

20



# PLAY STRUCTURE GUIDELINES (“Rules”) SIENNA PLANTATION COMMUNITY ASSOCIATION, INC.

STATE OF TEXAS           §  
  §  
COUNTY OF FORT BEND   §

WHEREAS, the Sienna Plantation Master Covenant (Sienna Plantation Community Association, Inc.), was recorded under Clerk’s File No. 2015009259 in the Official Public Records of Fort Bend County, Texas, as same has been or may be amended and/or supplemented from time to time (“Covenant”);

WHEREAS, the capitalized words used in this Policy shall have the same meaning as set forth in the Covenant, unless otherwise defined herein;

NOW THEREFORE, pursuant to the authority granted in the Covenant and the Bylaws of Sienna Plantation Community Association, Inc., recorded under Clerk’s File No. 2015009777 in the Official Public Records of Fort Bend County, Texas, the Board hereby adopts this Policy, which shall run with the land and be binding on all Owners and Occupants of Residential Lots.

The following guidelines have been developed to assist all lot owners in complying with the above requirement of the deed restrictions.

**Specifications:** The Modifications Sub Committee (MSC) will take into consideration the following factors while reviewing all play structure applications with regards to overall height, size, color and location:

- Size and configuration of the lot.
- Lot and structure location. Structure must be at least 10 feet from any fencing.
- Type of fencing and visibility of structure from streets, Common Areas and amenities. MSC may require screening.
- Shade structure tarp/canopy must be a solid, neutral tone (i.e. dark green, dark brown).
- Maximum allowable height for Play Structure (i.e. swing sets, play forts) is 13 feet (when measured from the ground to the highest point of the structure).
- Trampoline safety pads must be neutral in color. Maximum allowable height is 10 feet.

**Submittal Requirements:** Include a completed Modification/Improvement Application, a site plan showing the proposed location of the play structure with distance from fencing indicated, along with specifications for the proposed structure to include overall height, footprint, color palate and should include a photo of the structure.

Any installation of a play structure not in compliance with these guidelines will be considered a document enforcement violation and will be dealt with accordingly. The MSC may use their discretion in Owner requests related to size and location. These decisions will be considered on their merits, on a case by case basis.

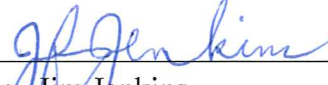
Community Association

9600 Scanlan Trace  
Missouri City, TX 77459  
281.778.0778  
Fax 281.778.0779

**CERTIFICATION**

I hereby certify that, as President of the Sienna Plantation Community Association, Inc., the foregoing Policy was approved on the 20<sup>th</sup> day of January, 2016, at a meeting of the Board of Directors at which a quorum was present.

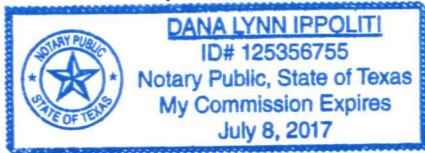
DATED, this the 20<sup>th</sup> day of January, 2016.

  
\_\_\_\_\_  
Print Name: Jim Jenkins  
Title: President

STATE OF TEXAS                   §  
  §  
COUNTY OF FORT BEND       §

BEFORE ME, on this day personally appeared Jim Jenkins, the President of the 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 20<sup>th</sup> day of January, 2016.



Dana Ippoliti  
\_\_\_\_\_  
Notary Public – State of Texas

Policy Name	Approved/Finalized	Revised
Play Structure Guidelines	1-20-16	

**FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS**



Laura Richard, County Clerk  
Fort Bend County, Texas

January 25, 2016 02:18:07 PM

FEE: \$15.00 DP2  
MISC

2016007455

