



VENDOR/CONCESSION SALES POLICY

**Sienna Community Association
Sienna Residential Association**

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

I. PURPOSE

The purpose of this policy is to outline the guidelines for vendor/concession sales at Association facilities and vendor/concession sales as a part of Association community events.

II. APPLICABILITY AND AUTHORITY

This Policy pertains to the following entities and encumbers that property restricted by the Covenant, 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, 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

Sienna's facilities, and events provide residents with places to connect to the natural environment and to enjoy spending time with family and friends in a wide variety of ways. The Guidelines below outline vendor/concession sales at Sienna's facilities.

Concessionaires, vendors, or individuals are not permitted to sell merchandise or services, promote the sale of merchandise or services, or operate a concession on the Association's property or common areas unless they meet one of the exceptions below and have been approved by the Association.

1. Community/Special Events

Vendors/concessionaires may sell or solicit products or services at Association facilities in partnership with an authorized Sienna community event, and only with prior approval of or by invitation from the Association. In such cases, the vendor/concessionaire is a component of the event and is required to abide by all event organizer rules and regulations. Vendor/concessionaire agreements are with the Association and may, dependent on the event, require a participation fee to be paid by the vendor. In all cases, special events are defined as those sponsored or hosted by the Association. The Association may charge a fee for vendors/concessionaires, or organizations that sell products at an Association-related community/special events. Vendors/individuals that set up on Association common areas for non-Association related events, may be asked to leave the premises by an Association staff member.

2. Permits

Approved vendors/concessionaires are responsible for obtaining and maintaining all necessary county and state permits. Issued permits must be clearly displayed at the event and no vendor/concessionaire will be allowed to stay onsite or participate in an event, even if pre-approved, without the appropriate permit (county, health, etc.).

3. Vendor/Concessionaire Requests, Agreements, and Approvals

Any proposals for providing vendor/concessionaire services for an Association community event or at a facility must be submitted to Sienna Associations, 9600 Scanlan Trace, Missouri City, TX 77459, Attention: Community Relations Manager. Proposal must include the vendor/concessionaire name, contact information including the mailing address, telephone number and email address, as well as a description of the services. Approved vendors/concessionaires must provide a completed W9 prior to submittal of any invoice and/or payment.

Exceptions to this policy/guideline require the authorization of the Associations' General Manager and/or Board of Directors.

Policy Name	Approved/Finalized	Revised
Vendor Concession Policy		May 10 & 11, 2022
Vendor Concession Policy	February 21, 2013	

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.

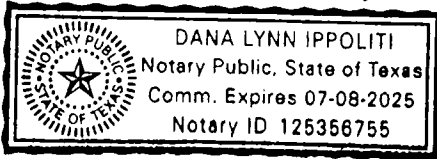
DATED, this the 11th day of May, 2022.

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.



[Signature]
Notary Public – State of Texas

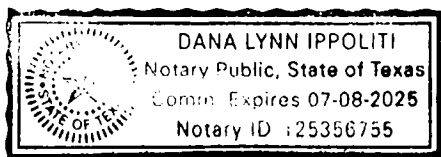
APPROVED, this the 11th day of May, 2022.

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 Rep. of Toll-GTIS Property Owner, LLC, a Texas limited liability company, on behalf of said company.



[Signature]
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.

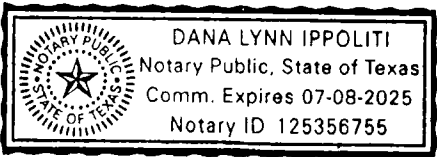
DATED, this the 10th day of May, 2022.

By: *Derek Goff*
 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.



Dana Ippoliti
 Notary Public – State of Texas

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