



*Laura Richard*  
Laura Richard, County Clerk  
Fort Bend County Texas  
Pages: 15 Fee: \$ 72.00



**SWIMMING POOL POLICIES & RULES**  
**Revised January 27, 2021**

**SIENNA COMMUNITY ASSOCIATION**  
**SIENNA RESIDENTIAL ASSOCIATION**

STATE OF TEXAS                   §  
  §  
COUNTY OF FORT BEND       §

These Swimming Pool Policies & Rules (the "Policy") for Sienna Plantation Community Association, Inc., sometimes doing business as Sienna Community Association, and Sienna Plantation Residential Association, Inc., sometimes doing business as Sienna Residential Association are hereby adopted by the Board of Directors of Sienna Community Association and the Board of Directors for Sienna Residential Association (collectively referred to herein as the "Boards"), with the approval of TOLL-GTIS PROPERTY OWNER, LLC, a Texas limited liability company ("Declarant"), and replace in their entirety any previously recorded or implemented rules that address the subjects contained herein.

WHEREAS, the lots encumbered by this Policy are (i) those lots restricted by 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, as same has been or may be amended from time to time ("Covenant"), and any other property which has been or may be subsequently annexed thereto and made subject to the authority of the Sienna Plantation Community Association, Inc. ("SPCAI"), and (ii) those lots restricted by 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 (the "Declaration"), as same may be amended from time to time, and any other property which has been or may be annexed thereto and made subject to the authority of the Sienna Plantation Residential Association, Inc. ("SPRAI"); and

WHEREAS, the Covenant and the Declaration are collectively referred to herein as the "Declarations"; and

WHEREAS, the facilities that are the subject of this Policy are owned by SPCAI and SPRAI (collectively referred to herein as the "Association"); and

Associations  
9600 Scanlan Trace  
Missouri City, TX 77459  
281.778.0778  
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WHEREAS, SPCAI and SPRAI desire the facilities to be amenities shared by the residents of SPCAI and SPRAI communities; and

WHEREAS, the Boards, with the approval of Declarant, hereby adopt this Policy pursuant to the authority set forth in the Declarations.

NOW, THEREFORE, BE IT RESOLVED THAT the Boards do hereby adopt this Policy, which runs with the land and is binding on all owners and lots encumbered by the Declarations. This Policy will become effective upon recording of same. After the effective date, this Policy replaces any previously recorded or implemented rules or policy that addresses the subjects contained herein. This Policy is adopted because the Boards desire to establish Policies and Rules for use of the Association's swimming pools; and is reflected in the attached exhibits:

## EXHIBIT A

## BRUSHY LAKE POOL RULES

- All persons using the pool and pool area do so at their own risk.
- Swimming is allowed only when a lifeguard is on duty.
- Current Sienna ID Cards and Guest Cards are required for entry to the Association's pools.
- Limit of 5 guests will be allowed per visit per family on a guest card. Members are responsible for the behavior of their guests and must remain at the pool with their guests at all times. Residents ages 10-21 without an adult present may only bring in 1 guest for each visit.
- Organized groups of 12 or more (including groups of residents and guests) are required to schedule a pool/party reservation in advance (10 days in advance) via the Association's Recreation Department website at [www.siennarec.com](http://www.siennarec.com).
- Only Coast Guard approved flotation devices are allowed.
- Rafts, noodles, "Floaties/Swimmies" are not allowed unless posted.
- Only clothing manufactured with the intent of being worn for swimming may be worn in the pool.
- A non-swimmer who needs flotation devices should always be within arms' reach of a swimmer capable of keeping the non-swimmer afloat.
- "Breath Holding Games" are not permitted.
- Persons who are incontinent or not potty-trained must be in water-proof swim diapers while in the pool.
- Patrons should immediately report to a lifeguard any incident in which a person has urinated or defecated in or around the pool, so that all necessary steps are taken to cleanse the water.
- Children under the age of 10 must be accompanied by someone 18 years of age or older.
- Alcohol, tobacco, vape products and smoking are prohibited.
- Food and drinks are not permitted in areas designated for swimming and aquatic recreation. Food and drink are permitted in pool deck seating areas only. No glass containers.
- Lap lanes are for designated lap swimming only; swim on the right side in counter-clockwise direction. Lane ropes are not to be held or sat on.
- Running, pushing, wrestling, dunking, excessive splashing or causing undue disturbance is prohibited.
- Association and/or pool management reserve the right to remove a resident or guest from the facility if deemed necessary.
- All pool users must vacate the pool during breaks.
- Pool may be closed or its use limited at the discretion of Pool Manager due to weather, operational difficulties, or overcrowding. Lightening or thunder will result in pool immediately closing and remaining closed until 20 minutes after the last visual or audible evidence.
- Association and pool management are not responsible for loss or damage to personal property.

**Playscape Rules:**

- Enter at designated locations.
- No jumping or diving into the catch pool.
- Non-swimmers must be closely supervised at all times by a responsible adult.

**Diving Rules:**

- Divers must use the ladder to reach the diving board.
- No diving from the side of the pool
- One person at a time on the ladder and the diving board.

- Wait for the lifeguard's signal before diving.
- Each dive must be executed in one (1) bounce.
- Divers must not do reverse dives, dive inwards or back flips.
- Divers must control their dive by not diving towards the side of the pool.
- Divers must stay in a straight line from the end of the board.
- No swimming in diving areas unless the lifeguard closes the diving boards.
- Goggles or swim masks are not permitted unless necessary for prescriptive vision needs.

**EXHIBIT B****CLUB SIENNA POOL RULES**

- All persons using the pool and pool area do so at their own risk.
- Swimming is allowed only when a lifeguard is on duty.
- Current Sienna ID Cards and Guest Cards are required for entry to the Association's pools.
- Limit of 5 guests will be allowed per visit per family on a guest card. Members are responsible for the behavior of their guests and must remain at the pool with their guests at all times. Residents ages 10-21 without an adult present may only bring in 1 guest for each visit.
- Organized groups of 12 or more (including groups of residents and guests) are required to schedule a pool/party reservation in advance (10 days in advance) via the Association's Recreation Department website at [www.siennarec.com](http://www.siennarec.com).
- Only Coast Guard approved flotation devices are allowed.
- Rafts, noodles, "Floaties/Swimmies" are not allowed unless posted.
- Only clothing manufactured with the intent of being worn for swimming may be worn in the pool.
- A non-swimmer who needs flotation devices should always be within arms' reach of a swimmer capable of keeping the non-swimmer afloat.
- "Breath Holding Games" are not permitted.
- Persons who are incontinent or not potty-trained must be in water-proof swim diapers while in the pool.
- Patrons should immediately report to a lifeguard any incident in which a person has urinated or defecated in or around the pool, so that all necessary steps are taken to cleanse the water.
- Children under the age of 10 must be accompanied by someone 18 years of age or older.
- Alcohol, tobacco, vape products and smoking are prohibited.
- Food and drinks are not permitted in areas designated for swimming and aquatic recreation. Food and drink are permitted in pool deck seating areas only. No glass containers.
- Lap lanes are for designated lap swimming only; swim on the right side in counter-clockwise direction. Lane ropes are not to be held or sat on.
- Running, pushing, wrestling, dunking, excessive splashing or causing undue disturbance is prohibited.
- Association and/or pool management reserve the right to remove a resident or guest from the facility if deemed necessary.
- All pool users must vacate the pool during breaks.
- Pool may be closed or its use limited at the discretion of Pool Manager due to weather, operational difficulties, or overcrowding. Lightening or thunder will result in pool immediately closing and remaining closed until 20 minutes after the last visual or audible evidence.
- Association and pool management are not responsible for loss or damage to personal property.

**Slides, Playscape & Waterpark**

- Metal objects, glasses, jewelry, metal snaps, watches, etc. are not allowed.
- Goggles or swim masks are not permitted unless necessary for prescriptive vision needs.
- Only one person is allowed on the slide at a time.
- Standing, stopping, and sliding head-first are not allowed.
- Do not cross in front of another slide when exiting.

**Waterslide Rules (large water slides/non-playscape slides)**

- Patrons must be at least 48 inches tall to use either water slide.

- To use the slide, patrons must be able to swim at least 25 yards unassisted and tread water for at least 1 minute. Patrons, or their adult guardians in the case of minor patrons, are responsible for determining that these requirements are satisfied.
- Flotation devices of any kind are not permitted on the slide.
- Goggles or swim masks are not permitted on slides unless necessary for prescriptive vision needs.
- Riders may enter the slide only when instructed by lifeguard.
- Enter, ride, and exit feet first.
- Keep hands inside the slide at all times.
- Move away from the bottom of the slide quickly and do not cross in front of the other slide's exit point.
- Exit at the nearest ladder.

#### **Diving Rules:**

- Divers must use the ladder to reach the diving board.
- No diving from the side of the pool
- One person at a time on the ladder and the diving board.
- Wait for the lifeguard's signal before diving.
- Each dive must be executed in one (1) bounce.
- Divers must not do reverse dives, dive inwards or back flips.
- Divers must control their dive by not diving towards the side of the pool.
- Divers must stay in a straight line from the end of the board.
- No swimming in diving areas unless the lifeguard closes the diving boards
- Goggles or swim masks are not permitted unless necessary for prescriptive vision needs.

#### **Aquaclimb Rules:**

- Lifeguard must be on duty.
- Experienced swimmers only.
- Only one climber is permitted.
- Only one swimmer at a time in the drop zone.
- No diving and no backflips. Feet first entry only.
- Flotation devices are not permitted.
- Maximum Weight: 300 lbs per climber.
- Metal objects, glasses, jewelry, metal snaps, watches etc. are not allowed while using the Aquaclimb.
- Goggles or swim masks are not permitted unless necessary for prescriptive vision needs.
- Climbers must access the Aquaclimb from in the water. Access the Aquaclimb from the pool deck is expressly prohibited.
- Climbers shall not climb any higher than the top of the Aquaclimb. Climbers shall not climb on top of the Aquaclimb structure.
- Before dropping from the Aquaclimb structure, climbers must look to make sure there is no one below them.
- Climbers shall not push off the climbing wall. Climbers may land safely away from the Aquaclimb by falling straight down.
- Swimmers shall not catch of climbers dropping from the Aquaclimb.
- Climbers waiting to use the Aquaclimb must wait out of the water on the pool deck until the current climber has finished and exited the Aquaclimb Area.
- There shall be no open swim in the areas surrounding the Aquaclimb.
- The only shoes allowed on the Aquaclimb are water shoes. Athletic Shoes, rock climbing shoes, boots, sandals, flip-flops or any other type of foot ware are prohibited.
- Lifeguards shall have the authority to enforce the rules and regulations as necessary to prevent potential injuries or accidents in the pool area.

## EXHIBIT C

## RESORT AT SIENNA SPRINGS POOL RULES

- All persons using the pool and pool area do so at their own risk.
- Swimming is allowed only when a lifeguard is on duty.
- Current Sienna ID Cards and Guest Cards are required for entry to the Association's pools.
- Limit of 5 guests will be allowed per visit per family on a guest card. Members are responsible for the behavior of their guests and must remain at the pool with their guests at all times. Residents ages 10-21 without an adult present may only bring in 1 guest for each visit.
- Organized groups of 12 or more (including groups of residents and guests) are required to schedule a pool/party reservation in advance (10 days in advance) via the Association's Recreation Department website at [www.siennarec.com](http://www.siennarec.com).
- Only Coast Guard approved flotation devices are allowed.
- Rafts, noodles, "Floaties/Swimmies" are not allowed unless posted.
- Only clothing manufactured with the intent of being worn for swimming may be worn in the pool.
- A non-swimmer who needs flotation devices should always be within arms' reach of a swimmer capable of keeping the non-swimmer afloat.
- "Breath Holding Games" are not permitted.
- Persons who are incontinent or not potty-trained must be in water-proof swim diapers while in the pool.
- Patrons should immediately report to a lifeguard any incident in which a person has urinated or defecated in or around the pool, so that all necessary steps are taken to cleanse the water.
- Children under the age of 10 must be accompanied by someone 18 years of age or older.
- Alcohol, tobacco, vape products and smoking are prohibited.
- Food and drinks are not permitted in areas designated for swimming and aquatic recreation. Food and drink are permitted in pool deck seating areas only. No glass containers.
- Lap lanes are for designated lap swimming only; swim on the right side in counter-clockwise direction. Lane ropes are not to be held or sat on.
- Running, pushing, wrestling, dunking, excessive splashing or causing undue disturbance is prohibited.
- Association and/or pool management reserve the right to remove a resident or guest from the facility if deemed necessary.
- All pool users must vacate the pool during breaks.
- Pool may be closed or its use limited at the discretion of Pool Manager due to weather, operational difficulties, or overcrowding. Lightening or thunder will result in pool immediately closing and remaining closed until 20 minutes after the last visual or audible evidence.
- Association and pool management are not responsible for loss or damage to personal property.

**Waterslide Rules (large water slides/non-playscape slides)**

- Patrons must be at least 48 inches tall to use either water slide.
- To use the slide, patrons must be able to swim at least 25 yards unassisted and tread water for at least 1 minute. Patrons, or their adult guardians in the case of minor patrons, are responsible for determining that these requirements are satisfied.
- Metal objects, glasses, jewelry, metal snaps, watches, etc. are not allowed.
- Only one person is allowed on the slide at a time.
- Standing, stopping, and sliding head-first are not allowed.
- Do not cross in front of another slide when exiting.
- To use the slide, patrons must be able to swim at least 25 yards unassisted and tread water for at least 1 minute.
- Flotation devices of any kind are not permitted on the slide.

- Goggles or swim masks are not permitted on slides unless necessary for prescriptive vision needs.
- Riders may enter the slide only when instructed by lifeguard.
- Enter, ride, and exit feet first.
- Keep hands inside the slide at all times.
- Move away from the bottom of the slide quickly and do not cross in front of the other slide's exit point.
- Exit at the nearest ladder.

**Lily Pad Crossing Rules:**

- Only 1 person at a time may use the lily pad crossing.
- No swimming or walking in the lily pad fall zone or under the lily pads.
- Non-swimmers may be assisted across the lily pads by a responsible adult.
- No running across the lily pads.
- No diving from the lily pads.
- Swimmers must exit the lily pad area immediately after falling off and return to the line or entry pad if there is no line.
- Those waiting in line must wait behind the entry pad until the person before them has full exited the lily pad fall zone. No pulling or tugging on the rope while waiting in line.
- Use caution – the surface of the lily pads are wet and can be slippery.



**EXHIBIT D****SAWMILL LAKE CLUB POOL RULES****Lifeguard On Duty Rules**

- All persons using the pool and pool area do so at their own risk.
- Swimming is allowed only when a lifeguard is on duty.
- Current Sienna ID Cards and Guest Cards are required for entry to the Association's pools.
- Limit of 5 guests will be allowed per visit per family on a guest card. Members are responsible for the behavior of their guests and must remain at the pool with their guests at all times. Residents ages 10-21 without an adult present may only bring in 1 guest for each visit.
- Organized groups of 12 or more (including groups of residents and guests) are required to schedule a pool/party reservation in advance (10 days in advance) via the Association's Recreation Department website at [www.siennarec.com](http://www.siennarec.com).
- Only Coast Guard approved flotation devices are allowed.
- Rafts, noodles, "Floaties/Swimmies" are not allowed unless posted.
- Only clothing manufactured with the intent of being worn for swimming may be worn in the pool.
- A non-swimmer who needs flotation devices should always be within arms' reach of a swimmer capable of keeping the non-swimmer afloat.
- "Breath Holding Games" are not permitted.
- Persons who are incontinent or not potty-trained must be in water-proof swim diapers while in the pool.
- Patrons should immediately report to a lifeguard any incident in which a person has urinated or defecated in or around the pool, so that all necessary steps are taken to cleanse the water.
- Children under the age of 10 must be accompanied by someone 18 years of age or older.
- Tobacco, vape products and smoking are prohibited.
- All food and drinks must be kept in the designated areas. No glass containers.
- Running, pushing, wrestling, dunking, excessive splashing or causing undue disturbance is prohibited.
- Association and/or pool management reserve the right to remove a resident or guest from the facility if deemed necessary.
- All pool users must vacate the pool during breaks.
- Pool may be closed or its use limited at the discretion of Pool Manager due to weather, operational difficulties, or overcrowding. Lightening or thunder will result in pool immediately closing and remaining closed until 20 minutes after the last visual or audible evidence.
- Association and pool management are not responsible for loss or damage to personal property.

**No Lifeguard On Duty Rules (seasonal):**

- All persons using the pool and pool area do so at their own risk.
- Current Sienna ID Cards and Guest Cards are required for entry to the Association's pools.
- Residents ages 21 and up may bring up to 5 guests per each visit, must remain with their guest, and must be able to present their Member Guest Card if requested.
- Residents ages 16 - 20 may only bring 1 guest for each visit, must remain with their guest, and must be able to present their Member Guest Card if requested.
- Children under the age of 16 must be accompanied by a parent or guardian who must stay for the full duration of the child's visit.
- Tobacco, vape products and smoking are prohibited.
- Pool visitors should not cause undue disturbance to other guests or adjacent homeowners.

- Organized groups of 12 or more (including groups of residents and guests) are required to schedule a pool/party reservation in advance (10 days in advance) with the contracted pool management company.
- Only Coast Guard approved flotation devices are allowed.
- Rafts, noodles, "Floaties/Swimmies" are not allowed unless posted.
- Only clothing manufactured with the intent of being worn for swimming may be worn in the pool.
- A non-swimmer who needs flotation devices should always be within arms' reach of a swimmer capable of keeping the non-swimmer afloat.
- "Breath Holding Games" are not permitted.
- Persons who are incontinent or not potty-trained must be in water-proof swim diapers while in the pool.
- Food and drinks are not permitted in areas designated for swimming and aquatic recreation. Food and drink are permitted in pool deck seating areas only. No glass containers.
- Running, pushing, wrestling, dunking, excessive splashing or causing undue disturbance is prohibited.
- Association and/or pool management reserve the right to remove a resident or guest from the facility if deemed necessary.
- Association and pool management are not responsible for loss or damage to personal property.
- At the sound of thunder or the observance of lightening all users must immediately vacate the pool and the pool deck for a period of at least 20 minutes from the last sound of thunder or observation of lightening.

**EXHIBIT E****STEEP BANK POOL RULES**

- All persons using the pool and pool area do so at their own risk.
- Swimming is allowed only when a lifeguard is on duty.
- Current Sienna ID Cards and Guest Cards are required for entry to the Association's pools.
- Limit of 5 guests will be allowed per visit per family on a guest card. Members are responsible for the behavior of their guests and must remain at the pool with their guests at all times. Residents ages 10-21 without an adult present may only bring in 1 guest for each visit.
- Organized groups of 12 or more (including groups of residents and guests) are required to schedule a pool/party reservation in advance (10 days in advance) via the Association's Recreation Department website at [www.siennarec.com](http://www.siennarec.com).
- Only Coast Guard approved flotation devices are allowed.
- Rafts, noodles, "Floaties/Swimmies" are not allowed unless posted.
- Only clothing manufactured with the intent of being worn for swimming may be worn in the pool.
- A non-swimmer who needs flotation devices should always be within arms' reach of a swimmer capable of keeping the non-swimmer afloat.
- "Breath Holding Games" are not permitted.
- Persons who are incontinent or not potty-trained must be in water-proof swim diapers while in the pool.
- Patrons should immediately report to a lifeguard any incident in which a person has urinated or defecated in or around the pool, so that all necessary steps are taken to cleanse the water.
- Children under the age of 10 must be accompanied by someone 18 years of age or older.
- Alcohol, tobacco, vape products and smoking are prohibited.
- Food and drinks are not permitted in areas designated for swimming and aquatic recreation. Food and drink are permitted in pool deck seating areas only. No glass containers.
- Running, pushing, wrestling, dunking, excessive splashing or causing undue disturbance is prohibited.
- Association and/or pool management reserve the right to remove a resident or guest from the facility if deemed necessary.
- All pool users must vacate the pool during breaks.
- Pool may be closed or its use limited at the discretion of Pool Manager due to weather, operational difficulties, or overcrowding. Lightening or thunder will result in pool immediately closing and remaining closed until 20 minutes after the last visual or audible evidence.

Association and pool management are not responsible for loss or damage to personal property.

<b>Policy Name</b>	<b>Approved/Finalized</b>	<b>Revised</b>
Swimming Pool Policies & Rules		January 27, 2021
Swimming Pool Policies & Rules		January 22, 2018
Swimming Pool Policies & Rules		January 25, 2016
Swimming Pool Policies & Rules		August 17, 2015
Swimming Pool Policies & Guidelines		June 2, 2014
Swimming Pool Policies & Guidelines		January 20, 2014
Swimming Pool Policies & Guidelines		March 25, 2010
Swimming Pool Policies & Guidelines	April 8, 2009	

[SIGNATURE PAGES FOLLOW]

CERTIFICATION

I hereby certify that, as President of the Sienna Plantation Community Association, Inc., the foregoing Policy was approved on the 27<sup>th</sup> day of January, 2021, at a meeting of the Board of Directors at which a quorum was present.

DATED, this the 27<sup>th</sup> day of January, 2021.

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

STATE OF TEXAS §  
COUNTY OF Fort Bend §  
§

BEFORE ME, on this day personally appeared Jimmie F. 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 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 27<sup>th</sup> day of January, 2021.



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

CERTIFICATION

I hereby certify that, as Secretary/Treasurer of the Sienna Plantation Residential Association, Inc., the foregoing Policy was approved on the 25<sup>th</sup> day of January, 2021, at a meeting of the Board of Directors at which a quorum was present.

DATED, this the 25<sup>th</sup> day of January, 2021.

  
\_\_\_\_\_  
Derek Goff, Secretary/Treasurer

STATE OF TEXAS                   §  
  §  
COUNTY OF FORT BEND       §

BEFORE ME, on this day personally appeared Derek Goff, the Secretary/Treasurer of the Sienna Plantation Residential Association, Inc., known by me to be the person whose name is subscribed to this instrument, and acknowledged to me that 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 25<sup>th</sup> day of January, 2021.



  
Notary Public – State of Texas

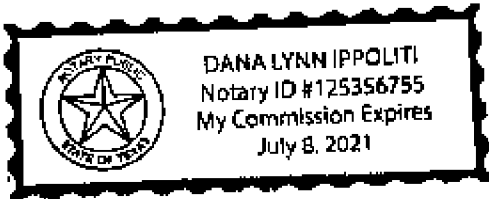
APPROVED, this the 27<sup>th</sup> day of January, 2021.

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 27<sup>th</sup> day of January, 2021, by Jimmie F. Jenkins the 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

After Recording Return To:  
Dana L. Ippoliti  
9600 Scanlan Trace  
Missouri City, TX, 77459