



VACANT LOT MAINTENANCE POLICY

**Sienna Community Association
Sienna Residential Association**

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

I. PURPOSE

This policy has been developed to assist all lot owners in complying with the deed restrictions.

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, the Townhome 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

All Vacant Lots shall be maintained as per the following specifications:

1. Front 30' of the lot has to be mowed and line trimmed.
2. Vacant lots adjacent to developed lots will be mowed a minimum of 5' from the developed lots.
3. Any debris including downed trees within 50' of the front and 20' from the side or rear have to be removed if there is an adjacent developed lot.
4. Any other trees or tree limbs potentially a safety issue (i.e. falling on neighbor's house or fence, or falling on someone walking by) have to be removed.

Policy Name	Approved/Finalized	Revised
Vacant Lot Maintenance Policy (combined)		May 10 and May 11, 2022
Vacant Lot Maintenance Policy (SCA)	April 20, 2015	
Vacant Lot Maintenance Policy (SRA)	June 28,2010	

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.

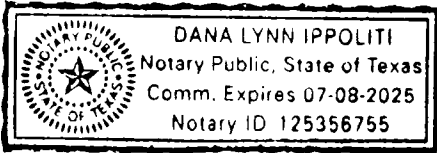
DATED, this the 11th day of May, 2022.

By: [Signature]
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

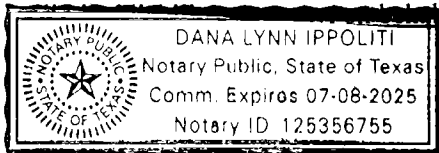
APPROVED, this the 11th day of May, 2022.

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

By: [Signature]
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 of Toll-GTIS Property Owner, LLC, a Texas Rep. of said company.



Dana Ippoliti
Notary Public – State of Texas

CERTIFICATION

SIENNA RESIDENTIAL ASSOCIATION

I hereby certify that, as Secretary of the Sienna Plantation Residential Association, Inc., a Texas non-profit corporation, the foregoing Policy was approved on the 10th day of May, 2022 at a meeting of the Board of Directors at which a quorum was present.

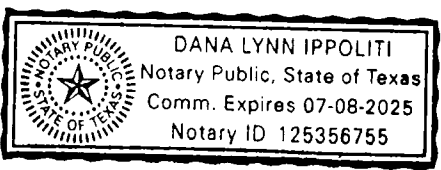
DATED, this the 10th day of May, 2022.

By: [Signature]
Print Name: Derek Goff
Title: Secretary

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

BEFORE ME, on this day personally appeared Derek Goff, the Secretary of Sienna Plantation Residential 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 10th day of May, 2022.



[Signature]
Notary Public – State of Texas

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