

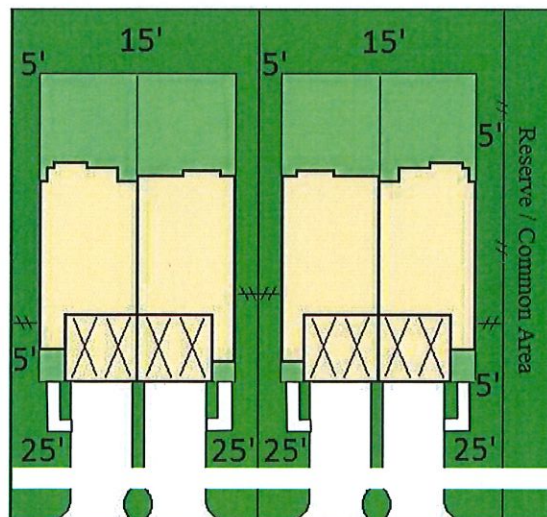


Sienna Townhome Builder Guidelines

These Guidelines are specifically for the construction of Townhomes built within Sienna. The Sienna Builder Guidelines, CC&Rs, City/County requirements shall apply to any item or items not listed in these Guidelines.

- I. Site Plan Guidelines
 - A. Lot Types
 - 1. Typical
 - 2. Corner
 - 3. Cul de Sac
 - 4. Reserve/Common Area
 - B. Product Type
 - 1. Townhome
 - C. Building Setbacks

Front Setbacks	
Typical Lot	25'
Side Setbacks	
Typical Lot	5'
Rear Setbacks	
Typical Lot	15'



13 pgs

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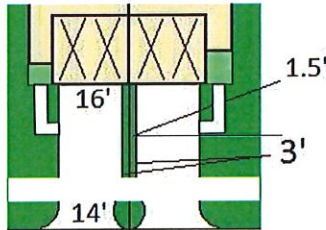
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D. Garages

1. Required: Front Loaded Garage for two (2) mid-size cars side by side
2. Prohibited
 - a. Garage Conversions

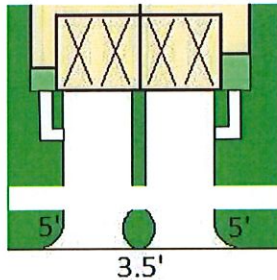
E. Driveways

1. Widths
 - a. Sixteen feet (16') maximum at garage face
 - b. Fourteen feet (14') maximum at property line to allow for Central Tree planting bed
2. Setback
 - a. One and one-half feet (1.5') minimum setback from shared side Property Line, to equal a three-foot (3') aggregate



3. Driveway Radius

- a. Five feet (5)' for outside Radius
- b. Three and one-half feet (3.5') for interior shared interior Radius



F. Sidewalks

1. Sidewalks shall be constructed per Missouri City and Fort Bend County standards. Refer to sec. 3.14 of Sienna Plantation Residential Builder Guidelines.

G. Walkways

1. Placement
 - a. Lead from front elevation to driveway

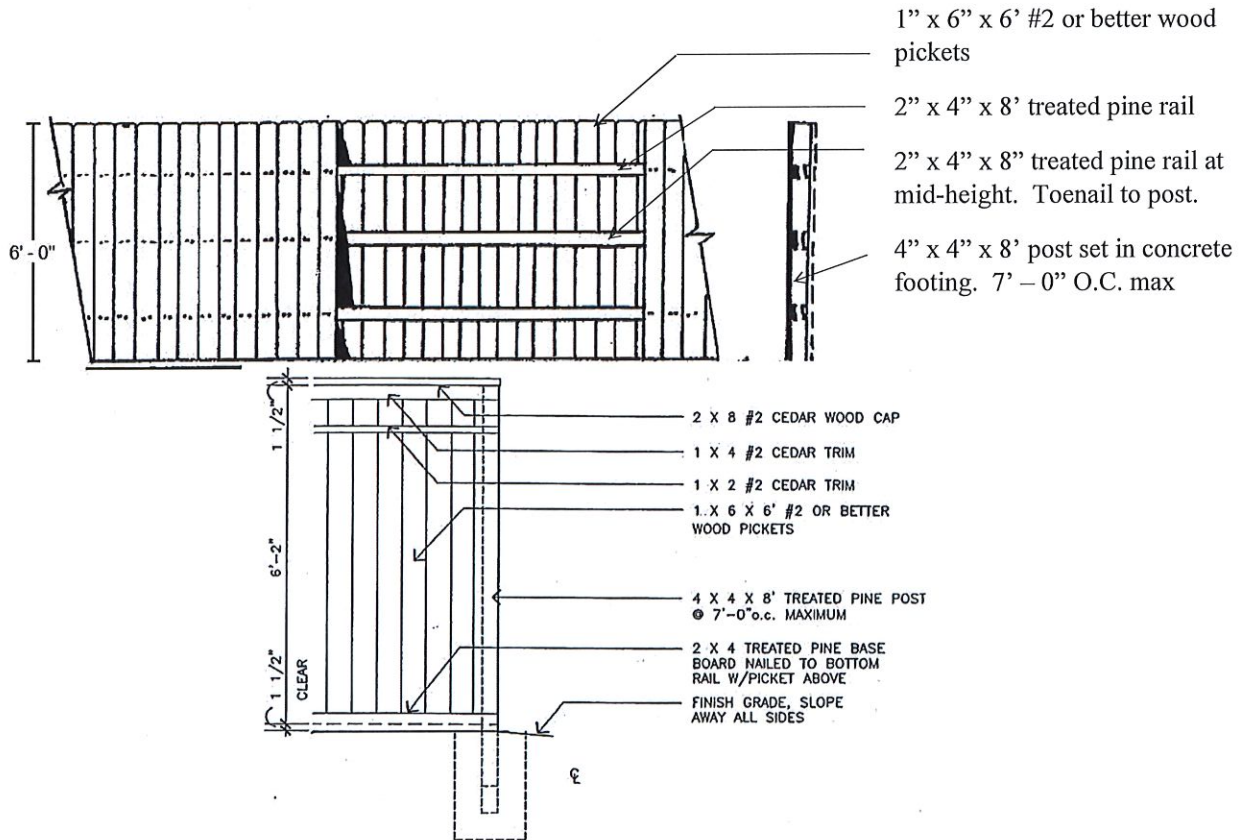
2. Widths

- a. Four feet (4') minimum; Six feet (6') maximum

H. Fencing—Refer to Sienna Residential Builder Guidelines for exhibits.

1. Fence Type

- a. Good Neighbor Wood: Interior fencing



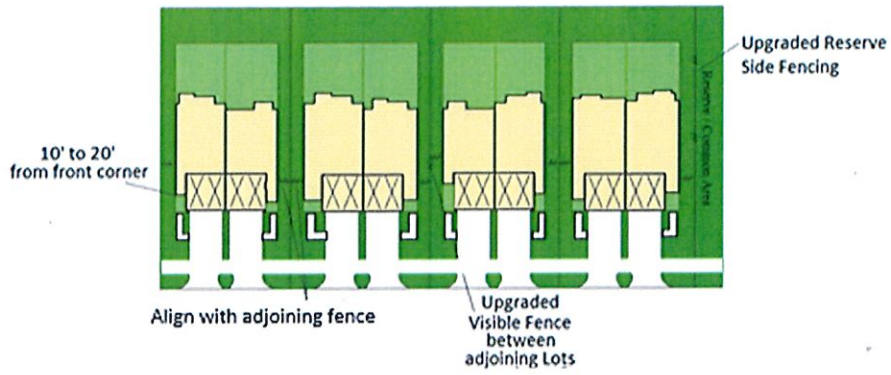
2. Fence Type location

- a. Interior (non-visible from public view)
 - i. Good Neighbor
- b. Front Fence Returns (Left & Right side facing ROW): Typical Lot
 - i. Upgraded Wood
- c. Visible within public view (fencing between adjoin Lots, Lots backing and/or siding Reserve/Common Area): Typical Lot
 - i. Upgraded Wood

3. Location

- a. Front Fence Returns: setback from front corners of home
 - i. Ten feed (10') minimum-twenty feet (20') maximum
 - a) Should align with adjoining fence

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- 4. Fence stain (optional)
 - a. Approved stain colors:
 - i. PPG Paints: "Sienna Old Wood"
 - ii. Clear stain

- I. Gates
 - 1. Wood Gate for Wood Fences
 - a. Upgraded Wood
 - i. Must be same height as fencing

III. Architectural Guidelines

- A. Product Types/Sizes
 - 1. Townhome: Individual Single Family home
 - 2. Unit: Two (2) adjoining Townhomes

- B. Square Footage: Per Lot Size:
 - 1. 1650 minimum – 2400 maximum

C. Plan Spacing & Repetition

Plan	Elevation	Spacing
Same Plan	Same Elevation	1 Full Unit between
Same Plan	Different Elevation	1 Full Unit between
Different Plan	Elevations considered the Same	1 Full Unit between

Plan 1	Plan 2			Plan 1	Plan 2	Plan 3	Plan 5				
Unit				Unit		Unit					

		Unit				Unit				Unit	
		Plan 3	Plan 4			Plan 4	Plan 6			Plan 6	Plan 5

D. Masonry Requirements

- 1. 1st Floor
 - a. Front Elevation Masonry
 - i. Garage: One-hundred percent (100%), plus two foot (2') masonry wrap
- 2. 2nd Floor
 - a. Front Elevation Masonry
 - i. Twenty percent (20%) minimum with masonry wrap where masonry material meets corner elevation.

D1 Shirt Fronting: Masonry material must not stop on front corners of Elevations facing ROW. May have up to eighty percent (80%) siding with ARC approval.

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DII Exterior Materials

1. Masonry

- a. Brick/Stone/Stucco
- b. Stucco Board & Hardie Siding not considered masonry
- c. Colors allowed: Neutral/Earth tone colors in complementary palettes.
Neutral colors in soft hues of beige, very soft browns, light golds and creams and soft hues of colors found in the natural environment are acceptable. Earth tones include most colors containing some amount of brown.
- d. Prohibited colors: white, gray

2. Repetition

- a. Same color material may not be immediately adjacent to or directly across from the same color family. Earth tones only.
- b. Same color scheme may not be within one (1) Unit of the same color scheme, must have one unit between.

Scheme 1	Scheme 2			Scheme 1	Scheme 2	Scheme 3	Scheme 5				
Unit				Unit		Unit					

		Unit				Unit				Unit	
		Scheme 3	Scheme 4			Scheme 4	Scheme 6			Scheme 6	Scheme 5

- 3. Accents: Bay window and porch roofs, wood treatments, shutters, etc. require ARC Approval
- 4. Siding:
 - a. Allowed: Hardie Plank or cementitious equivalent. Shake or Board and Batten with ARC approval
 - b. Prohibited: Vinyl, wood, or aluminum siding.
- 5. Balconies: Second Floor Rear Balcony allowed on perimeter and reserve lots
- 6. Chimneys
 - a. Cap: Required
 - b. Direct vent: allowed
 - c. Materials: Masonry or Hardie siding material

7. Roofs
 - a. Main roof materials
 - i. Shingle: Weathered Wood, 30 year, composition shingle
 - ii. Metal: Standing seam or copper allowed for accent on bay windows or porches, with ARC approval.
 - iii. Accent roof materials: Type and color must have ARC approval
 - b. Pitch minimums:
 - i. House, 6:12
 - ii. Porch: 4:12
 - iii. Dormer: 3:12
8. Windows
 - a. Materials: double pane, wood, metal, vinyl
9. Garages
 - a. Garage protrusion: Seventeen and ½ feet (17.5') maximum

III. Landscape Guidelines

- A. Yard Types
 1. Front Yard
- B. Landscaped Areas
 1. Front Yard
- C. Front Yard Planting Area
 1. Four foot (4') deep landscape bed along walkway, from front entry to connect to driveway.
 2. Minimum two foot (2') planting area between walkway/home and driveway
 3. Accent Tree
 4. Shrubs
 5. Ground Cover
 6. Mulch
- D. Driveway
 1. Landscape Plan must be approved by the RRC
 2. Driveway Hedge between adjacent driveways required:
 - a. Minimum three feet (3') wide from Garage Elevation to R.O.W.
 - b. Five (5) gallon shrubs
 - c. Mulch
 - d. Central Tree (centered 3' behind R.O.W.)
 - e. One (1) gallon border plants below central tree
 - f. Mulch
- E. Screening
 1. All Foundation, utilities within public view: Fully screened with shrubs, must be adequate height to screen three-quarters (3/4) of the height of utility/meter/pedestal/ etc.
 2. Foundation visible from R.O.W. (foundation in front of home and foundation in front of garage elevation) must be screened with adequate landscape

F. Minimum Landscape Plan

Location	Minimum Requirements	
Front Yard	Accent Tree	1
	15 Gallon Shrubs	2
	5 Gallon Shrubs	8
	1 Gallon Ground Cover Plants	18-28 to fill in landscape bed
Driveway Hedge	5 Gallon Shrub	3' on center, approximately 9 shrubs
Driveway Island	Central Tree	1 - Root Barrier Required
	1 Gallon Border Plants	14 on each side (to total 28)
Foundation, Utility and Equipment Screening	5 Gallon Shrubs	3' on center, as needed to fully screen

G. Turf

1. Type
 - a. Bermuda
2. Location
 - a. Front and back yard

G. Trees

1. Accent Tree
 - a. Forty-five (45) Gallon
 - b. Species
 - i. Vitex
 - ii. Easter Red Cedar
 - iii. Wax Myrtle

H. Shared Planting

1. Central Tree
 - a. Four inch (4") Caliper
 - b. Species
 - i. Zuni Crape Myrtle
 - ii. Chinese Pistache
 - iii. Hornbeam
2. Five Gallon Shrubs
 - a. Indian Hawthorn
 - b. Holly Fern
 - c. Gulf Muhly
3. Border Plants
 - a. Bat Faced Cuphea
 - b. New Gold Lantana
 - c. Green Mound Juniper

I. Mulch

- 1. Required**
 - a. Hardwood, minimum 2” thick**
- 2. Colors**
 - a. Brown and/or black**

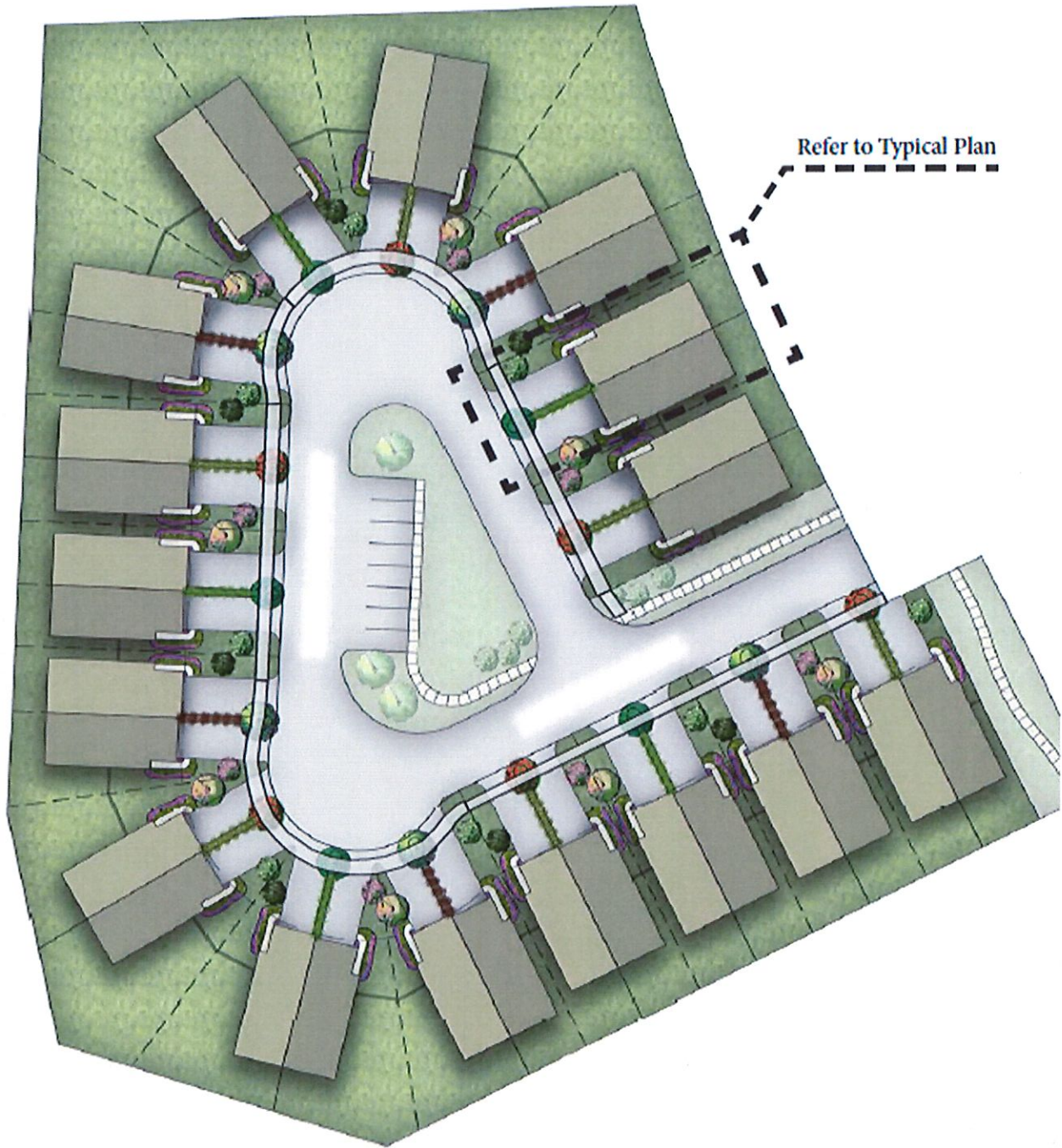
J. Irrigation

- 1. All visible yards**

SECTION 17A - INTERIM TOWNHOME PLANTING GUIDELINES

OVERALL PLANTING PLAN

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Refer to Typical Plan

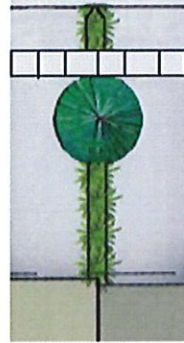
SECTION 17A - INTERIM TOWNHOME PLANTING GUIDELINES

SHARED PLANTING

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Central Tree: Zuni Grape Myrtle (4" Cal.)
Border Plant Below Tree: Bat Faced Cuphea (1 Gal.)
Driveway Hedge: Indian Hawthorn (5 Gal.)



Central Tree: Chinese Pistache (4" Cal.)
Border Plant Below Tree: New Gold Lantana (1 Gal.)
Driveway Hedge: Holly Fern (5 Gal.)



Central Tree: Hornbeam (4" Cal.)
Border Plant Below Tree: Green Mound Juniper (1 Gal.)
Driveway Hedge: Gulf Muhly (5 Gal.)

ACCENT TREES



Tree: Vitex (45 Gal.)



Tree: Eastern Red Cedar (45 Gal.)



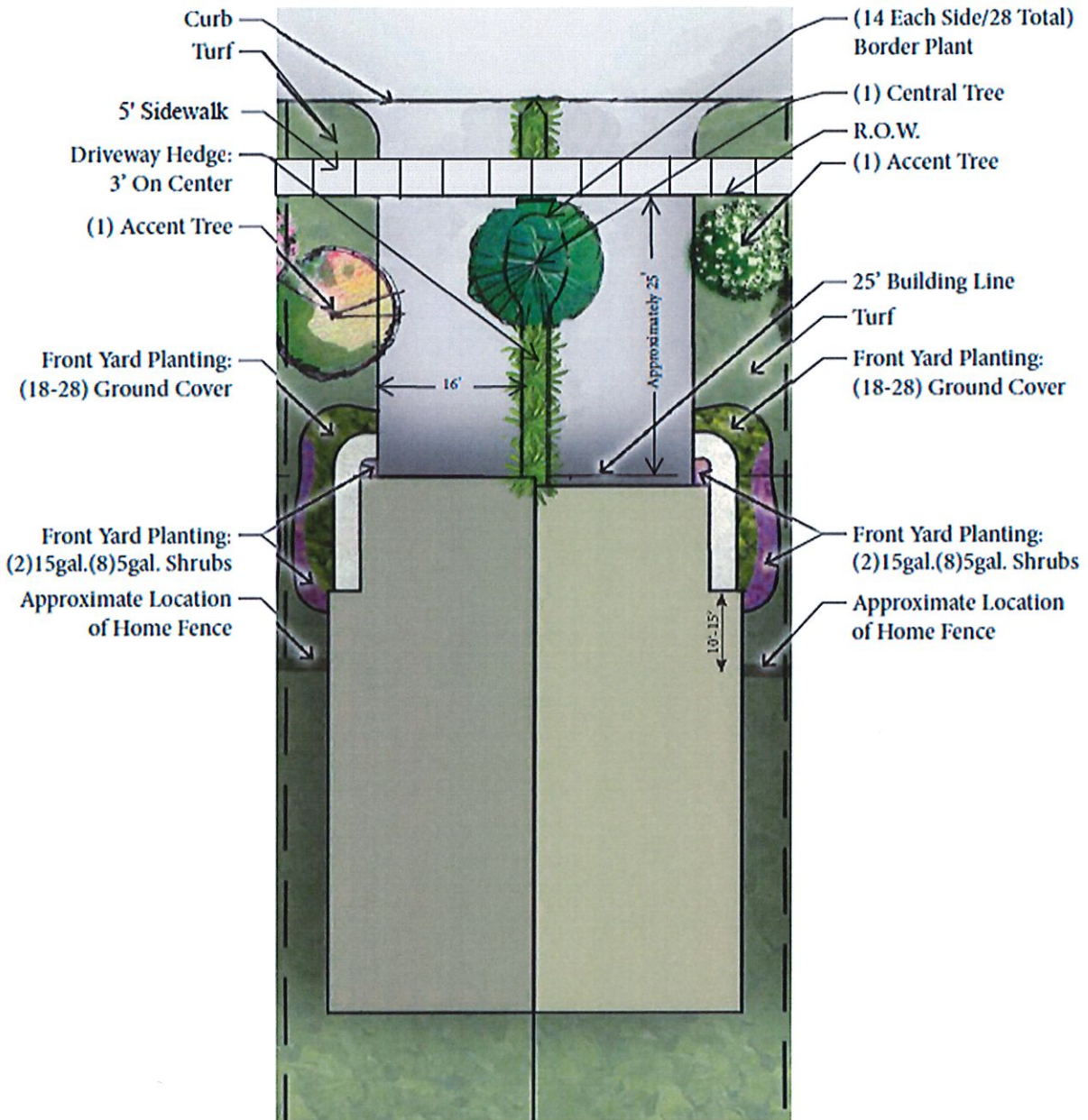
Tree: White Crape Myrtle
(10'-12' Ht., 3-5 Canes, B&B)



Tree: Wax Myrtle (45 Gal.)

SECTION 17A - INTERIM TOWNHOME PLANTING GUIDELINES

TYPICAL PLAN



Front Yard Planting Notes:

The units of plant material used is based on the minimum lot size. Adjust plant count as required for larger lots. Shrubs shall be 5 Gal. minimum in size and ground cover shall be 1 Gal. minimum in size unless otherwise noted.

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CERTIFICATION

I, the undersigned, do hereby certify:

I am a duly appointed member of the Residential Review Committee (RRC) of the Sienna Townhouse Association, Inc., a Texas non-profit corporation. These Sienna Townhomes Builder Guidelines were duly adopted by resolution of the RRC, on the 22nd day of Nov., 2019.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of said Association this the 22nd day of November, 2019.

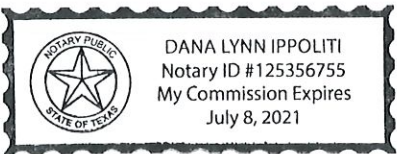
By: Sandra K. Denton
Print Name: Sandra K. Denton
Title: RRC Member

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

BEFORE ME, on this day personally appeared Sandra K. Denton, a member of the Residential Review Committee of the Sienna Plantation Residential Association, Inc., known by me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that executed the same for the purposes and consideration therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

Given under my hand and seal of office, this 22nd day of November, 2019.

Dana Ippoliti
Notary Public – State of Texas



After Recording Return To: at counter
Dana Ippoliti
9600 Scanlan Trace
Missouri City, TX 77459

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard
Laura Richard, County Clerk
Fort Bend County Texas
November 25, 2019 09:53:36 AM

FEE: \$61.00 CDC **2019134939**

