



ENERGY SAVINGS DEVICES GUIDELINES/RULES

Sienna Community Association
Sienna Residential Association

STATE OF TEXAS §
§
COUNTY OF FORT BEND §

I. PURPOSE

The purpose of this Energy Savings Devices Guidelines/Rules (“Policy”) is to assist owners in complying with the deed restrictions when installing energy savings devices on their property, as authorized by Texas Property Code Section 209.016.

II. APPLICABILITY AND AUTHORITY

This Policy pertains to the following entities and encumbers that property restricted by the Covenant and the Declaration (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.), recorded 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 SCA.
2. 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 (“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.

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 “Sienna” collectively means that property encumbered by the Declaration and the Covenant.

Each Board is authorized by its respective dedicatory instruments to adopt policies pertaining to the governance of the Association that it serves. 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. GUIDELINES/RULES

Solar Panels or Solar Collectors

- Roof Mounted solar panels must blend with the existing roof material. The frame, support brackets, and visible piping and wiring must be either silver, bronze, or black tone.
- Panels must conform to the slope of the roof and have a top edge that is parallel to the roofline. Solar panels and equipment must not exceed the height of the roof ridgeline. One rectangular, symmetrical and continuous panel is recommended.
- If more than one panel is used the additional panels must be installed continuously and must have no visible roofing material between panels.
- Panels should not travel over a valley, roof ridges, or vents.
- Feeder and return piping should penetrate the roof and be contained within the structure or be concealed by eaves or other structures.
- Solar Panels may also be placed on other flat surface structures such as a pergola or arbor provided all of the above criteria are met.
- Solar panels may also be placed in a fenced yard or patio provided that the height of the panels does not exceed the height of the fence surrounding the yard.
- Solar panels are not permitted:
 - That threaten the public health or safety or violate any law.
 - On any property owned or maintained by the Associations.
- The Modifications Sub-Committee (MSC) may deny any plans that do not meet these requirements of if the proposed solar installation constitutes a condition that substantially interferes with the use and enjoyment of land by causing unreasonable discomfort or annoyance to persons of ordinary sensibilities.
- Solar panels shall be located in the least visible area possible on the property unless the least visible location increases the estimated annual energy production of the device, as determined by using a publically available modeling tool provided by the National Renewable Energy Laboratory, by more than 10 percent above the energy production of the device if located in an area designated by the Associations.

Roofing Materials

- The Associations will not prohibit or restrict the installation of the following roofing materials:
 - That are wind or hail resistant;
 - Which provide heating and cooling efficiencies greater than those provided by customary composite shingles; or
 - Provide solar generation capabilities; and when installed

- resemble the shingles used or otherwise are authorized for use within the Associations;
- are more durable than and are of equal or superior quality to the shingles authorized for use within the Associations; and
- match the aesthetics of the property surrounding the owner's property

Wind Turbines

- Wind turbines should be mounted in the rear portion of the roof so that they are not visible from the front or above the roofline.
- The wind turbines should be painted to match the roof.

Rainwater Harvesting Systems

- Rainwater Harvesting Systems must be placed in the rear yard of a home or in a side yard provided adequate screening is provided as determined by the Modifications Subcommittee. The color of the barrel or system must be consistent with the color scheme of the home and shall not display any language or other content that is not typically displayed by such a barrel or system as it is manufactured.
- Only commercial and professional grade rainwater harvesting systems are permitted.
- All rainwater harvesting systems must be fully enclosed and have a proper screen or filter to prevent mosquito breeding and harboring.
- Rainwater Harvesting Systems should not create unsanitary conditions or be of nuisance to all neighboring properties.

IV. SUBMITTAL REQUIREMENTS

A modifications application must be submitted for review by the MSC for all Energy Saving Devices listed. Formal approval from the committee will be required before installation may begin. The completed application must include a site plan and/or roof plan showing the proposed location of the improvement, along with pictures showing the location of the modification and the manufacturer's brochures or sample of material if applicable. Please note specific concerns of the committee will be the color of the materials being used in relation to the roof or house color and visibility from public streets, neighboring properties/common areas and any noise resonated. The MSC may in certain instances require neighbor consent forms from other owners in the general vicinity. Any installation not in compliance with these guidelines will be considered a deed restriction violation and will be dealt with accordingly.

Policy Name	Approved/Finalized	Revised
Energy Savings Devices Guidelines/Rules		May 10 and 11, 2022
Energy Savings Devices Guidelines		August 22, 2011
Energy Savings Devices Guidelines	October 27, 2009	

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 Policy was approved on the 11th day of May, 2022, at a meeting of the Board of Directors at which a quorum was present.

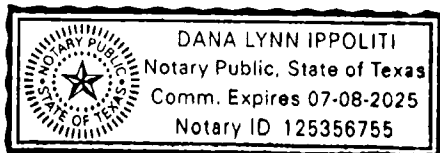
DATED, this the 11th day of May, 2021.

By: Jimmie F. Jenkins
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., 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 11th day of May, 2022.



Dana Ippoliti
Notary Public – State of Texas

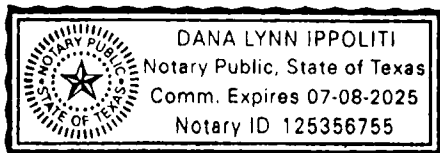
APPROVED, this the 11th day of May, 2022.

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

By: Jimmie F. Jenkins
Print Name: Jimmie F. Jenkins
Title: Authorized Representative

THE STATE OF TEXAS §
COUNTY OF Fort Bend §

This instrument was acknowledged before me this 11th day of May, 2022 by Jimmie F. Jenkins, Authorized Rep. of Toll-GTIS Property Owner, LLC, a Texas limited liability company, on behalf of said company.



Dana Ippoliti
Notary Public – State of Texas

