



**NON-DISCRIMINATION AND ANTI-HARASSMENT POLICY**

**Sienna Residential Association  
Sienna Community Association**

STATE OF TEXAS           §  
  §  
COUNTY OF FORT BEND   §

**I.       PURPOSE**

The purpose of this Non-Discrimination and Anti-Harassment Policy (this “*Policy*”) is to document the Associations’ zero tolerance policy for harassment and discrimination within the property subject to the jurisdiction of Sienna Plantation Residential Association, Inc., sometimes doing business as Sienna Residential Association (the “*SRA*”), and within the property subject to the jurisdiction of Sienna Plantation Community Association, Inc., sometimes doing business as Sienna Community Association (the “*SCA*”).

**II.     APPLICABILITY**

This Policy pertains to the following entities restricted by the Declaration and the Covenant (defined below):

1.     Sienna Residential Association, 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 Number 2012014699 in the Official Public Records of Fort Bend County, Texas, as same has been or may be amended from time to time (the “*Declaration*”), which Declaration encumbers the Sienna Plantation subdivision and any other property which has been or may be subsequently annexed thereto and made subject to the authority of the SRA; and
  
2.     Sienna Community Association, as referenced in the Sienna Plantation Amended and Restated Master Covenant (Sienna Plantation Community Association, Inc.), recorded under Clerk’s File Number 2019035843 in the Official Public Records of Fort Bend County, Texas, as same has been or may be amended from time to time (the “*Covenant*”), which Covenant encumbers the property described on **Exhibit “A”** to the Covenant and any other property which has been or may subsequently be annexed thereto and made subject to the authority of the SCA.

Any reference in this Policy to “Board”, “Boards”, “Association”, “Associations”, or “Developers” applies to each of these entities as the context may require. Any reference in this Policy to “Sienna” means that property encumbered by the Declaration and the Covenant, as the context may require.

Each Board is authorized by its respective Dedicatory Instruments (as that term is defined in the Texas Property Code) to adopt policies and rules pertaining to the governance of the Association that it serves.

The Boards adopt this Non-Discrimination and Anti-Harassment Policy, which runs with the land and is binding on all Owners and lots within Sienna. This Policy is effective upon the recording of same. After the effective date, this Policy replaces any previously recorded or implemented charter or policy that addresses the subjects contained in this Policy.

Invalidation of any one or more of the covenants, restrictions, or provisions contained in this Policy will in no way affect the other covenants, restrictions, conditions, or provisions, which will remain in full force and effect.

### III. NON-DISCRIMINATION AND ANTI-HARASSMENT POLICY

A. **Definitions.** For purposes of this Policy, the following terms have the meanings set forth below:

1. “*Harassment*” means creating an intimidating, hostile or offensive environment by verbal, written, or physical conduct, to include but not limited to:
  - i. use of epithets or slurs;
  - ii. threatening, intimidating or hostile acts;
  - iii. physical violence or threats of violence;
  - iv. intimidation or coercion;
  - v. bullying or disparaging conduct; or
  - vi. offensive electronic communications, messages or posts.
2. “*Discrimination*” means Harassment based on race, color, religion, sex, national origin, disability, or familial status.
3. “*Common Area*” means any property owned in fee or held in easement, lease, or license by the Associations, together with the facilities and improvements thereon. The term “Common Area” includes all “Exclusive Common Area”, as that term is defined in the Declaration, and “Special Common Area”, as that term is defined in the Covenant, within Sienna.
4. “*Occupant*” means an Owner, resident, tenant, lessee, guest, or invitee of any lot within Sienna for any period of time.

5. “*Owner*” means a record Owner, whether one or more persons, of the fee simple title to a lot within Sienna, but excludes (i) the applicable Developer, (ii) any person or entity having an interest in a lot merely as security for the performance of an obligation, and (iii) any person or entity owning an interest in the mineral estate of a lot.

**B. Zero-Tolerance Policy.** The Associations have a zero-tolerance policy with respect to Discrimination and Harassment, whether occurring on a Common Area, or on a Lot when such Discrimination or Harassment is targeted towards the Owner or Occupant of another Lot, or towards management, the Boards, or an Association vendor. The Boards commit to the following in furtherance of this policy:

- a. The Associations’ officers, directors, committee members, and any agents of the Association, including but not limited to management, shall not discriminate in the provision of services, amenities, privileges, and other conditions to any Owner, Occupant, or guest on the basis of race, color, religion, sex, national origin, disability, or familial status.
- b. The Associations are committed to providing an inclusive and welcoming environment for all Owners, Occupants and guests. The Associations shall demonstrate inclusivity at its meetings, in its communications, in providing services and amenities, and at its community events and activities.
- c. The Associations shall respond to requests for reasonable modifications and reasonable accommodations in a prompt manner.

**C. Reporting Procedures.**

1. Law Enforcement. The reporting procedure under this Policy is not intended to replace reporting Harassment to law enforcement. The Association is not authorized to enforce criminal laws, nor is it able to detain persons or issue restraining orders. **IF YOU FEEL YOU HAVE BEEN A VICTIM OF A CRIME OR HAVE WITNESSED A CRIME, YOU SHOULD IMMEDIATELY CONTACT LAW ENFORCEMENT. IF YOU FEEL YOUR PHYSICAL SAFETY OR THAT OF ANOTHER PERSON IS AT RISK, YOU SHOULD IMMEDIATELY CONTACT LAW ENFORCEMENT. THE ASSOCIATION RESERVES THE RIGHT TO FORWARD A COMPLAINT TO LAW ENFORCEMENT AS IT DEEMS APPROPRIATE.**
2. Reporting Discrimination and Harassment to the Association.
  - a. Any Owner, Occupant, guest, or vendor who feels they have experienced Discrimination or Harassment by another Owner, Occupant, guest, vendor,

management, or the Association or may report the Discrimination or Harassment to management for investigation.

- b. The Association requires evidence before issuing a violation. Evidence may include:
  - i. written corroboration of the Discrimination or Harassment from a third-party, such as a person who does not live with and is not related to the complaining party;
  - ii. screenshots of discriminatory or harassing text messages, emails, or social media posts; or
  - iii. video footage of the alleged Discrimination or Harassment.

Whether evidence is sufficient to issue a violation shall be determined by the Board, in its sole and absolute discretion.

3. Enforcement. If the Board determines a violation of the Policy has occurred, enforcement will be in accordance with the Residential Dedicatory Instrument Enforcement, Board Hearing and Fine Policy (the "*Enforcement Policy*"). Discrimination and Harassment are incurable violations and subject to the fines for incurable violations as set forth in the Enforcement Policy.

Policy Name	Approved/Finalized	Revised
Non-Discrimination and Anti-Harassment Policy	October 23 and 24, 2023	

[SIGNATURE PAGES FOLLOW]

**CERTIFICATION**

I certify that, as Secretary of the Sienna Plantation Residential Association Inc., the foregoing Non-Discrimination and Anti-Harassment Policy was approved on the 24<sup>th</sup> day of October, 2023, at a meeting of the Board of Directors at which a quorum was present.

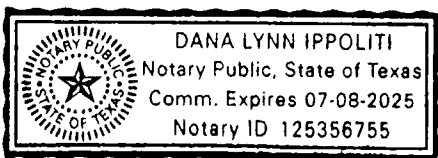
DATED, this the 24<sup>th</sup> day of October, 2023.

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 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 s/he executed the same for the purposes and in the capacity expressed in this Policy, and as the act and deed of said corporation.

Given under my hand and seal of office, this 24<sup>th</sup> day of October, 2023.



*Dana Ippoliti*  
Notary Public – State of Texas

**CERTIFICATION**

I certify that, as President of the Sienna Plantation Community Association, Inc., the foregoing Non-Discrimination and Anti-Harassment Policy was approved on the 23<sup>rd</sup> day of October, 2023, at a meeting of the Board of Directors at which a quorum was present.

DATED, this the 23<sup>rd</sup> day of October, 2023.

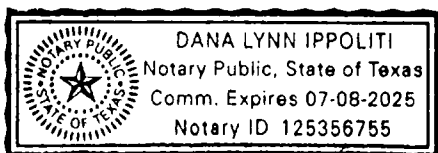
  
Jimmie F. Jenkins

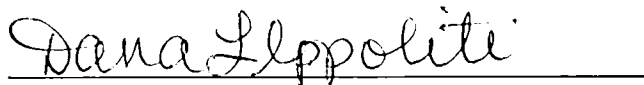
By: \_\_\_\_\_  
Print Name: Jimmie F. Jenkins  
Title: President

STATE OF TEXAS §  
COUNTY OF Fort Bend §

BEFORE ME, on this day personally appeared Jimmie F. Jenkins the President of 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 s/he executed the same for the purposes and in the capacity expressed in this Policy, and as the act and deed of said corporation.

Given under my hand and seal of office, this 23<sup>rd</sup> day of October, 2023.



  
Notary Public – State of Texas

APPROVAL BY TOLL-GTIS PROPERTY OWNER, LLC

APPROVED, this the 23<sup>rd</sup> day of October, 2023.

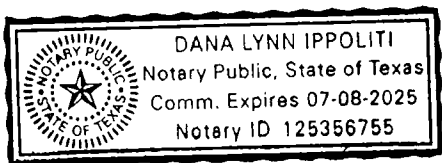
TOLL-GTIS PROPERTY OWNER, LLC, a Texas limited liability company

Jimmie F. Jenkins  
Jimmie F. Jenkins

By: \_\_\_\_\_  
Printed Name: Jimmie F. Jenkins  
Title: Authorized Representative

THE STATE OF TEXAS §  
  §  
COUNTY OF Fort Bend §

This instrument was acknowledged before me this 23<sup>rd</sup> day of October, 2023, by Jimmie F. Jenkins, 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 Ippoliti  
Sienna Associations  
9600 Scanlan Trace  
Missouri City, TX 77459