to repair damage to Common Area, whether the damage is caused intentionally or unintentionally.

6. Dissemination of information within Common Areas:

- a. No Owner, Occupant, or Tenant may disseminate, post, or otherwise display or distribute any written information (including, but not limited to banners, handbills, newsletters, flyers, leaflets, and the like) of any nature, content, or kind, in a Common Area.
- b. No Owner, Occupant, or Tenant may engage in any of the following activities in any Common Area:
 - i. picketing,
 - ii. otherwise spreading propaganda,
 - iii. using sound and/or voice amplifying devices (including, but not limited to microphones, amplifiers, or other similar devices), and/or
 - iv. causing or encouraging persons to assemble for the purpose of spreading propaganda; provided, however, any such activities listed in this Section 2 shall be permitted so long as such activities are commenced in furtherance of a Community Sanctioned Event, as defined below.
- c. A Community Sanctioned Event means an event or activity approved by the Board and/or General Manager of the Association, which event or activity is:
 - i. a fundraising, charity, pledge, drive, or similar event sponsored and/or organized by the Association, the developer, other organization approved by the Association, or an organization defined under Section 501(c)(3) or 501(c)(4) of the Internal Revenue Code, or their successor statutes, or
 - ii. sponsored and/or organized by the Association for the benefit and/or enjoyment of the Owners and/or the community.

7. Signage in Common Areas:

- a. Save and except the Declarant and the Association, no Owner, Occupant, or Tenant may place any type of sign within the Common Area without the prior written approval of the Board or Declarant (as addressed below). The Board and Declarant have the discretion to determine if an item placed by an Owner, Occupant, or Tenant in a Common Area constitutes a sign under this provision.
- b. The right is reserved by Declarant to construct and maintain, or to allow builders to construct and maintain signs and other advertising devices on land they own and on the Common Area as is customary in connection with the sale of developed land and newly constructed residential dwellings.

V. ENFORCEMENT

These Rules apply to Owners, Occupants, and Tenants. Owners must cause their Occupants and Tenants to comply with these Rules, and each Owner is responsible for all violations, losses, or damages caused by their Occupants and Tenants. Any repair costs, charges, or fines pertaining to

violations of these Rules, whether by an Owner or their Occupant or Tenant, may be assessed against the Owner’s Lot or Tract, as applicable.

Violations of these Rules will be subject to the enforcement process and fines set forth in the Residential Dedicatory Instrument Enforcement, Board Hearing, and Fine Policy recorded under Clerk’s File Number 2022022742 in the Official Public Records of Fort Bend County, Texas, or the Commercial Dedicatory Instrument Enforcement and Fine Policy recorded under Clerk’s File Number 2022022740 in the Official Public Records of Fort Bend County, Texas, as applicable (both referred to as “Enforcement Policy”).

Nothing contained in these Rules limits the Board or its designees from reporting criminal activity taking place upon Common Area to local law enforcement agencies. Any such criminal activity will be considered not to be within the scope of an Owner’s, Occupant’s, or Tenant’s use and enjoyment of the Common Area and may result in the immediate removal and permanent loss of the right to use the Common Area, subject to the Enforcement Policy if applicable.

These Rules are subject to all remedies available to the Association pursuant to Texas law the dedicatory instruments governing Sienna.

Policy Name	Approved/Finalized	Revised		
Common Area Rules and Enforcement Guidelines		February 1 & 2, 2022		
Common Property Rules and Regulations		June 27, 2012		
Common Property Rules and Regulations	March 26, 2008			

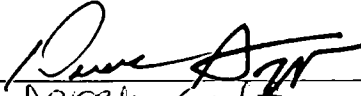
Recording Return To:

Dana Ippoliti
 9600 Scanlan Trace
 Missouri City, TX 77459

CERTIFICATION
SIENNA RESIDENTIAL ASSOCIATION

I hereby certify that, as secretary of the Sienna Plantation Residential Association, Inc., a Texas non-profit corporation, the foregoing Common Area Rules and Enforcement Guidelines were approved on the 1st day of February, 2022, at a meeting of the Board of Directors at which a quorum was present.

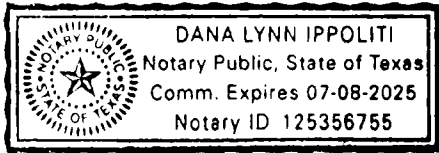
DATED, this the 1st day of February, 2022.

By: 
Print Name: Derek Gott
Title: secretary

STATE OF TEXAS §
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COUNTY OF FORT BEND §

BEFORE ME, on this day personally appeared Derek Gott, the secretary of Sienna Plantation Residential Association, Inc., a Texas non-profit corporation, 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 1st day of February, 2022.




Notary Public – State of Texas

CERTIFICATION
SIENNA PROPERTY OWNERS ASSOCIATION

I hereby certify that, as Secretary of the Sienna Plantation Property Owners Association, Inc., a Texas non-profit corporation, the foregoing Common Area Rules and Enforcement Guidelines were approved on the 1st day of February, 2022, at a meeting of the Board of Directors at which a quorum was present.

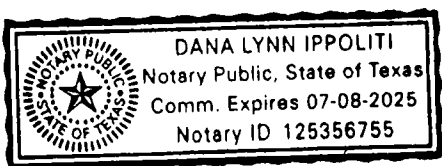
DATED, this the 1st day of February, 2022.

By: [Signature]
Print Name: Derek Goff
Title: Secretary

STATE OF TEXAS §
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COUNTY OF FORT BEND §

BEFORE ME, on this day personally appeared Derek Goff, the Secretary of Sienna Plantation Property Owners Association, Inc., a Texas non-profit corporation, 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 1st day of February, 2022.



[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., a Texas non-profit corporation, the foregoing Common Area Rules and Enforcement Guidelines were approved on the 2nd day of February, 2022, at a meeting of the Board of Directors at which a quorum was present.

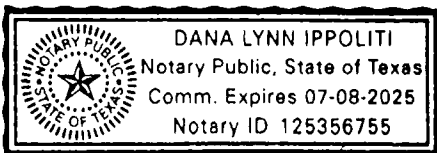
DATED, this the 2nd day of February, 2022.

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

STATE OF TEXAS §
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COUNTY OF FORT BEND §

BEFORE ME, on this day personally appeared Jimmie F. Jenkins the President of Sienna Plantation Community Association, Inc., a Texas non-profit corporation, 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 2nd day of February, 2022.



[Signature]
Notary Public – State of Texas

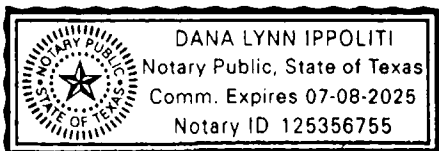
APPROVED, this the 2nd day of February, 2022.

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

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

THE STATE OF TEXAS §
COUNTY OF Fort Bend §

This instrument was acknowledged before me this 2nd day of February, 2022, 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 BUSINESS ASSOCIATION/TOLL-GTIS PROPERTY OWNER, LLC

I hereby certify that, as President of the Sienna Plantation Business Association, Inc., the foregoing Common Area Rules and Enforcement Guidelines were approved on the 2nd day of February, 2022, at a meeting of the Board of Directors at which a quorum was present.

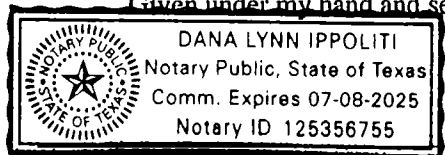
DATED, this the 2nd day of February, 2022.

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 2nd day of February, 2022.



[Signature]
Notary Public – State of Texas

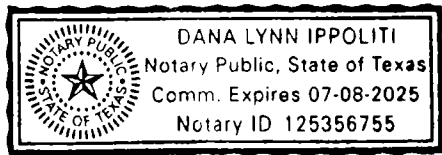
APPROVED, this the 2nd day of February, 2022.

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 2nd day of February, 2022, 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