



DECORATIONS, SIGNAGE AND RELIGIOUS ITEMS POLICY

Sienna Community Association
Sienna Residential Association

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

I. PURPOSE

The purpose of this policy is to establish guidelines for the use and installation of decorations and signage. This policy also provides guidance on the display of religious items authorized by Texas Property Code Section 202.018 and to establish a process relating to the installation of religious items on Lots within Sienna (defined below).

II. APPLICABILITY AND AUTHORITY

This Policy applies to the following entities:

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.), filed 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 the Sienna Plantation Community Association, Inc.
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 (the “Declaration”), as same 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 the Sienna Plantation Residential Association, Inc.

Any reference in this Policy to “Board”, “Boards”, “Reviewer”, “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. Any reference in this Policy to “Common Area”, “Lot”, “Owner” or “Occupant” has the corresponding meaning ascribed to that term in the Declaration or Covenant, as applicable. Any reference in this Policy to “ARC” shall mean the committee or entity having architectural review authority as established in the Declaration or the Covenant, as applicable.

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 & PROCEDURES

A. DECORATIONS

Holiday Decorations

Decorations may be installed for the following holidays one month before the holiday occurs and must be removed within 5 days after the holiday:

- Valentine's Day
- St. Patrick's Day
- Fourth of July
- Halloween
- Thanksgiving
- Other observed holidays (Federal, State, local, religious)

Winter holiday decorations may be installed during the month of November, but must not be illuminated/inflated until after Thanksgiving day. Winter holiday decorations must be removed by the second Saturday in January.

During the above time periods, the Residence and/or Lot may be decorated in a reasonable fashion that celebrates the holiday. It is not necessary to get approval in advance. Outdoor music will not be permitted after 9:00 pm on Sundays through Thursdays and 10:00 pm on Fridays and Saturdays. Should a Residence and/or Lot be decorated before or after the holiday decorations schedule set forth above, or such decorations are determined to be unreasonable in the sole and absolute discretion of the Association, the Lot is considered to be in violation of these Guidelines, and the Owner may be subject to fines after notice, as may be required by law.

Special Occasion Decorations

Decorations for the following special occasions (as examples) may be installed for up to 1 week:

- Births
- Graduations
- Birthdays
- Weddings

During the above time periods, the Residence and/or Lot may be decorated in a reasonable fashion that celebrates the special occasion. It is not necessary to get approval in advance. Should a Residence and/or Lot be decorated before or after the special occasion decorations schedule set forth above, or such decorations are determined to be unreasonable in the sole and absolute discretion of the Association, the Lot is considered to be in violation of these Guidelines, and the Owner may be subject to fines after notice, as may be required by law.

Decorative Flags

Decorative Flags may be displayed on Lots under the following guidelines. For guidelines on the display of the American, Texas, and/or Armed Services Flags, please refer to the separate guidelines on Flags and Flagpoles (Non-Decorative).

1. Decorative Flags may include but are not limited to flags of a seasonal nature, holidays, sports teams, gardening, special occasions, or celebrations. The Reviewer has sole discretion to determine whether a flag constitutes a Decorative Flag. Decorative Flags displayed in accordance with these guidelines do not require approval by the Reviewer.
2. The maximum size of a Decorative Flag to be displayed on a pole mounted to a house is 3' x 5' and the maximum size of the pole attached to a house is 5'. The poles attached to the house must be a commercially made flagpole.
3. Decorative Flags may not be installed on free standing flag poles as permitted with American, Texas and Armed Services Flags.
4. The maximum number of pole mounted Decorative Flags on a Lot is 2 flags.
5. If the Lot has displayed a flagpole with the American, Texas, and/or Armed Services flags (permitted on one pole per the Flag and Flagpoles guideline), only 1 Decorative Flag is permitted.
6. Smaller flags placed on commercially made small flag holders may be displayed in landscape beds and are limited to 2 flags (in addition to two pole mounted flags). The maximum size of a flag in a landscape bed is 18" x 18" and the maximum height of flag holders in landscape beds is 3'.
7. Flag poles mounted on a house or in the landscape beds must be removed from view when no flag is displayed.
8. Flags mounted in a rear yard that are visible to public view are limited to the 2 pole mounted Decorative Flag limit per Lot (maximum of 2 pole mounted Decorative Flags in public view per Lot).
9. Decorative Flags may not be attached to a house or structure in any way other than on an appropriate pole mounted on a house or in a landscape bed.
10. Decorative Flags that contain profane, vulgar, or inappropriate language or graphics are not permitted, and this determination is based on the Reviewers sole discretion.

Other Decorations

Other than the Holiday and Special Occasion Decorations and Decorative Flag guidelines noted above, all other decorations will be considered on a case-by-case basis by the Association. No individual, group of individuals or organization shall be permitted to place or maintain any type of decoration on or in any Common Area without prior written consent of the Association. Commercial grade decorations are not allowed. Commercial-grade decorations are defined as those decorations that are not typical or consistent with a residential setting, as determined by the Association.

B. TEMPORARY SIGNAGE

For Sale or Lease Signs

For sale or lease signs shall be installed in accordance with the Declaration.

Political Signs

Pursuant to Texas law, political signs are approved as temporary signage on residential Homesites for all local, state, or federal election purposes, provided that they meet the following criteria:

1. Maximum sign size cannot exceed 4 feet by 6 feet
2. Signs must be ground-mounted. No sign can be mounted on any exterior part of the dwelling, garages, patios, fences or walls
3. Signs may be posted not more than 90 days prior to the election and must be removed within 10 days after the election

4. Signs may not contain roofing material, siding, paving materials, flora, one or more balloons or lights, or any other similar building, landscaping, or nonstandard decorative component
5. No sign can be attached in any way to plant material, a traffic control device, a light, a trailer, a vehicle, or any other existing structure or object
6. No sign may involve the painting of architectural surfaces
7. No sign may threaten the public health or safety or violate a law
8. No sign may contain language, graphics or any display that would be offensive to the ordinary person
9. No sign may be accompanied by music or other sounds or by streamers or is otherwise distracting to motorists
10. Political signs are prohibited on any Common Areas or facilities owned by the Association, including any public or private street right of way utility easements
11. Only one sign per candidate or ballot item shall be allowed

The Association may remove political signs that are in violation of any of the above criteria.

Garage Sale Signs

Garage sale signs are not permitted, unless sponsored by the Association and prior written approval is obtained from the Association. If a garage sale sign is displayed on an Owner's Lot or off the Owner's Lot (e.g., parkways boulevards, fences, right of way, Common Areas, streets and vehicles parked in streets with signs advertising the garage sale) without Association approval or sponsorship, the Owner may be subject to fine after notice, as may be required by law.

Any unauthorized signs in Common Areas will be removed as trash and disposed of accordingly.

C. OTHER SIGNAGE

Booster Signs

All booster signage is considered to have prior written approval by the Association, provided they meet the following criteria:

1. Maximum sign area cannot exceed 2'
2. A maximum of two signs per Lot are allowed

Should a booster sign be displayed in violation of the above, or should the Association determine that the display is unreasonable, the Lot is considered to be in violation of these Guidelines, and the Owner may be subject to fines after notice, as may be required by law.

Contractor Signs

Permanent or temporary contractor signage is prohibited, with the exception of home security monitoring systems. Home security monitoring system signage is considered to have prior written approval by the Association provided, however, that the Association reserves the right to determine if the number and size of security monitoring system signage is excessive and requires removal. It will be the Owner's responsibility to ensure that the contractors do not display signage on the property. In the event that a contractor sign is displayed, the Owner may be subject to a fine after notice, as may be required by law.

No Trespassing/No Soliciting Signs

"No Trespassing" signs are prohibited on all Lots.

One (1) sign displaying "No Soliciting" may be placed on or near the front door of a residence. Such sign shall be no more than 4" x 4" in size, and must be neutral in color, with black, brown, silver, bronze or copper colors being preferred. No Soliciting signs are considered to have prior written approval by the

Association provided, however, that the Association reserves the right to determine if the size or color of the signage is inappropriate and requires removal.

Beware of Dog Signs

“Beware of Dog” signs are permitted on Lots and are considered to have prior written approval by the Association, provided they meet the following criteria:

1. One sign per gate, to be placed on or near such gate
2. Size of sign shall not exceed 14” x 10” in size
3. Sign must read “Beware of Dog”; no pictures or other phrases are permitted on the sign without prior written approval by the Association

D. DISPLAY OF RELIGIOUS ITEMS

Owners and Occupants are generally permitted to display or affix one or more religious items on the Owner’s or Occupant’s Lot or dwelling, the display of which is motivated by the Owner’s or Occupant’s sincere religious belief.

ARC Application Required. Before a religious display contemplated by the Texas Property Code is displayed or affixed on an Owner’s or Occupant’s Lot or home, an ARC application must be submitted to the Association and approved in writing in accordance with the Declaration. The following information must be included with the application:

1. Type and description of the religious display; and
2. Site plan indicating the location of the proposed religious display with respect to any applicable building line, right-of-way, setback or easement on the Owner’s or Occupant’s Lot or home.

Notwithstanding the foregoing, one or more religious items displayed or affixed on the entry of an Owner’s or Occupant’s dwelling, not exceeding 25 square inches, shall not require ARC approval. All other religious displays shall require ARC approval as set forth above.

The display or affixing of a religious item on the Owner’s or Occupant’s Lot or dwelling is prohibited under the following circumstances:

1. The item threatens the public health or safety;
2. The item violates a law other than a law prohibiting the display of religious speech;
3. The item contains language, graphics or any display that is patently offensive to a passerby for reasons other than its religious content;
4. The item is installed on property:
 - i. owned or maintained by the Association, or
 - ii. owned in common by Members of the Association
5. The item violates any building line, right-of-way, setback or easement that applies to the religious item pursuant to a law or the Association’s dedicatory instruments; or
6. The item is attached to a traffic control device, street lamp, fire hydrant or utility sign, pole or fixture.

The display of a religious item that is not in compliance with this Policy will be considered a violation of the dedicatory instruments governing Sienna.

Policy Name	Approved/Finalized	Revised
Decorations, Signage and Religious Items Policy		August 1 and 3, 2023
Decorations, Signage and Religious Items Policy		July 26, 2021, July 28, 2021
Decorations, Signage and Religious Items Guidelines		July 23, 2018
Decorations, Signage and Religious Items Guidelines		March 21, 2016
Decorations, Signage and Religious Items Guidelines		March 17, 2014
Decorations, Temporary Signage and Religious Items Guidelines		October 22, 2012
Special Occasion Signage, Temporary Signage & Religious Items Guidelines		August 22, 2011
Holiday Decoration & Signage Guidelines		September 27, 2006
Holiday Decoration & Signage Guidelines	November 30, 2005	

[SIGNATURE PAGES FOLLOW]

CERTIFICATION

SIENNA COMMUNITY ASSOCIATION/TOLL-GTIS PROPERTY OWNER, LLC

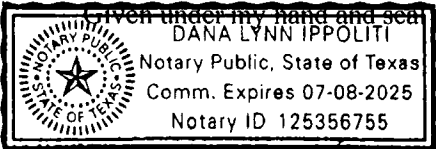
I hereby certify that, as President of the Sienna Plantation Community Association, Inc., the foregoing Decorations, Signage and Religious Items Policy was approved on the 3rd day of August, 2023, at a meeting of the Board of Directors at which a quorum was present.

DATED, this the 3rd day of August, 2023.

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., 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.



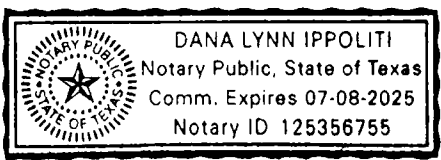
Given under my hand and seal this the 3rd day of August, 2023.
[Signature]
Notary Public – State of Texas

APPROVED, this the 3rd day of August, 2023.

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 3rd day of August, 2023, 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

I hereby certify that, as General Manager of the Sienna Plantation Residential Association, Inc., the foregoing Decorations, Signage and Religious Items Policy was approved on the 1st day of August, 2023, at a meeting of the Board of Directors at which a quorum was present.

DATED, this the 1st day of August, 2023.

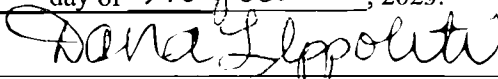


Derek Goff, Secretary

STATE OF TEXAS §
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COUNTY OF FORT BEND §

BEFORE ME, on this day personally appeared Derek Goff, Secretary 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 she 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 1st day of August, 2023.



Notary Public – State of Texas

After Recording, Return To:
Dana Ippoliti
Sienna Plantation Residential Association, Inc.
9600 Scanlan Trace
Missouri City, TX 77459

