



PARKING RULES AND REGULATIONS  
(SIENNA PLANTATION COMMUNITY ASSOCIATION, INC.)

*A Mixed-Use Master Planned Community*  
*Fort Bend County, Texas*

Cross reference to Sienna Plantation Amended and Restated Master Covenant (Sienna Plantation Community Association, Inc.), recorded as Document No. \_\_\_\_\_ in the Official Public Records of Fort Bend County, Texas.

2019035843



## PARKING RULES AND REGULATIONS

### SIENNA PLANTATION COMMUNITY ASSOCIATION, INC.

Terms used but not defined in this instrument will have the meaning subscribed to such terms in that certain Sienna Plantation Amended and Restated Master Covenant (Sienna Plantation Community Association, Inc.) recorded in the Official Public Records of Fort Bend County, Texas, as the same may be amended from time to time (the "Covenant").

#### ARTICLE I. NON-GATED NEIGHBORHOODS

The following provisions in this Article I apply to all Lots located within non-gated Neighborhoods of the Development:

##### **A. Qualified Vehicles:**

This *Section A* pertains to non-commercial and non-recreational vehicles such as passenger automobiles, passenger vans, motorcycles, or pick-up trucks that: (i) are in operating condition; (ii) are qualified by one or more stickers showing that the vehicle has current and up to date registration and has passed inspection, as required by the State of Texas; and (iii) are in regular use as motor vehicles on the streets and highways of the State of Texas ("**Qualified Vehicle**"). Regarding the vehicles governed by this *Section A*, any vehicle that does not satisfy the foregoing requirements is considered to be a stored vehicle, and must be completely concealed from public view inside a garage or enclosure approved by the Association.

1. Qualified Vehicles may be parked in the driveway of a Lot.
2. Qualified Vehicles may not be parked in the street for more than seven (7) consecutive days. The intent of this provision is to keep the streets clear and allow for the unobstructed flow of traffic. It is not the intent of this provision to permit the regular use of streets as parking areas. The Association has sole discretion in determining whether a Qualified Vehicle violates the intent of this provision.

**B. Vehicles in General:**

This *Section B* applies to all vehicles, including but not limited to Qualified Vehicles, commercial vehicles and recreational vehicles, as the same are described in this Article I.

1. No vehicle may be parked so as to obstruct or block a sidewalk, parked either wholly or partially on a curb, or be parked on a grassy area.
2. Streets and driveways may not be used to rebuild and/or repaint vehicles.
3. No vehicle may be driven or parked on any sidewalk or unpaved areas within the Development without prior approval by the Association.
4. No vehicle may be stored upon any Common Area or Special Common Area within the Development. The Board has sole discretion to determine whether a vehicle is being stored or properly parked upon a Common Area or Special Common Area within the Development.
5. No vehicle may be parked in such a way as to inhibit or adversely affect ingress and/or egress from a driveway on a daily basis.

**C. Commercial Vehicles:**

Commercial vehicles, including but not limited to associated machinery, trailers or equipment in use for the construction, repair or maintenance of a residence, Lot, Common Area or Special Common Area may be temporarily parked in the immediate vicinity of such residence, Lot, Common Area or Special Common Area, but only for the time necessary for such purpose. Commercial vehicles temporarily parked for the purpose of providing a service, making a delivery or picking up materials within the Development are permitted, but only for the time necessary for such purpose.

Parking of commercial vehicles or equipment in places other than: (y) in enclosed garages; and (z) behind a fence so as to not be visible from any other portion of the Development Area is prohibited; provided, construction, service and delivery vehicles may be exempt from this provision for such period of time as is reasonably necessary to provide service or to make a delivery to a residence.

The Board has sole discretion to determine whether a particular vehicle or any signage on a vehicle is commercial in nature.

**D. Recreational Vehicles:**

Recreational vehicles, including but not limited to trailers, mobile homes, campers, golf carts, four-wheelers, mini-bikes, go-carts, buses, dirt motorcycles, neighborhood electric vehicles, jet skis and boats, may be stored on Lots as long as the vehicle is completely concealed from public view inside an enclosed garage or behind a fence so as to not be visible from any other portion of the Development Area as approved by the Association. Recreational vehicles are not considered vehicles incidental to the residential use of a Lot and therefore, are not permitted to be stored on Lots outside of an enclosed garage or from behind a fence for any period of time greater than forty-eight (48) hours, unless written request is



received and approved by the Association. A recreational vehicle with not more than two (2) axles may be temporarily parked in front of a Lot or on the driveway of a Lot for up to forty-eight (48) hours for loading and unloading only. The Board has sole discretion to determine whether a particular vehicle is recreational in nature.

**ARTICLE II.**  
**GATED NEIGHBORHOODS**

With regard to all Lots located within gated Neighborhoods of the Development, the following parking provisions apply:

Parking restrictions specific to certain gated Neighborhoods may be set forth in the applicable Declaration Area Declaration for such gated Neighborhoods. Additionally, parking restrictions have been or may be adopted by the Board that are specific to a particular gated Neighborhood.

**ARTICLE III.**  
**ENFORCEMENT**

Pursuant to *Section 10.04* of the Covenant, enforcement of the provisions of these Parking Rules and Regulations shall be left to the Association's discretion, and may occur only after a violation is reported by a Member and observed by the Association. The Owners of any Lot, by virtue of ownership of such Lot within the Development, have contractually covenanted and agreed that the Association has jurisdiction over the public streets within the Development with regard to these Parking Rules and Regulations, and that the Association shall have the right without the obligation to enforce the limitations on parking on public streets imposed by these Parking Rules and Regulations.

Owners or Occupants of Lots may seek a temporary variance from these Parking Rules and Regulations for their guests; however, any such request for a variance must receive the prior written approval of the Association.

Policy Name	Approved/Finalized	Revised
Parking Rules and Regulations	April 17, 2019	

[PRESIDENT'S CERTIFICATE FOLLOWS]

**SIENNA PLANTATION  
PRESIDENT'S CERTIFICATE**

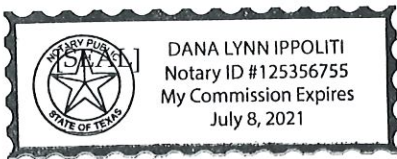
The undersigned hereby certifies that he/she is the duly elected, qualified and acting President of Sienna Plantation Community Association, Inc., a Texas non-profit corporation (the "Association"), and that the foregoing Parking Rules and Regulations was duly adopted and unanimously approved by the Board pursuant to a duly called and noticed meeting of the Board of Directors of the Association on the 17<sup>th</sup> day of April, 2019.

IN WITNESS WHEREOF, the undersigned has executed this certificate on the 17<sup>th</sup> day of April, 2019.

  
\_\_\_\_\_  
Jimmie F. Jenkins, President

STATE OF TEXAS                                   §  
   §  
COUNTY OF Fort Bend                                   §

This instrument was acknowledged before me on the 17<sup>th</sup> day of April, 2019, by Jimmie F. Jenkins President of the Sienna Plantation Community Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



  
\_\_\_\_\_  
Notary Public Signature

**After Recording Return To:**  
Robert D. Burton, Esq.  
Winstead PC  
401 Congress Avenue, Suite 2100  
Austin, Texas 78701  
Email: [rburton@winstead.com](mailto:rburton@winstead.com)

RETURNED AT COUNTER TO:

Dana Ippoliti - SPCA  
9600 Scanlan Trace  
Missouri City TX 77459



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Laura Richard*

Laura Richard, County Clerk

Fort Bend County Texas

April 30, 2019 10:26:04 AM

FEE: \$29.00 CDC

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