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# Property Modification and Maintenance Guidelines

Adopted October 2023 • Effective January 1, 2024  
*Unrecorded Replica of the Official Recorded Version of Guidelines*





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# SIENNA ASSOCIATIONS

## Property Modification and Maintenance Guidelines

Adopted October 2023 • Effective January 1, 2024

*This version of the Property Modification and Maintenance Guidelines is a replica of the official, recorded version of the Property Modification and Maintenance Guidelines, recorded under Clerk's File Number 2023120574 in the Official Public Records of Fort Bend County, Texas on 12/20/2023. The recorded version is also available on [www.siennanet.com](http://www.siennanet.com) in the Resource Center. This replica version provides convenient links in the Table of Contents to the desired page/subject matter.*

### POINTS OF CONTACT

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Missouri City, TX 77459  
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[www.siennanet.com](http://www.siennanet.com)

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[communitystandards@clubsienna.com](mailto:communitystandards@clubsienna.com)

Architectural Control Department (Modifications)  
[modifications@clubsienna.com](mailto:modifications@clubsienna.com)

Office Hours  
Monday - Friday  
8 am - 12 pm & 1 pm - 5 pm



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# General Information

## Objective

The objective of these Property Modification & Maintenance Guidelines ('Modification & Maintenance Guidelines' or 'Guidelines') is to provide a consistent set of property modification and exterior maintenance guidelines for use by owners of Sienna Associations, members of the Residential Review Committee (RRC), members of the Modification Sub-Committee (MSC), Staff, and the Boards in maintaining and enhancing the Sienna community.

## Authority and Applicability

The property encumbered by these Guidelines, formerly known as the Community Standards and Residential Review Committee Guidelines, is that property restricted by:

1. The Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Sienna (Sienna Plantation Residential Association, Inc.) recorded under Fort Bend County Clerk's File No. 2012104699, as same has been or 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 SRA; and
2. The Sienna Plantation Amended and Restated Master Covenant recorded under Fort Bend County Clerk's File No. 2019035843, as same has been or 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 SCA.

These Guidelines are adopted by the RRC pursuant to the authority granted to it by Article VII, Section 1(b), Article 6, Section 6.04(b) of the Master Covenant, and Section 2 of the Notice of Declarant Designee as Sienna Plantation Reviewer, recorded under Fort Bend County Clerk's File No. 2015009533.



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# General Information...CONT'D

Any reference in these Guidelines to 'Board', 'Boards', 'Association', 'Associations' applies to Sienna Residential Association (SRA) and Sienna Community Association (SCA), as the context may require. Any reference in these Guidelines to 'Sienna' means that property encumbered by the Declaration and the Master Covenant, as the context may require. References in these Guidelines to 'owners' and 'lots' have the meanings set forth in the Declaration and Master Covenant, as applicable. These Guidelines replace the previously titled Community Standards and Residential Review Committee Guidelines in their entirety.

These Guidelines are intended to serve as general guidelines for modifications and improvements related to lots and dwellings and have been adopted for the general purpose of establishing design guidelines and improvement criteria for making changes to the exterior of a Lot and Dwelling. This includes changes to the Lot or Dwelling that are subject to public view, and all improvements, modifications, and additions on the Lot and Dwelling (including front, side and back yard).

Establishment of consistent standards for design and improvement, as well as policies and procedures to implement such standards, is one of the most effective methods of establishing and maintaining the master plan concept and a community lifestyle environment. In order to accomplish these objectives, the MSC and, as needed, the RRC, reviews applications and design documents for all modifications, improvements, and additions, including landscaping. Pursuant to the authority granted to the RRC in the Declaration, the MSC was created to assist with the review of plans and specifications and to serve at the pleasure of the RRC. Each application is evaluated on its own merit, with reasonable flexibility for design functionality and creativity. It is the responsibility of each owner and occupant/tenant to act in accordance with these Guidelines and to maintain their lots in accordance with same. These Guidelines are presented as a minimum set of development guidelines and standards for Sienna. The intended use is to provide a framework to illustrate and define design objectives for a unified, harmonious setting for Sienna.

These Guidelines are supplemental to the Declaration, the Master Covenant, applicable plats, and other applicable dedicatory instruments, and are to be used for the review of architectural, Builder, developer or owner plans. Non-compliance with these Guidelines is grounds for disapproval of plans and further enforcement action by the Sienna Associations, if necessary.

Notwithstanding anything contained herein to the contrary, owners should note that the Supplemental Declaration or Development Area Declaration (as these terms are defined in the Declaration and Master Covenant) for each section of Sienna, as well as any applicable general or specific guidelines, may contain different or additional requirements.

In addition to Supplemental Declarations and other guidelines, this document also references the Residential Builder Guidelines which are located on [www.siennanet.com](http://www.siennanet.com).

Any reference made herein regarding SRA, SCA, RRC or MSC (Reviewer) approval refers to prior written approval.

All modifications and improvements related to lots and Dwellings are required to be submitted to the MSC for review prior to the inception of any construction, unless specifically provided otherwise in these Guidelines. The MSC, and the RRC when applicable, have the right, but not the obligation, to refuse to review a request for an improvement or modification, or to deny such a request, if the owner requesting same is not a Member in Good Standing.

## Interpretation

For purposes of these Guidelines, (a) 'include', 'includes', and 'including' are deemed to be followed by the words 'without limitation', (b) 'or' is not exclusive, (c) 'any' means 'any and all', and (d) 'may not' is a prohibition and does not mean 'might not' or its equivalents.

## Conflict

Unless otherwise specified in a dedicatory instrument governing Sienna, in the event of any conflict between a Sienna dedicatory instrument and these Guidelines, the more restrictive provision will control to the extent allowed by law.



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# Definitions & Interpretations

**Above Grade** - Extending above the surface of the ground (see also GRADE).

**Abut/Abutting** - Immediately next to and touching another surface or object.

**Accessory Building** - A structure that is separate and detached from the Dwelling. In this document Accessory Buildings are considered comparable to Outbuildings, and storage sheds. In this document Outbuildings are grouped with Accessory Buildings and include but are not limited to storage sheds, greenhouses, cabanas, and pool/bath houses.

**Addition** - Any structure which changes or affects the roofline of the Dwelling.

**Adjacent Property** - All property, to include open space, which immediately borders or has a direct view of a property.

**Amenity Lot** - A lot that is immediately adjacent to the golf course, lake, certain common areas (special amenities); amenity lots have special/certain guidelines and restrictions that will apply.

**Arbor** - A vertical, decorative latticework structure for supporting plantings. It typically has two sides and a top and allows passage of an individual through it.

**Attached** - Immediately next and fastened to another surface or object.

**Board or Boards** - refers to either or both Boards of Directors of SRA and SCA, as applicable.

**Builder** - Refers to the original builder of a Dwelling.

**Color Scheme Compatibility** - Visual harmony among all the colors of a structure or object. The harmony derives from shade, hue, and brightness.

**Compatibility** - The ability of different components to be complementary, in agreement with each other, and work well together. The concept applies to color, material, style, dimension, architecture, and appearance.

**Declarant** - Refers to the term Developer.

**Declaration** - Means the Second Amended and Restated Declaration of Covenants, Conditions and Restrictions (Sienna Plantation Residential Association, Inc.), recorded under Fort Bend County Clerk's File No. 2012104699, as same has been or may be amended from time to time.

**Dimensioned Plans** - Plans that include all measurement details (depth, height, and width) related to the proposed modification or enhancement. Plans must also detail distance from Dwelling, fencing, and property line.

**Dwelling** - Means 'Dwelling' as defined in the Declaration and 'single-family residences' as referred to in the Covenant.

**Earth Tone** - Brown, tan, sand, hunter (dark) green, medium to dark gray, and terracotta/orange. Does not include blue or yellow.

**Easement** - The grant of a nonpossessory property interest that provides the easement holder permission to use another person's land; examples in the community include utility easements; easements are reflected in the property deed, survey, and plat; per these Guidelines, construction of any items within an easement or setback requires the review and approval of the Utility District or relevant utility company prior to application submittal; any items built in an easement or set back are subject to the removal by the utility company.

**Elevation** - Referring to the Dwelling's exterior design (front, back, and side) from the ground level up to the top of the Dwelling; a drawing which portrays the individual sides of a Dwelling (front, rear, side).



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# Definitions & Interpretations...CONT'D

**Freestanding** - Refers to a structure that is not supported by anything other than itself; one that has no structure adjacent to it or adjoining it.

**French Door** - A full length exterior door consisting of a frame and full-length light with mullions.

**Front Elevation** - A drawing of the front of a Dwelling that represents the view as seen from directly in front of the Dwelling.

**Front Yard** - A yard extending across the full width of the Lot and lying between the front Lot line and the Dwelling.

**Gable** - The triangular portion of the end of a Dwelling formed by the slope of the roof and a ridge line.

**Gable Vent** - A vent located in the gable of a Dwelling.

**Golf Course Lot** - Any Lot adjacent to or abutting a golf course.

**Grade** - (1) The ground level around a building; (2) The top surface of undisturbed soil; (3) The degree of rise or descent of a sloping surface; (4) The quality of material or item (e.g., low-grade).

**Gutter** - The trough that serves as the water removal component of roofing, mounted along the lowest edges of a roof.

**Improvements** - Include construction, grading and site changes proposed on a Lot.

**Integral** - Immediately next to and sharing material with another surface or object.

**Landscape Screening** - Landscaping that is primarily used to screen an area for privacy, to block an objectionable view, or to serve as a natural boundary or border.

**Massing** - A term in architecture which refers to the perception of the general shape and form as well as size of a building.

**Master Covenant** - Sienna Plantation Amended and Restated Master Covenant recorded under Fort Bend County Clerk's File No. 2019035843, as same may have been or may be amended from time to time.

FRONT ELEVATION OF DWELLING





# Definitions & Interpretations...CONT'D

**Member in Good Standing** - has the meaning set forth in the Eighth Amended and Restated Bylaws of the Sienna Plantation Residential Association, Inc., recorded under Fort Bend County Clerk's File No. 2022075321 and the Bylaws of Sienna Plantation Community Association Inc., recorded under Fort Bend County Clerk's File No. 2015009777, as each has been or may be amended from time to time.

**MSC** - Modifications Sub-Committee, as set forth in the Declaration.

**Mullion** - A vertical wood, simulated wood, or metal strip that divides a window into two or more panes.

**Muted Colors** - Not bright; subdued; softened.

**Neutral colors** - Include hues like beige, black, gray, ivory, taupe and white. Neutral usually means without color.

**On-Grade** - Even with the surface of the ground. See also Grade.

**Outbuilding** - A structure that is separate and detached from the Dwelling. In this document Outbuildings are grouped with Accessory Buildings and include but are not limited to storage sheds, greenhouses, cabanas, and pool/bath houses.

**Parallel** - Be side by side with (something extending in a line), always keeping the same distance.

**Pergola** - A structure consisting of parallel colonnades supporting an open roof of girders and cross rafters.

**Permanent** - Lasting or intended to last or remain unchanged indefinitely.

**Plan** - A drawing of an object or collection of objects that represents the view as seen from directly above the object(s).

**Plat** - A legal scale drawing representing a piece of land that constitutes a property Lot. This is contained in the owner's property settlement (closing) papers. Also called Site Plan or Plot Plan.

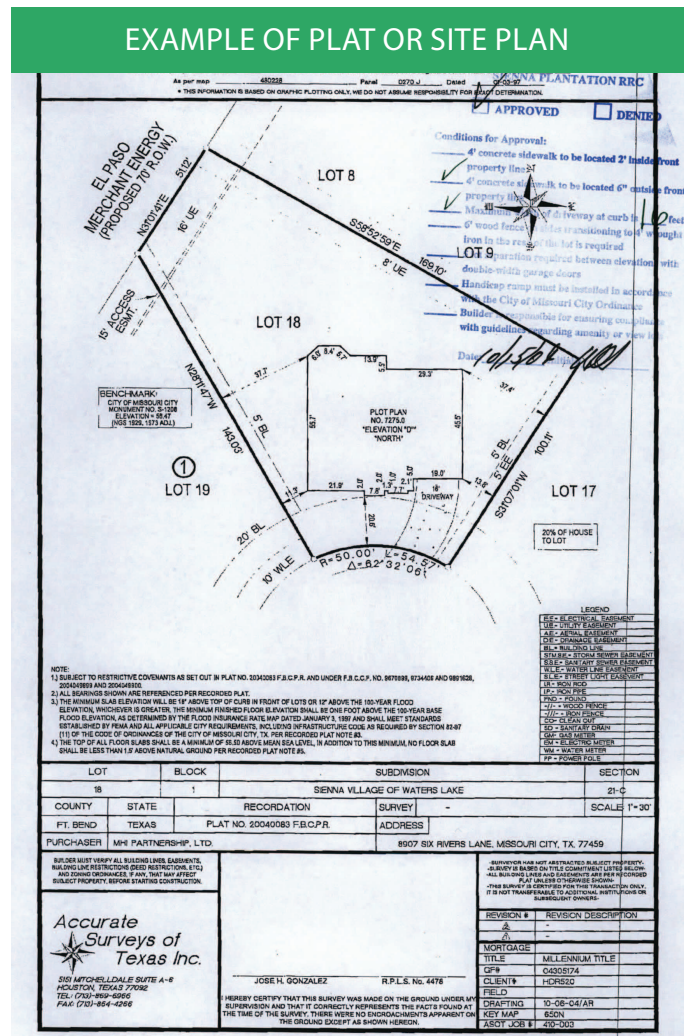
**Professional Drawing** - a technical drawing, diagram, schematic or detailed plan used to design, construct, or create a project or structure with clearly marked dimensions and placement on site.

**Rear Yard** - A yard extending across the width of the Lot and lying between the rear Lot line and the Dwelling.

**Rear Side Yard** - The portion of a yard extending across the width of the Lot and lying between the rear Lot line and a line along the rear of the principal building that is not part of the rear yard.

**Reviewer** - Per the SRA Declaration, Article VII. Section 1. The RRC, Guidelines, and the Role of MSC and Board, and the SCA Amended and Restated Notice of Declarant Designee as Sienna Plantation Reviewer, for this document, the Reviewer represents the RRC, MSC, and Staff.

**Roof Pitch** - Describes how many feet the roof rises for every 12 feet in depth, usually described as a ratio (i.e., 5/12 = 5 feet of vertical rise per 12 feet of horizontal distance). The slope or angle of a roof.



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# Definitions & Interpretations...CONT'D

**Roof Ridge Vent** - An opening along the topmost peak of a roof, used for ventilation purposes.

**RRC** - Residential Review Committee, as set forth in the Declaration.

**Screening** - To block an objectionable view of an object or structure with landscape material or fencing (see also Landscape Screening).

**Setback** - The distance (measured in feet) a Dwelling must be from the front, side, and rear property line, also see Easement. Setbacks are also relevant to front yards, rear yards, side yards and property lines.

**Side Elevation** - A drawing of an object or collection of objects that represents the view as seen from one side directly adjacent to the object(s).

**Side Yard** - The yard from the edge of the Dwelling to the side Lot line between the front yard and rear yard.

**Sienna** - Refers to that property encumbered by the Declaration and the Covenant.

**Sienna Associations** - Sienna Plantation Residential Association, Inc. and Sienna Plantation Community Association, Inc., as further defined in the Declaration and Covenant.

**Site Plan** - A surveyor's plat of the property showing manmade objects. A site plan is a scale drawing of the Lot (site) that shows exact dimensions of the property, adjacent properties, if applicable, and all proposed improvements on the site described in the application. (A site plan is required as part of most applications, and contour lines are required where drainage is a consideration.)

**Sketch** - A simple rough drawing or design done rapidly and without much detail. A sketch is inadequate for submission with an application.

**SCA** - Sienna Community Association (or Sienna Plantation Community Association, Inc.), as further defined in the Master Covenant.

**SRA** - Sienna Residential Association (or Sienna Plantation Residential Association, Inc.), as further defined in the Declaration.

**Staff** - An employee of Sienna Associations.

**Street Trees** - The trees which are located between the sidewalk and back of curb.

**Swale** - Hollow depression in the grade of a Lot's surface; may result in water collection.

**Swimming Pool Enclosure** - A fence that: (1) surrounds a water feature, including a swimming pool or spa located on a lot within Sienna; (2) consists of transparent mesh or clear panels set in metal frames; (3) is not more than 6 feet in height; and (4) is designed to not be climbable.

**Trellis** - A structure of thin strips of wood crossing each other in an open pattern of squares, diamonds, etc., on which vines or other creeping plants grow.

**Trim** - Ornamental finishing pieces on a building, such as the framing or edging of openings and other features on the face of a Dwelling.

**Workmanlike Manner** - A construction industry term referring to the desired and acceptable standard of quality of work and materials on a project.



# Applications & Review Procedures

Application and review procedures are detailed below. If you are unsure if approval is required, please contact the Sienna Associations.

**Written approval must be received prior to the commencement (installation or construction) of an exterior modification (front, side and/or rear of Lot) which requires approval. A monetary penalty (fine) can be imposed for not following what was approved on the application approval or for starting construction prior to/without written approval.**

Obtaining a Permit from Fort Bend County or City of Missouri City (if applicable) does not constitute approval of the project by the Reviewer. Owners are responsible for ensuring that all changes to a lot or improvement located thereon must also comply with applicable Fort Bend County and City of Missouri City (if applicable) ordinances and building codes and state law.

## Applications Submittal

Owners considering modifications or improvements to their property must submit an online Modification/Improvement Application for approval and receive a written response from the Reviewer prior to initiating work on all planned modifications or improvements. Property modifications that are done without approval or not done per the approved application will be subject to fines per the *Residential Dedicatory Instrument, Board Hearing, and Fine Policy*.

Applications must be fully complete with all required documentation and applicable fees paid in order to commence the review process. Incomplete applications will be returned to the applicant as a denial with a list of outstanding required information which must be remedied in order to be considered for review.

All applications are required to be submitted online at [www.siennanet.com](http://www.siennanet.com). Fees for modifications and improvements are also paid through the online submittal process. If you do not have access to a computer to submit online, you may visit the Sienna Associations Office lobby at 9600 Scanlan Trace during business hours (refer to page 2) to utilize the computer kiosk to submit your application.

**CURRENT SUBMITTAL DEPOSIT & FEE INFORMATION IS AVAILABLE ON [WWW.SIENNANET.COM](http://WWW.SIENNANET.COM) - CLICK ON MODIFICATION MENU.**

## Major Projects Requiring Application Fee &/or Deposit

Upon submittal of a major project such as but not limited to the projects below, Owner must submit a deposit. Please refer to [www.siennanet.com](http://www.siennanet.com) for deposits and fees. Deposit amount is based on type of lot and an additional deposit may be required for projects that are adjacent to Sienna Associations' property and require access to common area:

Addition or Extension to Dwelling	⇒	Application Fee & Deposit
Patio Covers/Shade Structures	⇒	Application Fee (only if attached to Dwelling)
Sport Courts/Recreational Athletic Structures	⇒	Application Fee & Deposit
Swimming Pools	⇒	Application Fee & Deposit

**Visit [www.siennanet.com/Modification](http://www.siennanet.com/Modification) for the current deposit and fee amounts.**

*Note - the above type of projects are subject to change so please verify on the website.*

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# Applications & Review Procedures...CONT'D

## AMENITY LOT DEPOSITS

Projects that are located on an Amenity Lot or on a Lot adjacent to a Sienna Associations-owned reserve or land owned by another entity (i.e., MUD, LID, etc.) must pay an Amenity Lot deposit ranging between \$1,000-\$2,000. Separate entities such as the MUD or LID may also require an additional deposit to be paid to that entity for any access.

## Application Submission Requirements

1. Completed online application (every section must be answered in order to be accepted). Please note the name on the submittal/application must include the owner's name (per the way it is stated on the property deed)
2. Detailed description of proposed modification/improvement with the appropriate box checked for desired project
3. Materials for the proposed modification/improvement - such as lumber, brick, stone, fence type, shingle, paint color (exterior), paint trim color
4. Description of the type, color, and manufacturer (if applicable) to the materials listed. If you are painting or staining, you must provide the specific paint color and brand/manufacturer. Please give particular consideration to the aesthetics of the Dwelling when selecting a paint color
5. Copy of your property Site Survey/Plot Plan showing the exact location and dimensions of the proposed modification or improvement drawn on the plat with the distance from the lot lines clearly defined
6. Color, quality photos of the area proposed for the modification/improvement, along with a wide shot of the property (**showing the full area within the fence of the backyard or of the front yard**); if possible, please show the location of the modification/improvement on the photo
7. Copy or photo of the project or item. Brochures, manufacturers 'cut sheets' or catalog photos are also helpful
8. For room additions or attached patio covers - professional or detailed design/architectural style drawings/plans to scale showing the existing Dwelling and the proposed alteration/modification/addition; this includes professional elevation/construction drawings for these type projects with all dimensions - height, length, width, roof pitch, as applicable
9. For major landscape changes - indicate the proposed type and location of proposed landscape material including detail on landscape borders or retaining walls

## Application Deadline

The MSC meetings are scheduled for the 3rd Wednesday of each month. Applications (including all documentation & fees) **must be submitted online at [www.siennanet.com](http://www.siennanet.com) by 3:00 p.m. the 2nd Wednesday each month** (one week prior to the MSC meeting).

Applications received after the deadline will not be reviewed until the subsequent MSC meeting.

**ALL SUBMISSION REQUIREMENTS MUST BE FULLY COMPLETED FOR A SUBMITTAL TO BE REVIEWED**



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# Applications & Review Procedures...CONT'D

## Application Review

Your application will be initially reviewed by Staff to verify that all required documentation is provided, and any applicable fee and deposit are paid.

Once the project has been reviewed by Staff to verify all requirements are met, the application will be presented to the Reviewer for review.

## Application Expiration

If approved modifications have not begun within one year after approval, the application is considered expired, and the modification must be resubmitted for approval.

## Application Notifications

Applications require the owner's email address and notifications of approvals or denials will be delivered to the owner by an email from the Reviewer. When you submit your application, please verify that you have allowed emails from the Sienna Associations (i.e. [modifications@clubsienna.com](mailto:modifications@clubsienna.com)) so they do not get caught in your spam filter - you may verify the email address with Staff.

Approvals or denials are typically emailed within 48 hours after the MSC monthly meeting. Be sure to check your spam filter if you are awaiting an email and have not received it after 48 hours.

Notification of application approval constitutes an agreement by the owner/applicant not to deviate from the approved plan unless such proposed deviation has been submitted and has been subsequently approved in writing by the Reviewer.

Approvals for projects do not bind the Sienna Associations to contractual arrangements or workmanship defects between an owner and a contractor(s).

## Site Visit for Major Projects & Deposit Return Requirements

Major projects requiring an application fee and deposit will require a site visit by Staff to verify the project was completed per the approved application and in compliance with the approved plans.

Upon completion of the project, owners must complete and submit a Completed Modification Form (available on [www.siennanet.com](http://www.siennanet.com)) and Staff will visit the property to verify it was completed per approved plans.

Following this site review, Staff will then process a request for the deposit refund. If there have been damages to Sienna Associations' property or adjacent common areas, all or a portion of this deposit may be withheld for expenses to repair the adjacent common area. If expenses to repair the adjacent common area exceed the deposit, the Association will send an invoice the owner for the repair expenses. All refunds will be issued in the form of a check from the Sienna Associations. Refunds may take up to 14-21 business days to be processed and are mailed to the owner. Deposits will only be refunded to the owner after verification that the project was completed per the approved application.

**IMPORTANT - Failure to request this site visit for the completed modification/improvement within six (6) months of completion and approval will result in a forfeiture of the deposit.** Any project extension requests must be submitted in writing.

Projects that have deviated from the approval application, are incomplete, or have been modified without approval will result in a written notification to the owner about the alleged violation and the notification will provide a time frame to submit an amended application or to rectify the deviance from the approval. If the project is not brought into compliance per the approved application, the owner's deposit may be forfeited, and fines may also be imposed.

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# Applications & Review Procedures...CONT'D

## Modifications to Approved Applications

If an owner desires to make changes to the approved application/project during or after installation/construction, the owner must contact the Reviewer in order to determine whether the proposed changes require a modified application and approval prior to making the modification.

The project and construction are to be completed only as approved or as approved with modifications by the Reviewer.

## Appeals for Application Denials

Per the Sienna Associations' governing documents, during the development period (the period of time in which the Sienna Associations is still under the Developer's control/not a full owner/elected Board), a denial by the Reviewer may be appealed to the RRC. The RRC has the right to review any action or non-action taken by the MSC. Refer to the Residential Dedicatory Instrument Enforcement Board Hearing and Fine Policy for details on the Association's appeal process.



# Additions or Extensions to Dwelling

## APPROVAL IS REQUIRED FOR ALL DWELLING ADDITIONS AND EXTENSIONS

**DEPOSIT & APPLICATION FEE REQUIRED:**  
ADDITIONS & EXTENSIONS REQUIRE AN APPLICATION DEPOSIT - PLEASE REFER TO THE INFORMATION ON PROJECTS REQUIRING DEPOSITS LOCATED ON PAGE 11 OF THESE GUIDELINES FOR DEPOSIT AND FEE INFORMATION.

NOTE: Some neighborhoods/sections have supplemental guidelines which address this subject. Please refer to these supplemental guidelines for your neighborhood/section

## SPECIFIC GUIDELINES

Dwelling additions or extensions must be constructed of the same materials as the existing structure and must be designed so as to look original to the Dwelling. **Submitted plans must be a Professional Drawing (see Definitions) or an architectural drawing - plans must be clear, accurate and must be of professional quality. An architectural drawing of the extension or addition plan that is stamped by a licensed architect is encouraged.** Dimensioned design plans with front, rear and side elevations, as well as a roof plan must be included with application. Any additions or extensions of Dwelling must follow the minimum criteria:

1. Maximum Building Height - The maximum permissible building height for Dwellings in Sienna is 35'.
2. Every Addition or Extension must correspond in style and architecture with the Dwelling to which it is appurtenant. All elevation treatments such as entrances, windows, roof-lines, siding elevation (i.e., horizontal vs vertical), etc., must follow the common architectural design of the existing Dwelling as nearly as possible.
3. Roof material on the Addition or Extension must match the existing roof of the Dwelling.

4. All Extensions added to Dwellings and garages facing a public view corridor (e.g., lakes, parks, roads, etc.) may be required to have 100% brick or other masonry material on all exterior walls in order to follow the common architectural design of the existing Dwelling. Materials and colors must match existing materials and colors. If the Extension or Addition includes brick material, brick color and style must match. If the exact matching brick is no longer available, the application must state this and how the proposed project will address the brick difference - in some situations, a transition section in between the current Dwelling and the proposed section may be considered to help reduce the differentiation of the brick color. Refer to the Guidelines section on EXTERIOR MATERIALS, COLOR AND FINISHES for additional information on materials, color, and finishes.
5. Rear exterior extensions must follow the same design as existing materials.
6. Extensions which overhang or cantilever from the second floor of a Dwelling (e.g., decks, balconies, canopies, etc.) may not extend a distance greater than 3' from the front elevation or 4' from the rear elevation and must be located within the building setback requirements. Balconies are not permitted on facades that face adjoining residential properties.
7. Ornamental iron may be used on balconies, if appropriate with the architectural style of the Dwelling.

## MAINTENANCE REQUIREMENTS

Dwelling Extensions and Additions must be maintained in the same, acceptable condition as the original Dwelling and must comply with all existing guidelines and restrictions.

# Address Treatments

**APPROVAL IS REQUIRED FOR ANY CHANGE IN SIZE, STYLE AND COLOR AS ORIGINALLY APPROVED OR PREVIOUSLY APPROVED BY THE REVIEWER**

No approval is required if replaced with same size, style and color as originally installed by Builder or as approved previously by the Reviewer.

## SPECIFIC GUIDELINES

All properties must have a visible address treatment/sign/plaque. Painting address numbers on street curbs must follow same criteria as City of Missouri City guidelines (ex. black numbers on white background). Other type address treatments such as those attached to ornamental light fixtures or small landscape bed fixtures are acceptable.

**No graphics are permitted on street curb addresses (i.e., college logos, Texas flag, etc.).**

## MAINTENANCE REQUIREMENTS

All components of Dwelling numbers or address signs must be maintained in good condition.

APPROVABLE CURB MARKING



APROVED ADDRESS TREATMENT





# Basketball Goals

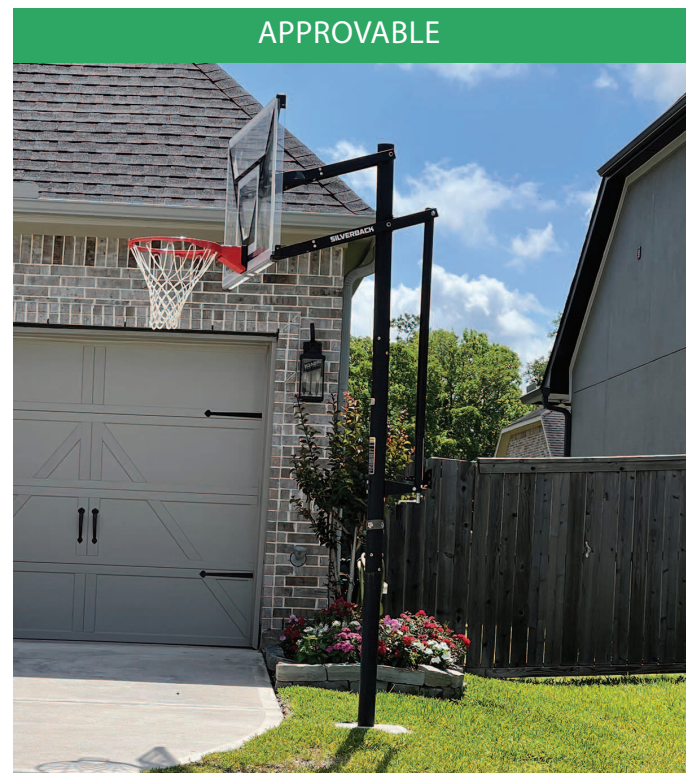
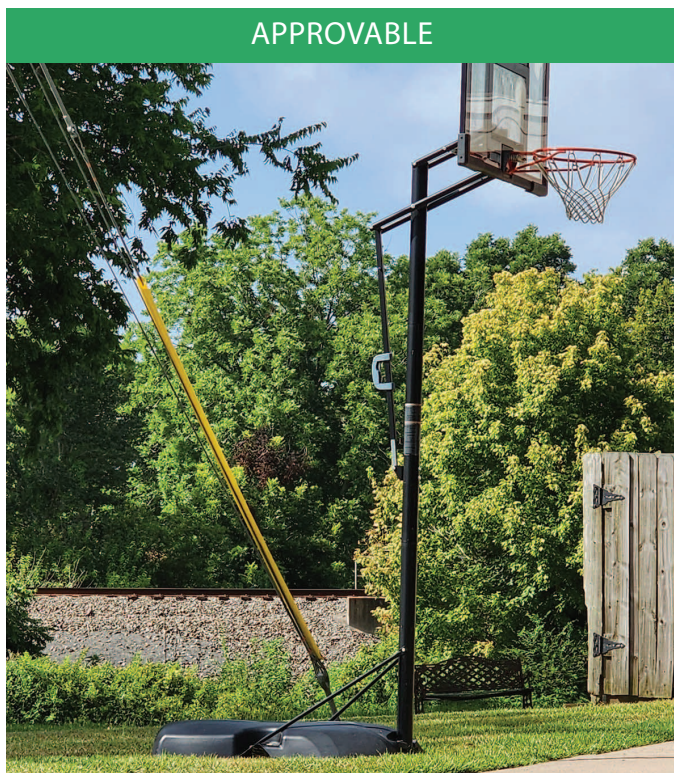
\*see separate section on SPORT COURTS

## APPROVAL IS REQUIRED FOR ALL BASKETBALL GOALS

### SPECIFIC GUIDELINES

1. Permanent basketball goals must be installed/mounted either centered on the garage or on a free standing pole. For free standing pole placement, for a majority of properties, the preferred location is to be on the exterior side of the driveway. No basketball goal, net or backboard may be kept, placed, or mounted to any fence. Every effort must be made to position the goal in a location which is least visible from public view and has the least effect on surrounding neighbors.
2. Basketball goals must be installed on commercially sized, professionally finished backboards. Backboards must be constructed of heavy-gauge fiberglass, aluminum, or Plexiglas and must be white, clear, or black. Goals and backboards may not be illuminated. Additional lights for the basketball goal are not permitted.
3. Support brackets for roof-mounted goals must be black, dark gray, dark green, or bronze. Poles for free-standing goals must be manufactured out of galvanized steel and must also be black, dark grey, dark green or bronze.

4. Regulation and commercially purchased portable/movable goals may be considered on a case-by-case basis subject to the proposed placement of the goal in relation to driveway, lot, and adjacent Dwellings. **Objects such as sandbags or bricks may not be placed on top of goal base to stabilize (fill base or stabilize only per manufacturer's recommended method).** Goals may not be stored on front side of property when not in use (laying on side).
5. Basketball goals are prohibited from being placed, even on a temporary basis, at a location where play will take place in a street, cul-de-sac or block the sidewalk.
6. Application must include a photo/picture of the goal, a photo of the proposed location including the driveway and front yard, overall height of the goal, a plot plan/property survey showing goal placement and include measurements from the back of the goal to the property line on the plot plan/property survey.

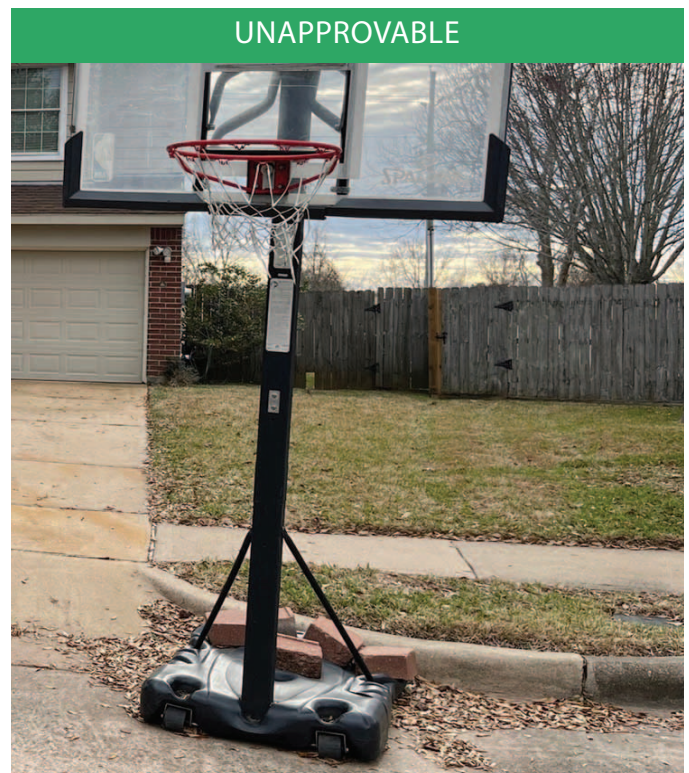


# Basketball Goals...CONT'D

## MAINTENANCE REQUIREMENTS

All basketball goals must be maintained in such a manner as to not detract from the neighborhood. Maintenance includes the following:

- Replacement of torn or missing nets
- Repair or repainting of bent or damaged supports, poles, or rims
- Replacement or repainting of worn, faded or discolored backboards
- Repair or replacement of the structure or other improvements near to where goal and backboard unit are mounted (e.g., garage roof, doors, gutters, etc.)





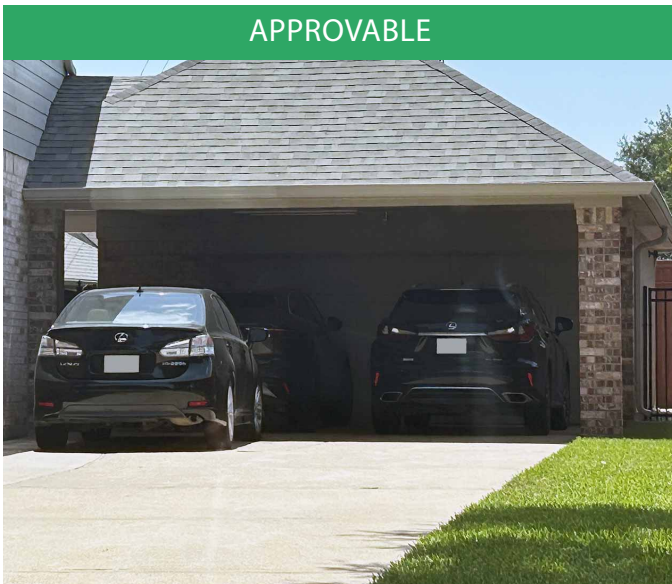
# Carports/Porte-Cocheres

## APPROVAL IS REQUIRED FOR ALL CARPORTS/ PORTE-COCHERES

Free standing carports are not permitted. Carports/Porte-cocheres may be submitted for review as long as the proposed carport/porte-cochere is attached to the existing garage, it is constructed with the same materials as the existing garage and roof line, and it must not encroach the front Dwelling setback line.

## MAINTENANCE REQUIREMENTS

Carports/Porte-cocheres must be maintained in the same, acceptable condition as the original Dwelling and must comply with all existing guidelines and restrictions.





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# Decorations (Holidays/Special Occasions/Decorative Flags)

**NO APPROVAL IS REQUIRED FOR DECORATIONS THAT ADHERE TO THE FOLLOWING GUIDELINES.**

## SPECIFIC GUIDELINES

### 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 Dwelling and/or Lot may be decorated in a reasonable fashion that celebrates the holiday. It is not necessary to get Reviewer approval for display of decorations in accordance with this provision. Outdoor music will not be permitted after 9:00 pm on Sundays through Thursdays and 10:00 pm on Fridays and Saturdays. Should a Dwelling 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 applicable Board, 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 Dwelling and/or Lot may be decorated in a reasonable fashion that celebrates the special occasion. It is not necessary to get Reviewer approval for display of decorations in accordance with this provision. Should a Dwelling 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 pursuant to the following parameters. For guidelines on the display of the American, Texas, and/or Armed Services Flags, please refer to the policy section titled 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 such as those listed in the previous section. 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 ARC.
2. The maximum size of a Decorative Flag to be displayed on a pole mounted to a house (referred to herein as 'pole mounted flags') is 3' tall x 5' wide and the maximum size of the pole attached to a house is 5' long. The poles attached to the house must be a commercially made flagpole.
3. Decorative Flags may not be installed on freestanding flag poles as permitted with American, Texas, and Armed Services Flags, and references in this section to pole mounted flags have the meaning set forth in Section 2, above.
4. The maximum number of pole mounted Decorative Flags on a Lot is 2 flags.
5. If an American, Texas, or Armed Services flag is displayed on a Lot, only 1 Decorative Flag is permitted.
6. Small flags placed on commercially made small flag holders ('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" wide x 18" tall and the maximum height of small flag holders in landscape beds is 3'.
7. Flag poles mounted on a house and small flag holders 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 flag limit (Decorative Flags) per Lot (maximum of 2 pole mounted flags [Decorative Flags] in public view per Lot).

# Decorations (Holidays/Special Occasions/Decorative Flags)...CONT'D

## Special Occasion Decorations (cont'd)

- 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.
- Decorative Flags that contain profane, vulgar, or inappropriate language or graphics are not permitted, and this determination is based on the discretion of the Reviewer and applicable Board.

## 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 is permitted to place or maintain any type of decoration on or in any common area without prior written consent of the applicable 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 applicable Association.

## MAINTENANCE REQUIREMENTS

All components of decorations must be maintained in good condition.

APPROVABLE MOUNTED DECORATIVE FLAG



APPROVABLE SPECIAL OCCASION DECOR





# Doors

## APPROVAL IS REQUIRED FOR ALL CHANGES TO FRONT DOORS AND GARAGE DOORS

### SPECIFIC GUIDELINES

#### Front Doors

1. Front entries must incorporate solid core doors not less than 6' 8" in height. Clear leaded glass or eight panels distinguished by mullions are recommended. The use of double entry doors, enhanced by side and or top window panels is encouraged.
2. Re-painting or re-staining of front doors with the same color or stain does not require Reviewer approval.
3. Painting of front doors in a different color than the Builder installed door(s) or previously Reviewer approved door color must be approved by the Reviewer.

Supplemental guidelines for front doors have been adopted by some neighborhoods/sections. Reference should be made to verify any supplemental requirements that may apply.

#### Storm Doors

The addition of storm door(s) or changes to previously approved front entry storm doors must be approved by the Reviewer.

Storm doors must have a full glass view and the door frame/trim must match the color of the door they enclose or that of its immediate surrounding approved trim color.

The addition of storm doors on back doors that are not visible to the public does not require approval.

#### Garage Doors - see section on Garage/Garage Doors

## MAINTENANCE REQUIREMENTS FOR ALL DOORS

All doors must be maintained in good condition including weathering, structure, paint, etc.

APPROVED FRONT DOOR



APPROVED STORM DOOR



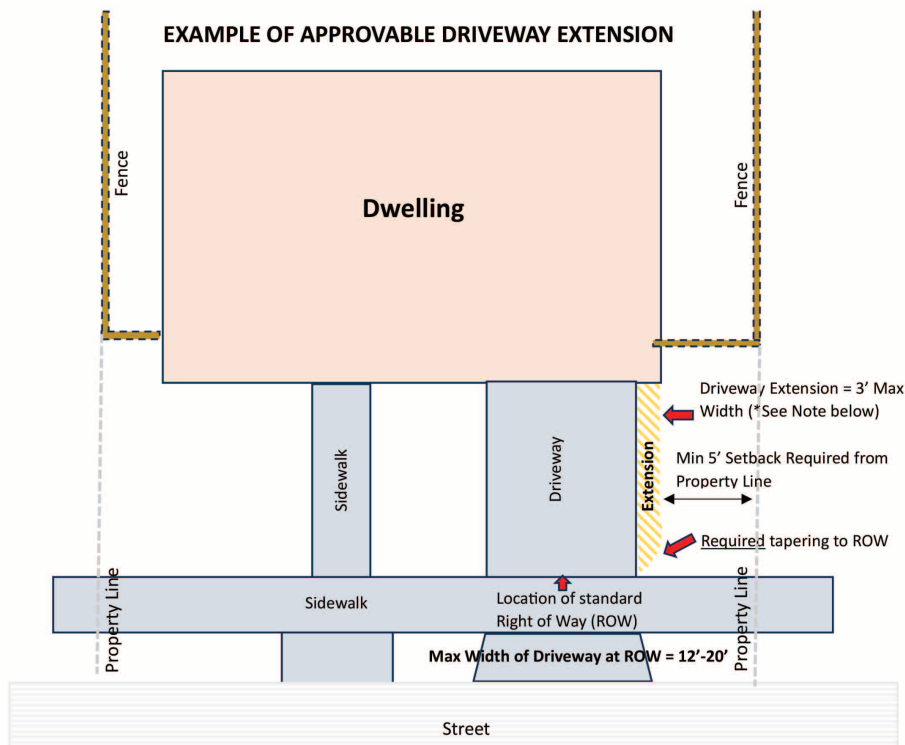


# Driveways & Driveway Gates

## APPROVAL IS REQUIRED FOR ALL CHANGES TO DRIVEWAYS & DRIVEWAY GATES

### SPECIFIC GUIDELINES

1. Driveways must cross the building setback area in a straight line at a 90-degree angle to the street right-of-way (ROW) where feasible.
2. To the extent possible, driveways are to be de-emphasized, highlighting instead the Dwelling and landscape environment. Turnaround or circular drives may be allowed on certain sized lots. Under no circumstance may an entire front yard be paved as a driveway.
3. Driveways serving residences with attached rear garages and/or detached garages shall be 12' feet in width at the right-of-way. Driveways serving attached two car garages facing the street and detached garages on corner lots shall be 12' to 20' in width at the right-of-way. Three-car, side by side, front-loaded attached garages in the same plane as the main Dwelling facade will only be permitted in certain locations where it will not detract from the overall street appeal, but the driveway still may not be more than 20' in width at the right-of-way. In instances where two driveways are placed side by side on lots, the planting of a hedgerow is required.
4. In the case of more than one driveway, one driveway may be wider than the other, depending on the garage layout, but in no instance shall both driveways be wider than 12'.
5. Driveways may not be constructed over inlets or manholes. In instances where this may be unavoidable, compliance with Missouri City and Fort Bend County regulations is necessary.
6. Driveway extension submittals should not include an extension beyond an additional 3' in width and may not encroach on the Lot's side setback; the extension may require a transition from right-of-way starting from behind the sidewalk (on the house side).
7. Circular driveways, driveway extensions, or any addition of concrete beyond the primary driveway are required to be approved by the Reviewer. In an instance where a driveway addition or extension is permitted, adequate plant material may be required to screen the extended area from public view.



\* Note: Driveway Extension = 3' Max Width; if extending on both sides of driveway, both sides combined may not be more than 3' wide (ex. 1.5' on each side)

# Driveways & Driveway Gates...CONT'D

## SPECIFIC GUIDELINES (cont'd)

### 8. Driveway Gates:

- Gates may not be nearer to the front property line of the lot than the nearest front elevation of the Dwelling on the property (ex. the gate may not be installed ahead of the front corner elevation of the Dwelling)
- Gate(s) with connecting fencing facing the street must align with the adjacent property fencing or the Dwelling front elevation, as approved by the Reviewer.
- Gate mechanical equipment must be located inside the gate and screened from public view.
- Gate(s) may not swing into public right of way.
- Gate(s) material must be black wrought iron and may not be solid/covered with a solid material.

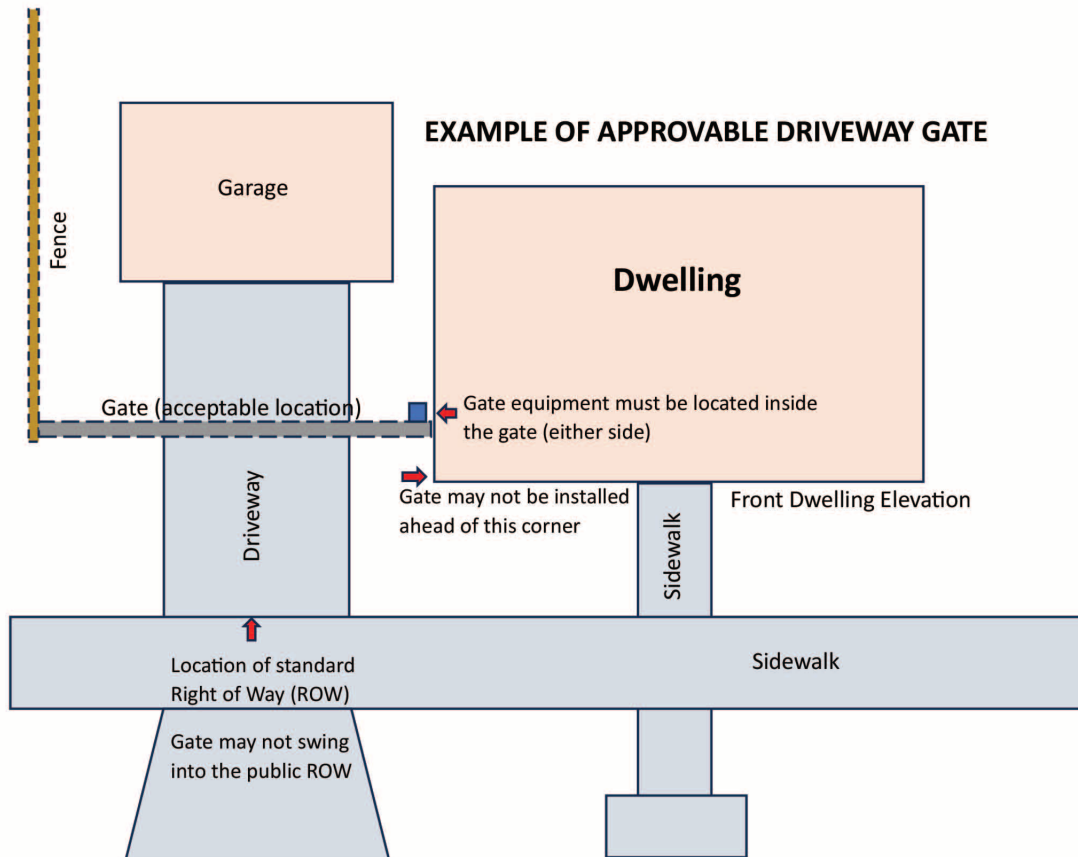
There are some sections of the community which may have specific guidelines related to the number of driveways and driveway gates.

## MAINTENANCE REQUIREMENTS

Driveways must be maintained good condition including pressure washing/treatment for stains, dirt, and mold/mildew. Driveway expansion joints must be maintained and free of weeds.

Driveway concrete/panels that have incurred major damage, deterioration, or require leveling/raising must be addressed.

Driveways that have pavers in the right-of-way (ROW) are a maintenance obligation of the property owner.



# Energy Saving Devices

## ALL ENERGY SAVING DEVICES MUST BE SUBMITTED FOR APPROVAL

### SPECIFIC GUIDELINES

These energy saving devices guidelines assist owners in complying with the deed restrictions when installing energy saving devices on their property, as authorized by Texas Property Code Sections 202.010 and 202.011.

The completed modification application must include a site plan and roof plan showing the proposed location of the improvement, along with pictures showing the location of the modification and the manufacturer's brochures or sample of material if applicable.

Please note specific concerns of the Reviewer will be the color of the materials being used in relation to the roof or Dwelling color and visibility from public streets, neighboring properties/common areas and any noise resonated. Any installation not in compliance with these guidelines will be considered a deed restriction violation and will be dealt with accordingly.

### Solar Panels or Solar Collectors

1. Roof mounted solar panels must blend with the existing roof material. The frame, support brackets, and visible piping and wiring must be either silver, bronze, or black tone; the conduit must not be visible.
2. Panels must conform to the slope of the roof and have a top edge that is parallel to the roofline. Solar panels and equipment must not exceed the height of the roof ridge-line. One rectangular, symmetrical, and continuous panel is recommended.

3. Solar panels may also be placed on other flat surface structures such as a pergola or arbor provided all of the above criteria are met.
4. Solar panels may also be placed in a fenced yard or patio provided that the height of the panels does not exceed the height of the fence surrounding the yard.
5. Solar panels are not permitted:
  - That would threaten the public health or safety or violate any law.
  - On any property owned or maintained by the Sienna Associations.
6. Reviewer may deny any plans that do not meet these requirements of the proposed solar installation constitutes a condition that substantially interferes with the use and enjoyment of land by causing unreasonable discomfort or annoyance to persons of ordinary sensibilities. If the Reviewer determines the proposed placement of the solar panels constitutes a condition that substantially interferes with the use and enjoyment of land by causing unreasonable discomfort or annoyance to persons of ordinary sensibilities, the Reviewer may require written approval of the proposed placement by all owners of property adjoining the lot.
7. Solar panels must be located in the least visible area possible on the property unless the least visible location increases the estimated annual energy production of the device, as determined by using a publicly available modeling tool provided by the National Renewable Energy Laboratory, by more than 10% above the energy production of the device if located in an area designated by the Sienna Associations.

### APPROVABLE SOLAR PANELS





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# Energy Saving Devices...CONT'D

## Roofing Materials

These roofing materials guidelines have been adopted pursuant to Section 202.011 of the Texas Property Code. The Associations will not prohibit or restrict the installation of the following roofing materials:

1. Materials that are wind or hail resistant.
2. Materials which provide heating and cooling efficiencies greater than those provided by customary composite shingles.
3. Materials which solar generation capabilities; and when installed:
  - resemble the shingles used or otherwise are authorized for use within the Sienna Associations;
  - are more durable than and are of equal or superior quality to the shingles authorized for use within the Sienna Associations.
  - match the aesthetics of the property surrounding the owner's property.

## Wind Turbines

Wind turbines must be mounted on the rear portion of the roof so that they are not visible from the front or above the roofline and must be painted to match the roof.

## Rainwater Harvesting Systems

1. Rainwater harvesting systems must be placed in the rear yard of a Dwelling or in a side yard and must have adequate screening as determined by the Reviewer. The color of the barrel or system must be consistent with the color scheme of the Dwelling and may not display any language or other content that is not typically displayed by such a barrel or system as it is manufactured.
2. Only commercial and professional grade rainwater harvesting systems are permitted.
3. All rainwater harvesting systems must be fully enclosed and have a proper screen or filter to prevent mosquito breeding and harboring.
4. Rainwater harvesting systems may not create unsanitary conditions or be of nuisance to all neighboring properties.

## MAINTENANCE REQUIREMENTS

All energy savings devices must be maintained in good condition.

# Exterior Materials, Color, and Finishes

## APPROVAL IS REQUIRED FOR ALL CHANGES TO EXTERIOR MATERIALS, COLOR, AND FINISHES

No approval is required to repaint a Dwelling with an originally approved (Builder applied) color scheme or when using a pre-approved paint color. However, application and approval are required when any change in exterior color scheme is proposed. Each applicant must the specific color and brand/manufacturer of all colors to be used on exterior improvements, along with the written application to the Reviewer.

**NOTE: Some sections have builder guidelines which address this provision. Please refer to the builder guidelines for your section.**

## SPECIFIC GUIDELINES

### Exterior Materials

The Sienna Associations recognizes the dynamic nature of the building materials industry and recognizes that building materials are constantly changing and improving. Alternative materials will be considered that are not included or listed below that from either a cost, maintenance, or aesthetic context justifies such reconsideration.

Materials should be used with restraint in regard to both color and diversity of material types. The intent is to create a continuity of materials and color throughout the community. The number of primary materials on the exterior will be limited to three, not including roof shingles. The following materials are acceptable or unacceptable:

1. ALUMINUM - Not permitted
2. BRICK - Only neutral earth tone colors are permitted. Brick

must meet standard specifications established by The Brick Institute of America. (see below/Exterior Color and Finishes regarding painting brick)

3. MORTAR JOINTS - All mortar joints must be tooled; 'slump' joints will not be allowed. Mortar colors if used, must be selected to compliment stone or brick color. Mortar must be natural and not colored unless prior approval is given by the Reviewer. The use of dark mortar is discouraged, and mortar joints must be approximately 3/8-inch in thickness.
4. ROOFING MATERIALS - Roofing materials must be of a limited number of colors for continuity and individuality throughout the community. Please refer to roofing provisions below for additional information. Roofing materials must comply with the most current International Residential Building Code roofing standards ('IRBC'). However, if Missouri City provides for stricter roofing standards than the IRBC standards, then the stricter standards must be followed. Likewise, if a Supplemental Declaration or specific guidelines for any particular section provides for stricter roofing standards than either the IRBC or Missouri City roofing standards, then the more restrictive provision controls. In any case, the most restrictive roofing standard controls. All roofing materials must be approved by the Reviewer. Additional regulations regarding certain types of roofing materials are addressed in detail in the Energy Saving Devices section of these Guidelines, as same may be amended from time to time and filed in the Official Public Records of Fort Bend County, Texas.
5. SIDING - Wood stained in neutral earth tone colors or painted in neutral colors, horizontal application only (siding must match the original approved direction). Continuous composite type material (e.g., hardiplank) is highly preferred. The use of plywood siding is prohibited. Vinyl siding is not permitted.



# Exterior Materials, Color, and Finishes...CONT'D

6. STONE - Only neutral earth tone colors are permitted.
7. STUCCO - the use of solid stucco and stucco with brick or stone is permitted. Stucco may be used as an exterior wall finish. When stucco is used as an exterior wall material, its detail must be consistent with the style of the architecture. 'Heavy' applications of a rough textured, Mexican or adobe style finish are not acceptable. Smooth-finish stucco may be used as an exterior wall material. The Reviewer has the right to require that stucco be painted if it is not uniform in color. All paint applied to the stucco finish must contain a mildew retardant.
8. WINDOWS - Bronze, or white finish only permitted; mill finish aluminum is prohibited. If the Builder installed window frames were approved in black, they are considered pre-approved.
9. WOOD - Board and wood siding must be painted or stained. Applications of a high gloss finish, such as varnish or high sheen enamels, are prohibited. Non-reflective finishes must be used on all exterior wood surfaces. Wood siding and Masonite type products (with Reviewer approval) must be horizontal lap type. No diagonal siding may be used except by special consent of the Reviewer. It is required that all wood trim be smooth, high quality, finish-grade stock, stained, or painted as approved by the Reviewer. The use of rough cut wood trim or plywood is prohibited.

## Exterior Color and Finishes

The palette of exterior paints and stains for each Dwelling must be selected to complement, coordinate, and harmonize with the colors of building materials which are used in their 'natural' state, such as brick and stone, as deemed appropriate by the Reviewer. Exterior colors selected for a Dwelling may be modified or changed in order to respond to adjacent Dwellings. A list of pre-approved paint colors and fence stain is available on [www.siennanet.com](http://www.siennanet.com).

Exterior colors that, in the opinion of the Reviewer, would not be in harmony with the overall existing architectural design of Sienna are not permitted. Bright colors (other than white) as the dominant exterior color scheme are prohibited. Certain colors such as purple, orange, turquoise, 'hot' pink, chartreuse, bright or lime green, camouflage, etc., are specifically prohibited. White and black paint are allowed with the prior approval of the Reviewer.

Two paint colors (such as a primary and a secondary for trim) are preferred for Dwellings. However, colors must complement each other, as well as the color of other building materials used on the Dwelling.

## Brick Painting

Brick color will be taken into consideration in the approval or denial of an application. Owners must provide a photo of the immediate neighboring properties when submitting for exterior brick painting due to the community's aesthetic goal of not duplicating neighboring Dwelling colors. The intent of the Builder Guidelines and these Guidelines is to avoid the effect of frequent repetition of Dwelling design.

NOTE: There are specific sections of the community that have different guidelines related to duplication of color.

## MAINTENANCE REQUIREMENTS

All exterior materials must be maintained. Exterior finishes must be free of mildew, dirt, and discolorations. Painted surfaces must be painted when they become faded or are showing signs of deterioration/chipping.

**VISIT [WWW.SIENNANET.COM](http://WWW.SIENNANET.COM)-MODIFICATIONS FOR PRE-APPROVED PAINT COLORS AND FENCE STAIN COLORS.**



# Fencing

**APPROVAL IS REQUIRED FOR ANY CHANGES TO FENCING.**

**REPLACEMENT OF EXISTING FENCING THAT IS DONE EXACTLY PER THE ORIGINAL FENCING INSTALLED BY THE BUILDER AND PER THE FOLLOWING GUIDELINES DOES NOT REQUIRE APPROVAL.**

**FENCING MAY NOT BE PAINTED. IF STAINING THE FENCE IS DESIRED, ONLY APPROVED STAIN COLORS ARE PERMITTED. A MODIFICATION SUBMITTAL IS REQUIRED IF YOU PLAN TO STAIN YOUR FENCE.**

**IMPORTANT NOTE:** *There are some sections of the community with fencing (brick & wood) that is shared with certain Sienna Associations' common areas and the fencing is maintained by the Association.*

**Security fencing is subject to the Sienna Associations' Security Measures Policy.**

**Before making any modifications to fencing along common areas, verify if it is your responsibility to maintain or the Sienna Associations. Owners should refer to the Community Fence Guidelines which are available at [www.siennanet.com](http://www.siennanet.com) in the Resource Center to verify if your property's fencing falls within these guidelines before replacing or making any modifications to the fence.**

## SPECIFIC GUIDELINES

Notwithstanding anything contained herein to the contrary,



owners are advised that the plats, Development Area Declaration, specific guidelines and Supplemental Declarations for some sections of Sienna may contain fencing requirements different than those set forth below in these Guidelines. Owners should review these documents prior to submitting a request for installation or modification of a fence. All fencing materials must be approved by the Reviewer.

### 1. General Guidelines

A minimum side yard fence setback of 10' from the front elevation of the Dwelling is required, but in no instance may mechanical equipment such as air conditioner units or heat pumps be visible from the street or public view, and such equipment must be screened with approved fencing or landscaping. A minimum fence setback of 5' from the side wall of a Dwelling is required.

On a side street, when the rear of a lot abuts the side lot line of an adjacent lot, the fence must 'turn the corner' at a 45 degree angle at a point 15' from the rear corner adjacent to the street.

Fences are only to be constructed of wood, metal, or masonry (Note: the specified material is dependent on the location within the community). **To ensure compatibility of fence design throughout the community, all wood fences must have a 'finished' side visible to the public.**

Diagonal, horizontal, and chain link fencing is strictly prohibited, except when these types of fences are situated behind an approved fence and adequately screened from public view. An example of this situation would be the construction of a chain link fence dog run (that is less than 6' in height) in the backyard that is screened by a 6' tall wood fence.



# Fencing...CONT'D

On corner lots with a side property line adjacent to a major or minor collector street, an upgraded wood fence with cap rail is required.

## 2. Fences on Nature Preserves, Golf Courses or Lake Lots

Lots backing or siding onto a golf course or lake must be fenced. All fencing must consist of a 4' metal picket; picket spaces not to exceed 4" painted flat black in color.

Pedestrian gates measuring 3' in width may be placed in the fence backing onto a golf course, lake or nature preserve. Double gates are prohibited.

Evergreen hedges are required to be planted inside and adjacent to a metal picket fence. The height of the hedges may not exceed the height of fence.

In order to keep pets within the confines of rear and side yards, metal picket fencing modifications or other similar screening may be considered by the Reviewer.

If a privacy screen is desired on Amenity Lots, a 6' tall highly detailed wood fence or approved masonry wall may be permitted. Such privacy screen cannot be located within the rear easement, and in no case less than 14' from the rear lot line of golf course and lake front lots. Wood privacy fencing must be an upgraded wood fence with cap rail and trim and landscaped with an evergreen hedge on the amenity side of the fence.

Side yard wood fencing on Amenity Lots must have continuous upgraded 'finished' sides with cap rails and trim. No 'good neighbor' alternating panels will be permitted on Amenity Lots.

When a metal picket fence meets a wood fence, the metal fence may not be attached to the wood fence. The metal fence is to be terminated with a 3" post adjacent to the wood post. When metal fence meets wood fence, the wood will transition from 4' to 6'.

## 3. Fences on Slopes

The preferred approach to transition grade changes with fencing is to 'stair-step' the fence down a slope level with the horizon.

Each fence panel must not be 'stepped' or staggered greater than 6" above or below the adjacent fence panel. For steeper slopes, smaller fence post spacing will be required.

## 4. Wood Fences

All wood fences are to be constructed with number two (#2) cedar 1" by 4" by 6' pickets (sizes are approximate), and number two (#2) treated southern yellow pine posts and rails, unless otherwise approved by the Reviewer. 4" or 6" (size is approximate) rot boards are permitted. Regarding permissible height of wood fences, note that the plats, Specific guidelines and Supplemental Declarations governing certain sections of Sienna may contain wood fencing requirements different than those set forth herein. **Wood fences may not be altered in any form or fashion to incorporate any artistic design, cut-outs, wagon wheels, etc.**

Some sections of the community have upgraded wood fencing on the property and the fencing must be replaced in the same style and material.

Alternating 8' panels of solid pickets and exposed rail ('good neighbor fence') is required between Dwelling sites. A continuous 'finished' side of a wood fence must always be the side facing public view (public view is any fence that can be seen from any direction from a street, common area, trail, park, lake, facility, or utility easement).

Staining of fences is permitted as long as an Reviewer approved stain color is used. Painting of fences (either side) is not permitted. Only one fence stain color may be used on a fence.

A list of pre-approved stain colors is available on [www.siennanet.com-Modifications](http://www.siennanet.com-Modifications). Non-pigmented wood sealant (clear coat) is also permitted.



# Fencing...CONT'D

## 5. Fence Gates

Single 3' hinged gates must be installed in side yard locations. One 8' wide maximum double gate may be installed and will be reviewed on a case-by-case basis by the Reviewer.

Gate applications may be approved on rear fencing that backs up to reserve or common areas; however, installing a gate does not provide Reviewer approval to access to the property behind the fence. Approval to access property behind the fence would require the approval of the adjacent owner.

## 6. Community Fences and Walls

Owners with brick fencing on their property should refer to the Community Fence Guidelines before making any changes, improvements, or enhancements to their property's brick fencing. Some of the brick fences throughout the community are considered Association's fences. There are some sections of the community that also have wood fencing that is also considered Association's fencing and these are primary along common areas which are on major boulevards. No property owner is allowed to make any changes or modifications to fencing defined as 'Community Fencing' per the current Community Fence Guidelines. Any owner damaging or modifying a Community Fence will be responsible for the expense for any necessary repairs or replacement caused from their activities. It is very important to check first if it is your fence to maintain. Please contact the Association for specific locations of Community Fencing. The Community Fence Guidelines are available at [www.siennanet.com](http://www.siennanet.com) - please note there are separate guidelines for SRA and SCA owners.

## MAINTENANCE REQUIREMENTS

All fencing must be kept clean and maintained in good condition. Any missing fence pickets, posts, railings, or caps, must be replaced with the same required specifications above. Grass, shrubs, and trees must be kept trimmed along fence line.

### COMMUNITY FENCE





# Flags & Flagpoles

**ALL FREESTANDING FLAG POLES MUST BE SUBMITTED FOR REVIEWER APPROVAL.**

**Includes: United States, State of Texas, and United States Armed Forces Branch Flags & Flagpoles**

## SPECIFIC GUIDELINES

The following provisions define parameters for owners to display United States, State of Texas and United States Armed Forces branch flags on their property, as authorized by Texas Property Code Section 202.012.

The display of United States, State of Texas and United States Armed Forces branch flags is permitted under the following parameters:

**Number of flags (referenced specifically above):** Owners may have a total of one flagpole per lot. The flagpole may be either freestanding or mounted to the residential structure, as set forth herein. Flags must be attached to a flagpole in order to be displayed.

**Types of Flags:** The United States flag, Texas flag, and the official or replica flag of a branch of the United States Armed Forces may be displayed on a single permitted flagpole.

**Type/Location of Flagpole:** The flagpole related to the above type flags may be freestanding or mounted to the residential structure under the following parameters:

### Freestanding Flagpole:

1. Must not be taller than 20' when measured from the ground level (including the pole ornamentation)
2. Must be mounted on an appropriate footing
3. May be placed in the back yard (preferred location)
4. May be placed in the front yard, subject to Reviewer approval and any and all applicable zoning ordinances, easements and setbacks of record, if the lot has a front building setback line with a setback of not less than 15' extending the full width of the lot between the front lot line and the front building setback line. If front building setbacks of record are greater than 15', then the greater setbacks will control. Locations closer to the Dwelling are typically preferred. A copy of the applicable plat or survey indicating the front lot line, front building setback line, and proposed location of the freestanding flagpole must be included with the application for Reviewer review, as set forth below

### Flagpole Mounted to Residential Structure:

1. A flagpole no greater than 5' in length may be attached to the front or rear of the residential structure

### Material, Etiquette, and Maintenance:

1. All flagpoles must be constructed of permanent, long-lasting materials, with a finish appropriate to the materials used in the construction of the flagpole and harmonious with the Dwelling.
2. All flagpoles must be installed per the manufacturer's guidelines.
3. All flags and flagpoles must be properly maintained at all times, including immediate replacement of faded, frayed or torn flags and replacement of poles that are scratched, bent, rusted, faded, leaning or damaged in any way.
4. The size of the flag must be appropriate for the length of the flagpole, and the Reviewer.
5. Flagpole halyards must not make noise under any conditions. Halyards must be securely fastened at all times.
6. Telescoping flagpoles must not make noise under any conditions.
7. The United States flag must be displayed in accordance with federal law, and the Texas flag must be displayed in accordance with Texas law.
8. If evening display of the flag is desired, the flag may be lit from the base of the flagpole (maximum of two bulbs) with a total of no more than 150 watts. The light must shine directly up at the flag and cannot cause any type of light spillover onto adjoining properties. All exterior lighting must be submitted to the Reviewer for prior approval; and
9. A flagpole mounted to the residential structure must be removed from view when no flag is displayed.
10. Any installation not in compliance with these Guidelines will be considered a violation of the dedicatory instruments governing Sienna.
11. These flag display guidelines do not apply to property that is owned or maintained by the Sienna Associations.

### Other Specifications:

1. No flagpole can be placed within an easement on the owner's lot, or in a location that encroaches on a setback on the owner's lot.
2. Owners are prohibited from locating a flag or flagpole on property owned or maintained by the Sienna Associations; and
3. Owners are prohibited from locating a flag or flagpole on property owned in common by the Associations.

# Flags & Flagpoles...CONT'D

## Reviewer Approval for the above flag types:

1. Flagpoles mounted to a residential structure do not require approval from the Reviewer, provided the terms of these Guidelines referenced above are complied with.
2. Freestanding flagpoles require submission of a completed Modification Application to the Reviewer. If a back yard location is desired, a Modification Application must be submitted with a copy of the applicable plat or survey showing the proposed location of the freestanding flagpole along with pictures showing the location of the improvement and the manufacturer's brochures or sample of material, if applicable. If a front yard location is desired, a Modification Application must be submitted with a copy of the applicable plat or survey indicating the front lot line, front building setback line, and proposed location of the freestanding flagpole, along with pictures showing the location of the improvement and the manufacturer's brochures or sample of material, if applicable. Regardless of desired location, the color of the materials being used in relation to Dwelling color, the location of the flagpole in relation to the Dwelling and any noise created are of specific concern.

## Other Type Flags

(See Holiday/Special Occasion/Decoration Type Flags)

Refer to section titled 'Decorations' for other type flags that are considered decorative.

## MAINTENANCE REQUIREMENTS

All flag poles and flags must be kept clean and maintained in good condition.



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# Garages/Garage Door(s)

**APPROVAL IS REQUIRED FOR ANY CHANGES TO GARAGES OR GARAGE DOORS. REPLACEMENT OF AN EXISTING GARAGE DOOR(S) THAT IS DONE EXACTLY AS THE ORIGINAL OR PREVIOUSLY APPROVED GARAGE DOOR (SAME TYPE/STYLE/COLOR) DOES NOT REQUIRE APPROVAL.**

## **SPECIFIC GUIDELINES**

Garages, at a minimum, must be able to accommodate the storage of two (2) full size automobiles at the same time. Extensions in length of a garage, which permit the stacking of a third car in tandem or additional storage space, may be submitted for approval.

Changes to garage door materials, color, style, and hardware are subject to prior approval. No approval is required for replacement of garage door(s) with the same color and style as the previous door.

All garage doors must consist of non-warping and non-peeling material and be of a design and color which complements the adjacent elevation. Treatment of detail on garage doors must be consistent with the overall character of the Dwelling. This may be accomplished with windows along the top of the garage door and by breaking up the mass with paneled construction. Multi-colored garage doors are not permitted.

Plywood or particle board doors are not permitted, and reflective film or foil are not permitted to be placed on windows.

## **MAINTENANCE REQUIREMENTS FOR GARAGE/GARAGE DOORS**

All garages and garage doors must be maintained in good condition including weathering, structure, paint, etc.



# Generators

## APPROVAL IS REQUIRED FOR THE INSTALLATION OF A GENERATOR

### SPECIFIC GUIDELINES

'Standby Electric Generator' ('Generator') means a device that converts mechanical energy to electrical energy and is: (i) powered by natural gas, liquefied petroleum gas, diesel fuel, biodiesel fuel, or hydrogen; (ii) fully enclosed in an integral manufacturer-supplied sound attenuating enclosure; (iii) connected to the main electrical panel of a residence by a manual or automatic transfer switch; and (iv) rated for a generating capacity of not less than 7 kilowatts. These generator guidelines have been adopted pursuant to Section 202.019 of the Texas Property Code.

A Generator application may only be submitted by a tenant if the owner's tenant provides written confirmation at the time of submission that the owner consents to the Generator Application.

### Generator Application Information

To obtain the approval for a Generator, the application must include the following information:

1. the proposed site location of the Generator on the lot/Plot Plan
2. a description of the Generator, including a photo
3. the size of the Generator
4. measurements from generator to fences marked on a Plot Plan/site plan.

### Other Generator Guidelines

The installation and operation of permanently installed generators are permitted, subject to the approval by the Reviewer under the following guidelines:

1. Generators must be installed and maintained in compliance with:
  - (a) the manufacturer's specifications; and
  - (b) applicable governmental health, safety, electrical, and building codes;
2. All electrical, plumbing, and fuel line connections for Generators must be installed by licensed contractors;
3. All electrical connections for Generators must be installed in accordance with applicable governmental health, safety, electrical, and building codes;
4. All natural gas, diesel fuel, biodiesel fuel, or hydrogen fuel line connections for Generators must be installed in accordance with applicable governmental health, safety, electrical, and building codes;

5. All liquefied petroleum gas fuel line connections for Generators must be installed in accordance with rules and standards promulgated and adopted by the Railroad Commission of Texas and other applicable governmental health, safety, electrical, and building codes;
6. Nonintegral Generator fuel tanks must be installed and maintained to comply with applicable municipal zoning ordinances and governmental health, safety, electrical, and building codes;
7. All Generators and their electrical lines and fuel lines must be maintained in good condition;
8. Any deteriorated or unsafe component of a Generator, including electrical or fuel lines, must be repaired, replaced, or removed, as appropriate;
9. A Generator must be screened if it is:
  - a. visible from the street that the Dwelling faces;
  - b. located in an unfenced side or rear yard of a residence and is visible either from an adjoining Dwelling or from adjoining property owned by the Sienna Associations; or
  - c. located in a side or rear yard fenced by a wrought iron or residential aluminum fence and is visible through the fence either from an adjoining Dwelling or from adjoining property owned by the Sienna Associations;
10. Periodic testing of Generators must be in accordance with the manufacturer's recommendations, and may occur between the hours of 10:00 a.m. and 4:00 p.m.
11. The preferred location for Generators is:
  - a. at the side or back plane of the Dwelling;
  - b. outside of any easements located upon such Unit; and
  - c. outside of all side setback lines for such Unit.However, in the event that the foregoing preferred location either (i) increases the cost of installing the Generator by more than 10%, or (ii) increases the cost of installing and connecting the electrical and fuel lines for the standby electric generator by more than 20%, then the Generator may be located on the lot in a position that complies as closely as possible with the preferred location without violating either (i) or (ii) noted herein.
12. Generators may not be used to generate all or substantially all the electrical power to a residence, except when utility-generated electrical power to the residence is not available or is intermittent due to causes other than nonpayment for utility service to the residence.
13. Owners are prohibited from locating Generators on property owned or maintained by the Sienna Associations.

# Grading & Drainage

## SPECIFIC GUIDELINES

Owners may not make modifications to the grading or drainage improvements installed by the Builder that will negatively impact adjacent owners. The owner will assume all liability and responsibility for all damage brought about by the grading, drainage, or other improvement or modifications made by the owner. The Sienna Associations has no obligation to resolve matters on drainage between properties.

## MAINTENANCE REQUIREMENTS

Owners are required to maintain proper drainage on their property that does not negatively impact adjacent properties.

# Gutters & Downspouts

**APPROVAL IS REQUIRED FOR THE ADDITION OF GUTTERS IN AREAS NOT ORIGINALLY INSTALLED BY A BUILDER OR PREVIOUS OWNER**

## SPECIFIC GUIDELINES

Gutters and downspouts must be painted or have a factory applied color to match the approved siding or trim color of the Dwelling. Any addition of gutters from those present at time of closing require Reviewer approval. If a Dwelling experiences damage or deterioration to gutters or downspouts, they must be replaced by the owners. If a Dwelling did not have gutters originally installed by a Builder or previous owner, they will not be required.

## MAINTENANCE REQUIREMENTS

Gutters must be maintained and be free of debris (leaves, weeds, etc.).

### APPROVABLE GUTTER & DOWNSPOUT



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# Hot Tubs/Above Ground Spa/Jacuzzis

## APPROVAL IS REQUIRED FOR HOT TUBS/ABOVE GROUND SPAS/JACUZZIS

### SPECIFIC GUIDELINES

Applications for hot tubs/above ground spas/jacuzzis must include:

1. a plot plan/property survey showing where the hot tub/above ground spa/jacuzzi will be located (including measurements of the unit to all fences marked on the plan)
2. the dimensions of the hot tub/above ground spa/jacuzzi and the dimensions of the patio area for the hot tub/above ground spa/jacuzzi if both are applied for
3. a photo of the yard/area where the unit will be placed
4. a photo of the hot tub/above ground spa/jacuzzi (or copy of a brochure with photo is acceptable).

Hot tubs/above ground spas/jacuzzis must be selected, designed, and located to minimize their impact on neighboring properties. The installation/construction of hot tubs/spas/jacuzzis within a utility easement or setback requires the review and approval of the utility district or relevant utility company prior to application submittal.

Covers must be a neutral color and the hot tub must be concealed or screened from view.

### MAINTENANCE REQUIREMENTS

Hot tubs/above ground spas/jacuzzis and all components must be maintained in good condition.





# Irrigation Systems

## APPROVAL IS NOT REQUIRED FOR IRRIGATION SYSTEM INSTALLATION

### SPECIFIC GUIDELINES

Owners are obligated to make sure that the irrigation system complies with all governmental requirements. The system must be designed to ensure that indiscriminate watering does not occur on streets, sidewalks, or neighboring yards. Screening of any above-ground valves or controllers will be required. Permanently raised irrigation heads are not permitted along driveways or sidewalks. Certain section's builder guidelines required an irrigation system and these must not be removed - refer to Builder Guidelines for information.

### MAINTENANCE REQUIREMENTS

Irrigation systems must be maintained in such a manner as to not adversely affect drainage onto a neighboring property, streets, sidewalks, or common areas. Drainage matters between adjacent properties is the responsibility of the owners.

# Lake Edge Restrictions

## SPECIFIC GUIDELINES

No improvements or changes may be made to any lake edge by an owner. These restrictions include docks, bulkheads, piers, excavation, fill.

### Properties with Supplemental Guidelines on Lakefronts

If there are supplemental guidelines directly related to your section regarding boat docks or piers on properties along a lake, any modifications or additions to the rear yard or the lake front must be approved by the Reviewer. Please refer to the supplemental guidelines for lake front properties also that relate to erosion, release or introduction of wildlife, waterfowl, reptiles, or fish into the lake, watercraft/boats; in addition to additional guidelines.

### APPROVABLE IRRIGATION SYSTEM



# Landscaping Guidelines

## APPROVAL IS REQUIRED FOR THE FOLLOWING EXAMPLES OF SPECIFIC LANDSCAPING IMPROVEMENTS PRIOR TO INSTALLATION (THE LIST IS NOT ALL-INCLUSIVE)

- Removal of grass (turf/sod) - include a plan for the replacement of natural solid grass, typically St. Augustine, Bermuda, or Buffalo grass
- Significant changes in the size, elevation, and types of shrubs in planting beds
- Significant changes to or the addition of landscape borders utilizing landscape timbers, steel, brick or stone
- Removal and installation of trees.

## APPROVAL IS NOT REQUIRED FOR THE FOLLOWING EXAMPLES OF SPECIFIC LANDSCAPING IMPROVEMENTS PRIOR TO INSTALLATION (THE LIST IS NOT ALL-INCLUSIVE)

- Replacement of dead or diseased grass, shrubs, ground cover, or annuals/perennials with similar types (types that are listed in the approved plant list in these Guidelines).
- Minor landscape improvements, such as foundation screening/plantings in landscape beds or minor changes in landscape borders (following guidelines for size and types permitted)

It is the intent of this section to establish certain requirements and criteria, which will ensure a minimum standard for landscape treatment for lots in Sienna. Some Neighborhoods may require different landscaping requirements as per the builder guidelines for their section. Please refer to the builder guidelines on [www.siennanet.com](http://www.siennanet.com) that may reference specific sections.

## ACCEPTABLE LANDSCAPE MATERIALS AND PRACTICES

### 1. Planting Beds

Planting beds must complement the architecture of a Dwelling and must have a minimum depth of 4 feet from the base/foundation of the Dwelling. Curvi-linear beds are encouraged (see photos). All planting beds are recommended to be mulched with a dark, natural tone mulch. **The front foundation of Dwellings must be kept screened with approved evergreen shrubs.** Planting of shrubs must be done in a pattern that is diagrammed on page 41 (alternating rows/triangular design/spacing).

APPROVABLE SCREENING



FOUNDATION SCREENING VIOLATION - 'LEGGY' SHRUBS





# Landscaping Guidelines...CONT'D

## ACCEPTABLE LANDSCAPE MATERIALS AND PRACTICES (cont'd)

### 2. Edging and Borders

Edging around planting beds is encouraged for maintenance purposes and to help define the shape of the beds. Edging may not compete with or dominate the landscape treatment but should enhance its appearance. Natural border plants, such as monkey grass, liriopse or jasmine, are strongly encouraged around all bed areas.

Acceptable edging material also includes natural earth tone colored landscape timbers, natural colored steel, natural colored brick, or stone. Stone may be laid flat as accent material or stacked. Stone colors must be earth tones and may be alternating layers with up to 2 different earth color tones maximum. 'Patchwork' or brightly colored contrasting stone/edging is not permitted. Stacked borders may not exceed 12 inches from ground. In no instance may holes in brick be visible to the public; therefore, brick edging is not recommended. Landscape timbers can be laid either horizontally or vertically, having a uniform height or edge. Landscape timbers must be maintained in an attractive condition and must be replaced with a likeness or other pre-approved border material if the original timbers are allowed to deteriorate.

Unacceptable edging material includes wire, railroad ties, or other materials not in character with the desired landscape effect. All edging and border material must comply with these Guidelines.

### 3. Grass/Turf - Solid Sod

All grass in yards exposed to public view is to be solid sod - St. Augustine, Bermuda, or Buffalo grass. Lawns may be 'overseeded' with fescue or rye grass (maintained at 2-1/2' in height). Fenced rear and side yards must also be sodded with St. Augustine, Bermuda, or Buffalo grass. Bermuda and Buffalo grass are examples of native, drought-tolerant options appropriate for the Houston region.

Artificial turf is not permitted in front yards or yards exposed to public view (i.e., backyards on Amenity Lots with public view). Artificial turf in rear yards must be submitted for approval.

### 4. Street Trees

Street trees are subject to the Missouri City Street Tree Guidelines. Some sections were required to have street trees (primarily those built prior to 2015) and some sections were or are currently not required. The City's guidelines may identify how the trees are planted, minimum acceptable tree sizes (e.g., trunk width, height), tree types and tree owner responsibilities. If street trees were required on a property at the time the property was built, applications for removal can be considered as long as the front yard continues to have a minimum of 1-2 other type trees that are on the approved Front Yard Tree or Street Tree list in the appropriate size.





# Landscaping Guidelines...CONT'D

## ACCEPTABLE LANDSCAPE MATERIALS AND PRACTICES (cont'd)

### 5. Yard Trees & Tree Replacement (Tree Reforestation)

Depending on the neighborhood, a minimum of 1-2 front yard trees are required. Corner lots may require an additional side yard tree. Amenity Lots (lots with the rear or side of the lot is located along the golf course, lake, park/common area and the rear yard is visible to the public) do have special requirements for front and rear yard trees and reference to the supplemental guidelines for that Section/Neighborhood should be made. The builder guidelines are available on [www.siennanet.com](http://www.siennanet.com) and supplemental guidelines specific to certain sections/neighborhoods can be requested through the Reviewer.

If for some reason a tree is lost (i.e. disease, weather, hazardous) and that tree is required to meet the minimum number of trees as stated in the Builder Guidelines applicable to that neighborhood/section, a tree must be replaced which is comparable in size if possible (diameter of tree must be measured 12" above grade); however, in no event may the replacement tree be smaller than the minimum size required in the Builder Guidelines. The replacement tree must also be a species from the approved plant list. Stumps for trees that are removed must be removed/grinded down. This applies to all front yards.

Yard trees are to be either container grown or machine transplanted with a minimum caliper (diameter) of 3" or 4" measured 6" above grade (the size requirement is specified in the Builder Guidelines for the different size lots). Any additional yard trees, which an owner may desire to plant, must conform to the approved list included in these Guidelines.

For rear yards, owners are strongly encouraged to also maintain multiple trees on their lot and to replace trees that are removed.

If an owner is seeking a variance to not meet the minimum requirements as defined in the Builder Guidelines, the RRC will consider the variance once the following information is provided on a Modification Application. For variance consideration, the Dwelling must be 10 years of age or older:

1. Documented evidence (i.e., photos) of inability to grow turf or other landscaping material under the tree
2. Documented evidence (i.e., photos) of damage to hardscapes (i.e., sidewalks, driveways, utility lines, etc.)
3. Site plan with location of tree(s) marked - indicate on plan the proximity of the tree to property structures (including tree distance from structure)
4. Wide shot photo of yard (color)

## CARING FOR STREET TREES & YARD TREES

- Trees must be pruned properly and routinely to remove dead limbs.
- Canopies of trees along sidewalk and walkways are to be maintained at a minimum of 8' above the walkways.
- Canopies of trees along roadways must be trimmed to a height of 14' above the street and are to be pruned back so as not to interfere with directional signage or pedestrian traffic.
- Trees must not be 'topped' or pruned to a significant level where it causes tree damage or is unsightly.
- Trees should be routinely inspected for decay, death, disease, or hazardous conditions to avoid risk of property damage.
- Minimal shaping may also be necessary for proper growth.
- Sucker growth and vines need to be removed
- Tree stakes on new trees should be removed after 1 year. In some instances, the new tree may need slightly longer to stabilize, however, delayed removal of stakes can damage a tree.

The following website is an excellent resource about tree care, planting trees, and pruning trees:  
<https://www.treesaregood.org/treeowner>

## PROPERLY PRUNED TREES



# Landscaping Guidelines...CONT'D

## ACCEPTABLE LANDSCAPE MATERIALS AND PRACTICES (cont'd)

### 6. Annuals & Perennials

The planting of annuals is encouraged as long as they are properly maintained and cut back or removed at end of each growing season.

### 7. Shrubs/Groundcover Size & Placement & Maintenance

Shrubs must be a minimum of 3-5 gallon (or equivalent) container grown stock, planted approximately 18" to 36" on center depending upon variety and size - if it is one row of shrubs, they should be planted 18" apart; however, if triangular/alternating row type spacing, they should be planted 36" on center.

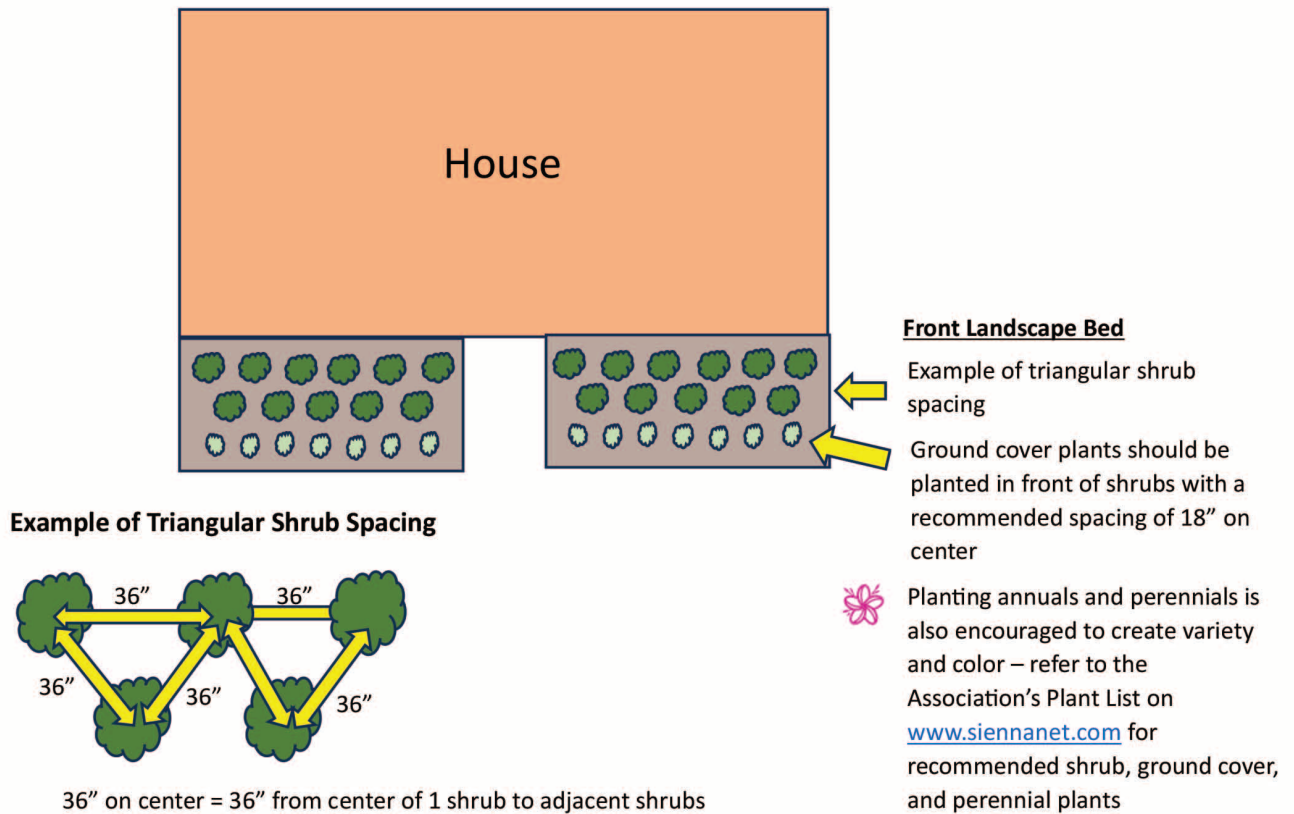
The front foundation of Dwellings, as well as all mechanical

equipment (i.e., gas meter, a/c unit, pool equipment) must be kept screened from view with approved evergreen shrubs. Screening involves placing a shrub in front of the foundation or equipment to reduce visibility. Shrubs and groundcover species must conform to the approved plant list for Sienna.

As properties age, evergreen shrubs can often become 'leggy' where the lower section of the shrub is not as thick with leaves as the upper section. When shrubs become 'leggy' they must be replaced with new shrubs in order to maintain proper foundation or equipment screening.

Groundcover and border plant species should be 1 gallon container grown stock planted 8" or less on center depending on the variety. The number of plant species must be kept to a minimum and plant arrangement must be in layers, with the larger species placed in the rear of planting beds and smaller species placed on the front edge of the planting beds.

### Example of Front Yard Landscaping Bed – Plant Size & Spacing Guidelines



Triangular spacing with a double row of shrubs planted 36" on center will appropriately screen the foundation of a property. Shrubs should be 3-5 gallons (container size).

**Note:** If bed spacing is limited and only 1 row of shrubs is planted verses 2 rows, shrubs should be planted closer together - 18" - 24" on center" for screening

# Landscaping Guidelines...CONT'D

## ACCEPTABLE LANDSCAPE MATERIALS AND PRACTICES (cont'd)

### 8. Xeriscaping

Xeriscaping is a landscape approach developed to utilize water-conserving techniques such as the use of drought-resistant landscaping and water-conserving natural turf. For purposes of these Guidelines, 'Xeriscaping' means drought-resistant landscaping and water-conserving natural turf. Xeriscaping helps to ensure a well-functioning, high-quality landscape that conserves water and promotes environmental stewardship. The landscaping and natural turf that achieve these goals vary and are specific to the particular region and climate in which they are located; for example, Xeriscaping in Houston looks very different than it would in an arid or semiarid climate. It's important to note that Xeriscaping does not relate to a specific style or look, but rather the proper use of appropriate landscaping and natural turf. These xeriscaping guidelines have been adopted pursuant to Section 202.007 of the Texas Property Code.

Prior to the installation of Xeriscaping, owners must submit a completed application for Reviewer review, which must include a site plan showing the proposed location of the Xeriscaping, pictures or brochures showing the exact type of the Xeriscaping (including species and, if applicable, variety) and a detailed description of the Xeriscaping.

The maximum aesthetic compatibility of the Xeriscaping with other landscaping and turf in Sienna is of specific concern. By way of example and not limitation, in determining the maximum aesthetic compatibility of the Xeriscaping, the Reviewer may look to the type of landscaping and turf existing throughout the particular section (if applicable) within which the requesting lot exists as well as the landscaping and turf of the neighboring lots.

The Reviewer, as applicable per the dedicatory instruments, has the discretion in determining whether the installation or use of gravel, rocks, or cacti on a lot (regarding those areas on the lot that are visible from streets or common areas) may be approved.

With regard to lawns, front and side yards, not including planting beds, must be solid natural turf, typically St. Augustine, Bermuda or Buffalo grass. Lawns may be 'overseeded' with fescue or rye grass (maintained to 2 1/2" height). Bermuda and Buffalo grass are examples of native, drought-tolerant options appropriate for the Houston region. Refer to Item 3 under Landscape Guidelines on Grass-Turf/Solid Sod.

With regard to plants, the species listed in the landscape list that are marked with an \* and (d) are examples of native, drought-tolerant options appropriate for the Houston region.

### PLANTS AND GRASS/ LIST

The following is a list of plant material considered to be appropriate for Sienna. Other plant material may be used, but priority should be given to plants from this list. Plant material with a \* indicates native. The first column is the scientific name and the second is the common name.

NOTE: Due to its invasive nature, the installation of **bamboo is prohibited**.

#### Plant Material: Trees

Size: Rear and Front Yard Trees are to be either container grown or machine transplanted with a minimum caliper (diameter) of 3-4" measured 6" above grade.

#### Ornamental Trees

- |                                   |  |
|-----------------------------------|--|
| • Bauhinia lunaroides             | Anacacho orchid tree*                            |
| • Cercis canadensis               | Redbud*  |
| • Cercis canadensis var. texensis | Texas Redbud*                                    |
| • Chionanthus virginicus          | Fringe Tree*                                     |
| • Hamameys virginiana             | Witch Hazel                                      |
| • Koelruteria bipinnata           | Golden Rain Tree                                 |
| • Lagerstroemia indica            | Crape Myrtle                                     |
| • Pistacia texana                 | Texas Pistache*                                  |
| • Prunus mexicana                 | Mexican Plum*                                    |
| • Myrica cerifera                 | Wax Myrtle*                                      |
| • Magnolia grandiflora            | Southern Magnolia<br>(Dwarf varieties available) |
| • Magnolia virginiana             | Sweetbay Magnolia*                               |
| • Vitex agnus-castus              | Vitex  |
| • Prunus carolina                 | Cherry Laurel*                                   |
| • Palms                           |  |

#### Street Trees

- |                          |                     |
|--------------------------|---------------------|
| • Acer buergeranum       | Maple, Trident      |
| • Acer rubrum drummondii | Maple, Drummond Red |
| • Quercus virginiana     | Oak, Live*          |
| • Quercus polymorpha     | Oak, Monterrey      |
| • Ulmus crassifolia      | Elm, Cedar*         |
| • Ulmus parvifolia       | Elm, Chinese        |
| • Ulmus alata            | Elm, Winged         |



# Landscaping Guidelines...CONT'D

## PLANTS AND GRASS/ LIST (cont'd)

### Rear & Front Yard Trees

- Acer rubrum 'Drummondii'
- Carya illinoensis
- Magnolia grandiflora
- Pistacia chinensis
- Platanus mexicana
- Platanus occidentalis
- Quercus macrocarpa
- Quercus nigra
- Quercus shumardii
- Quercus texana
- Quercus poymorpha
- Quercus virginiana
- Ulmus crassifolia
- Ulmus parvifolia
- Swamp Maple
- Pecan\*
- Little Gem Southern Magnolia\*
- Chines Pistache
- Mexican Sycamore\*
- Sycamore\*
- Bur Oak\*
- Water Oak\*
- Shumard Oak\*
- Red Oak\*
- Monterrey Oak\*
- Live Oak\*
- Cedar Elm\*
- Lacebark Elm\*

### **Plant Materials: Shrubs**

#### Dwarf Shrubs and Plants

- Azalea
- Abelia grandiflora prostrata
- Berberis thunbergii
- Hesperaloe parviflora
- Ilex spp.
- Juniperus spp.
- Lantana horrida
- Nandina domestica nana
- Poliomintha longifolia
- Penstemon baccharifolius
- Pittosporum tobira
- Rosemarinus officinalis
- Salvia spp.
- Azalea\*
- Dwarf Abelia
- Pigmy Barberry
- Red Yucca\* (d)
- Holly\*
- Juniper\*
- Texas Lantana\* (d)
- Dwarf Nandina\* (d)
- Mexican Oregano
- Red Penstemon\*
- Dwarf Pittosporum
- Rosemary
- Sage\*

#### Small Shrubs and Plants

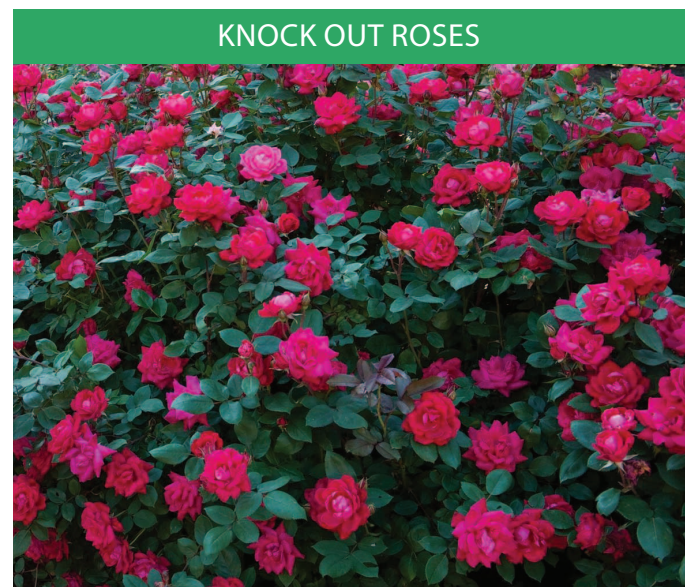
- Abelia spp.
- Anisacanthus wrightii
- Buxus spp.
- Callicarpa americana
- Chaenomeles japonica
- Gardenia spp.
- Hydrangea macrophylla
- Malvaviscus drummondii
- Nandina domestica
- Pavonia lasiopetala
- Pyracantha crenato-serrata
- Raphiolepis indica
- Spiraea prunifolia
- Ilex Vomitoria 'Nana'
- Abelia
- Hummingbird Bush\*
- Boxwood
- American Beauty Berry\*
- Flowering Quince
- Gardenia
- Hydrangea
- Turk's Cap\*
- Nandina
- Rock Rose\*
- Dwarf Pyracantha
- Indian Hawthorn
- Bridal Wreath Spirea
- Dwarf Yaupon Holly\* (d)

### Medium Shrubs and Plants

- Azalea indicum
- Buddleia spp.
- Camellia spp.
- Dietes bicolor
- Eleagnus fruitlandi
- Feijoa sellowiana
- Hibiscus coccineus
- Hibiscus syriacus
- Ilex spp.
- Jasminum spp.
- Juniperus spp.
- Lagerstroemia indica idwarfi
- Leucophyllum frutescens
- Ligustrum texanum
- Lonicera fragrantissima
- Pittosporum tobira
- Pyracantha fortuneana
- Raphiolepis indica
- Rosa sp. 'Knockout' varieties
- Spiraea spp.
- Hydrangea quercifolia
- Myrica cerifera
- Indica Azalea
- Butterfly Bush\*
- Camellia
- African Iris
- Silverberry
- Pineapple Guava
- Texas Star Hibiscus\*
- Althea
- Holly\*
- Jasmine
- Juniper\*
- Dwarf Crape Myrtle
- Texas Sage\*
- Texas Wax Leaf Ligustrum\*
- Winter Honeysuckle
- Pittosporum
- Pyracantha
- Indian Hawthorn
- Knockout Rose
- Spirea
- Oakleaf Hydrangea\*
- Wax Myrtle\*

### Large Shrubs and Plants

- Cassia corymbosa
- Eryobotrya japonica
- Ilex spp.
- Juniperus spp.
- Lagerstroemia indica
- Ligustrum lucidum
- Nerium oleander
- Podocarpus macrophylla
- Punica granatum
- Flowerly Senna
- Loquat
- American Holly\*
- Junipers\*
- Crape Myrtle
- Glossy Privet
- Oleander
- Yew Podcarpus
- Pomegranate



# Landscaping Guidelines...CONT'D

## Plant Materials: Ground Covers and Vines

### Vines

- *Antigonon leptopus*
  - *Bignonia capreolata*
  - *Campsis radicans*
  - *Gelsemium sempervirens*
  - *Ficus pumila*
  - *Hedera* spp.
  - *Lonicera* spp.
  - *Parthenocissus quinquefolia*
  - *Polygonum aubertii*
  - *Rosa banksiae*
  - *Trachelospermum asiaticum*
  - *Trachelospermum jasminoides*
  - *Wisteria* spp.
- Coralvine
  - Crossvine\*
  - Trumpet Creeper
  - Carolina Jessamine\*
  - Climbing Fig
  - Ivy
  - Honeysuckle\*
  - Virginia Creeper\*
  - Silverlace Vine
  - Lady Banks Rose
  - Asian Jasmine
  - Confederate Jasmine
  - Wisteria\*

### Ground Covers / Perennials

- *Ajuga reptans*
  - *Catharanthus roseus*
  - *Gazania*
  - *Hemerocallis* spp.
  - *Juniperus* spp.
  - *Liriope* spp.
  - *Lupinus texensis*
  - *Lantana camara*
  - *Ophiopogon japonicum*
  - *Portulaca grandiflora*
  - *Salvia* spp.
  - *Sedum* spp.
  - *Trachelospermum asiaticum*
  - *Verbena* spp.
  - *Vinca minor* and *major*
  - *Wedelia trilobata*
- Carpet Bugle
  - Periwinkle
  - Gazania
  - Daylily\*
  - Juniper\*
  - Lily Turf
  - Bluebonnet\*
  - Lantana\*
  - Monkey Grass
  - Moss Rose
  - Salvia\*
  - Sedum
  - Asian Jasmine
  - Verbena
  - Vinca
  - Wedelia

## Plant Materials: Lawns

### Natural Grass - Solid Sod

- *Stenotaphrum secundatum*
  - *Buchloe dactyloides*
  - *Cynodon dactylon*
- St. Augustine Grass
  - Buffalo Grass\*
  - Bermuda Grass\*

ASIAN JASMINE



LANTANA



WHITE AZALEA





# Landscaping Guidelines...CONT'D

## LANDSCAPE MAINTENANCE REQUIREMENTS

Proper maintenance and care of the landscape is vital to the overall appearance of a Dwelling and its neighborhood and is the responsibility of the owner.

All landscaped areas are required to be maintained on a regular basis. This includes sufficient watering, proper mowing and edging of lawns, weeding of beds, pruning of plant material, and trimming trees. Weeds and grass must be regularly removed from expansion joints or any portion the hard surfaces that are within public view on a lot (such as driveways and walkways).

All plant material (including trees) that is destroyed through freeze, drought, disease, neglect, etc. must be replaced immediately unless otherwise approved. Review these Guidelines to determine if an application is necessary for replacement and changes in landscape design must be submitted. If you are uncertain, it is always best to verify with the Reviewer prior to doing any replacement or enhancements.

Owners are responsible for identifying, maintaining, and appropriately managing all plant material that can potentially result in damages to adjacent properties and improvements (e.g., sidewalks, roads, drainage, and fences).

All lots located at street intersections must be landscaped and maintained by the owner so as to permit clear sight lines across street corners.

The resource/website  
<https://www.treesaregood.org/treeowner>  
developed by the International Society of Arboriculture is a recommended website for resources on proper tree care and pruning.

## EXAMPLE OF WELL-MAINTAINED YARD





# Lighting

## APPROVAL IS REQUIRED FOR THE INSTALLATION OF EXTERIOR LIGHTING

### SPECIFIC GUIDELINES

1. The placement, location, number, and type of any exterior light fixture must receive Reviewer approval.
2. The Reviewer has the authority to require the relocation or removal of any fixtures which adversely affects neighboring property.
3. Please refer to the Security Measures Policy specifically on lighting related to security.
4. Lighting on individual lots must be installed in a manner which does not cause distraction, cause a nuisance, is excessive, or becomes unsightly.
5. Light sources may not conflict with the sight lines of pedestrians or motorists.
6. Light sources must not 'spill over' into neighboring yards or Dwellings to the extent reasonably practicable, considering the proximity of the lots to each other.
7. Exterior illumination of architectural features such as columns, entries, and landscape features are encouraged.
8. Lights must be directed to illuminate address graphics. A sconce type light is preferred for this purpose.
9. Ground lighting or decorative fixtures must be of high quality materials and workmanship and must be in scale and style with the Dwelling.
10. Free standing decorative fixtures and lampposts are acceptable but must be approved by the Reviewer. One single pole and single lamp fixture, with a maximum height of 6' and painted either black, dark green or brown in color will be permitted.
11. Sodium vapor lights, except for streetlights, are prohibited.
12. Mercury vapor security lights, when the fixture is visible from public view or from other lots, are prohibited. However, when used for special landscape lighting affect, mercury vapor lights may be permissible with Reviewer approval.
13. Colored lenses, colored light bulbs, fluorescent and neon lighting are not permitted.
14. Incandescent, low voltage incandescent, metal halide, quartz, LED, and natural gas lights are acceptable.
15. All wiring for exterior lighting must be underground, with any transformers being buried or concealed from view, subject to objection by applicable utility provider(s).
16. Solar lights will be permitted in landscape beds.
17. Lighting must be in compliance with City (if applicable) and County guidelines.

Refer to the section on DECORATIONS - HOLIDAY & SPECIAL OCCASION for guidelines related to holiday lights.

### MAINTENANCE REQUIREMENTS

Exterior lighting must be maintained in clean and working order according to the guidelines noted above.

#### APPROVABLE LIGHTING FIXTURE



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# Mechanical Equipment

**APPROVAL IS NOT REQUIRED FOR MODIFICATIONS TO EXISTING MECHANICAL EQUIPMENT UNLESS THERE IS AN INCREASE IN THE SIZE OR LOCATION OF EQUIPMENT THAT WAS INSTALLED BY THE BUILDER OR PREVIOUS PROPERTY OWNER AND THE INCREASE IN SIZE CAUSES IT TO BE VISIBLE TO THE PUBLIC.**

## SPECIFIC GUIDELINES

It is required that all air conditioning units, pool, and any other mechanical equipment must be screened from public view. Screening may consist of architectural, or planting elements approved by the Reviewer.

### HVAC Units & Window A/C Units

Any new HVAC units or window A/Cs, that were not previously approved (such as new location) require Reviewer approval.

1. Window a/c units may not be installed on the front elevation of the Dwelling and must also not be visible to public view (from front, side, or rear of lot).
2. HVAC units and related equipment may not be installed on the ground in front of a residence or on the roof of any Dwelling, unless otherwise approved by the Reviewer. No window A/C unit or evaporative cooler may be attached to any front wall or front window of a residence or at any other location where it would be visible from public view.
3. All HVAC units must be screened in a manner approved in advance by the Reviewer or as otherwise set forth in these Guidelines.

## MAINTENANCE REQUIREMENTS

Mechanical equipment screening must be maintained in an aesthetic manner either by architectural elements or planting elements.

# Outbuildings (Accessory Buildings)

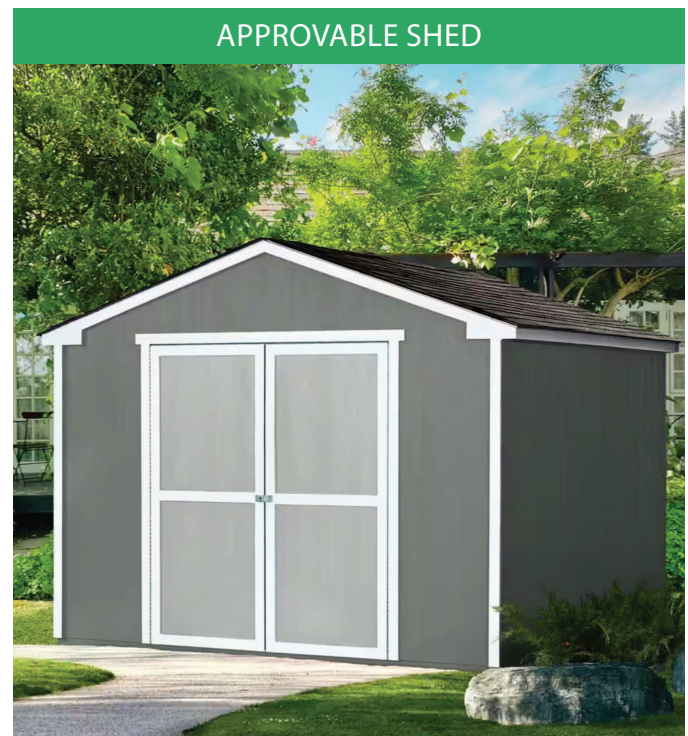
## APPROVAL IS REQUIRED FOR ALL OUTBUILDINGS

### SPECIFIC GUIDELINES

1. Outbuildings, also referred to as Accessory Buildings, include but are not limited to storage sheds, cabanas, greenhouses, and pool/bath houses. Outbuildings must be constructed in such a manner as to not be a visible detractor to public view or neighboring Dwellings.
2. Outbuildings cannot be used as a Dwelling. Per the SRA Declaration, Article IX. Section 1., Homesites within the Subdivision shall be used exclusively for single-family residential purposes. In no case may a Lot contain more than one Dwelling, unless otherwise provided in the Guidelines. Per the SCA Development Area Declaration, Article 2.01 Use Restrictions, the Development Area shall be used solely for single-family residential purposes.
3. Outbuildings must be constructed of like or compatible materials as design of the principal structure. Consideration will be given to Outbuildings of different material not prone to rusting, peeling, delaminating, or in other ways subject to degradation.
4. All Outbuildings must be located in the rear yard within the setbacks established for each lot, and at least 10' from the rear setback and 5' from the side setback. In addition, if the Outbuilding is placed on the side of the Dwelling, it cannot be closer than 10' to the fence parallel to the road. On lots that have metal fences, the Outbuilding must be placed up close to the main Dwelling.
5. Storage sheds and greenhouses may not exceed 10' in height from ground level (from grade & not from an added slab), unless otherwise approved by the Reviewer.
6. Outbuildings must be screened from streets and public areas. Suitable screening material includes a fence, landscaping/evergreen trees, or a combination of both, with the size and location approved by the Reviewer.
7. Criteria affecting approval of the improvements include height limitations, lot size and location, and screening.

### MAINTENANCE REQUIREMENTS

Outbuildings must be maintained in the same, acceptable condition as the original Dwelling and must comply with all existing guidelines and restrictions including paint, trim, roof, doors, materials, etc.





# Outdoor Furniture & Outdoor Decorative Structures

**APPROVAL IS NOT REQUIRED FOR NON-PERMANENT OUTDOOR STYLE FURNITURE THAT IS LOCATED ON THE ORIGINAL, BUILDER INSTALLED PORCH, BUT IT MUST BE COMPLIMENTARY TO THE COLOR SCHEME AND STYLE OF THE DWELLING.**

**OUTDOOR FURNITURE OR OTHER TYPES OF OUTDOOR DECORATIVE STRUCTURES (SUCH AS FOUNTAINS, LARGE POTS, SCULPTURES/STATUES) THAT WILL BE PLACED IN THE FRONT YARD MUST BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION.**

## SPECIFIC GUIDELINES

1. Outdoor furniture placed on an existing porch built by the Builder or approved for a previous owner that is integral to the design of the Dwelling and is not permanently installed does not require approval, however, outdoor furniture located in the front yard must be submitted for Reviewer approval prior to installation.
2. Furniture must be complimentary to the color scheme and style of the Dwelling.

3. Decorative structures, including fountains, large pots, topiaries, and sculptures/statues located in the front yard must be complimentary to the color scheme and style of the Dwelling.
4. Sculptures, statues, or pots that are taller than 3' from the ground must be submitted for approval. If placed on an approved pedestal or retaining wall, sculptures, statues, or ornamental pots taller than 2' must be submitted for approval. Small outdoor yard statues under 3' tall placed in landscape beds do not require approval.
5. Refer to the section on DECORATIONS - HOLIDAY & SPECIAL OCCASIONS for guidelines related to holiday décor, special occasion décor (including decorative flags)

## MAINTENANCE REQUIREMENTS

Outdoor furniture and decorative structures must be maintained in good and clean condition.

### APPROVABLE POTS



# Patio Covers & Shade Structures

## APPROVAL IS REQUIRED FOR THE INSTALLATION OF PATIO COVERS AND FREE STANDING OR ATTACHED SHADE STRUCTURES

APPLICATION FEE IS REQUIRED FOR ATTACHED PATIO COVERS. REFER TOSIENNANET.COM - MODIFICATION FOR CURRENT FEES.

### SPECIFIC GUIDELINES

All patio covers or other forms of shade structures (i.e., pergolas, arbors, etc.) must be of wood construction, except for professionally installed, anodized or baked enameled finish aluminum patio covers, all of which require approval by the Reviewer on a case by case basis.

It is very important that the submitted plans are clear and accurate and must be of professional quality. **Dimensioned design plans with front, rear and side elevations, as well as a roof plan must be included with application. An application can be denied if it is not submitted with full set of plans.**

The submittal for patio covers and free-standing shade structures that encroach into any utility easements must include documentation showing consent of the appropriate utility company(s).

### SPECIFIC GUIDELINES

All patio covers and free-standing shade structures must be located so that drainage is contained on the owner's lot. Gutters and downspouts can be an aid in controlling drainage.

#### **Attached Patio Covers & Shade Structures (Attached to Existing Dwelling)**

1. If a shade structure is attached to the existing roof, then it must be integrated into the existing roof line (flush with the eaves).
2. Minimum roof pitch is 1/2 over 12. (Roof pitch/slope describes how many inches the roof rises for every 12" in depth.)
3. If the structure is to be shingled, the shingles must match the color and quality of those used on the Dwelling. The roof pitch must also match the Dwelling (3 over 12 for shingled roofs). Use of different roofing materials will be considered on a case-by-case basis for free standing structures.

4. Supports for the covers must be either painted wood, treated wood, or painted metal columns. Unfinished metal or corrugated fiberglass will be prohibited from use. Pipe material used as a structural support must be concealed from view.
5. Frames must be painted to match the trim of the Dwelling when wood is used.
6. Exposed surfaces must match or harmonize with the existing colors and materials of the Dwelling.

#### **Free Standing Shade Structures**

1. All patio covers or other forms of shade structures (i.e., pergolas, arbors, etc.) must be of wood construction, with the exception of professionally installed, anodized or baked enameled finish aluminum patio covers, all of which require approval by the Reviewer on a case-by-case basis.
2. Minimum roof pitch is 1/2 over 12 (Roof pitch/slope describes how many inches the roof rises for every 12" in depth).
3. Height of free-standing shade structures (unattached) may not exceed 12' in overall height when measured from grade unless otherwise approved by the Reviewer.
4. If the structure is to be shingled, the shingles must match the color and quality of those used on the Dwelling. Use of different roofing materials will be considered on a case-by case basis for free standing structures.
5. Supports for the covers must be either painted wood, treated wood, or painted metal columns. Unfinished metal or corrugated fiberglass will be prohibited from use. Pipe material used as a structural support must be concealed from view.
6. Frames must be painted to match the trim of the Dwelling when untreated wood is used.
7. Exposed surfaces must match or harmonize with the existing colors and materials of the Dwelling.

### MAINTENANCE REQUIREMENTS

Patio Covers and Shade Structures must be maintained in good condition.



# Playground Equipment

(also refer to sections on Basketball Goals, Sport Courts)

**APPROVAL IS REQUIRED FOR THE INSTALLATION OF PLAYGROUND EQUIPMENT. STANDARD TRAMPOLINES THAT ADHERE TO THESE GUIDELINES DO NOT REQUIRE APPROVAL.**

## SPECIFIC GUIDELINES

Playground equipment, including playhouses, play units, and swing sets, must have prior written approval from the Reviewer.

Criteria affecting approval of the equipment include height limitations per dedicatory instruments, lot size and location, screening, as well as potential noise that will emanate from or by the individuals using the improvements. Other sport-related equipment is addressed in sections on Basketball Goals and Sport Courts/Batting Cages.

### Playground Structures (such as play units, playhouses, swing sets)

1. The placement, screening, and height requirements for playground equipment are also addressed in the Declaration, the Master Covenant, and in the SCA Policy on Play Structure Guidelines, which you can view at [www.siennanet.com](http://www.siennanet.com).
2. The overall footprint size of the playground equipment will be considered on a case-by-case basis and the Reviewer may take into account factors including the size and configuration of the lot, the location of the lot in the community, the location of the playground equipment on the lot, the type of fencing on the lot and visibility of the playground equipment from streets, common areas and amenities.
3. Playground equipment must be constructed of materials resistant to rust and decay and must be either painted neutral earth tones or another color approved by the Reviewer.
4. Roofing or shade covering must either match the material used on the Dwelling or may be a durable canvas that is securely attached to and made a part of that particular structure. If a canvas cover is proposed, the color scheme must be solid with no initials, logos, words, or stripes. Canvas covers must be green, tan, or brown in color to compliment the surrounding improvements. The roof/shade covering is included in the overall height (noted below).

5. Per the governing documents for lots under the jurisdiction of SRA, the height of all types of playground structures may not exceed 10' in height and must be at least 10' from side and rear lot lines.

6. Per the governing documents for lots under the jurisdiction of SCA, the height of play structures may not exceed 12' in height and must be at least 10' from any fencing.

### Trampolines

Safety nets around and affixed to trampolines will be permitted so long as the nets are supported by commercially manufactured poles. Commercial bands that wrap around the netting and present advertisements are prohibited. The standard yellow or blue safety pads are not permitted. The only acceptable colors for these pads are grey, black, or brown. Consideration must be given regarding placement of the trampoline to not negatively impact adjacent properties.

Per the governing documents, the overall height of a trampoline (including safety net, poles, and other related equipment) may not exceed 10' in height measured from the ground.

## MAINTENANCE REQUIREMENTS

All playground equipment must be properly maintained. Maintenance includes the repair or replacement of any worn, broken, missing, torn, or discolored materials as well as painting of any rusted or discolored parts.





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# Religious Items

## APPROVAL IS REQUIRED FOR THE DISPLAY OF RELIGIOUS ITEMS

### SPECIFIC GUIDELINES

Owners and occupants/tenants are generally permitted to display or affix one or more religious items on the owner's or occupant's/tenant's lot or Dwelling, the display of which is motivated by the owner's or occupant's/tenant's sincere religious belief.

Before a religious display contemplated by Section 202.018 of the Texas Property Code is displayed or affixed on an owner's or occupant's/tenant's lot or Dwelling, an application must be submitted to the Reviewer (for review by the Reviewer) and approved in writing. 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 property owner's or occupant/tenant's lot or Dwelling.

Notwithstanding the foregoing, one or more religious items displayed or affixed on the entry of an owner's or occupant/tenant's Dwelling, not exceeding 25 square inches, does not require approval by the Reviewer. All other religious displays require approval as set forth above.

The display or affixing of a religious item on the owner's or occupant/tenant'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 owned or maintained by the Sienna Associations.
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 Sienna Associations' dedicatory instruments.
6. The item is attached to a traffic control device, streetlamp, fire hydrant or utility sign, pole, or fixture.

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

### MAINTENANCE REQUIREMENTS

All religious items/displays must be kept maintained in good condition.

# Roofs

**APPROVAL IS NOT REQUIRED IF THE SAME ROOFING MATERIAL, INCLUDING COLOR, TYPE, STYLE, AND DESIGN ARE BEING REPLACED (UNLESS NOTED BELOW).**

**IF THERE ARE ANY CHANGES PROPOSED TO THE ROOF, APPROVAL IS REQUIRED.**

## SPECIFIC GUIDELINES

Roofing materials are also addressed in detail in the Energy Saving Devices section of these Guidelines. Please refer to that section if the type of roof being replaced is related to energy saving methods.

Notwithstanding anything contained herein to the contrary, owners should note that the Supplemental Declarations and specific guidelines for some sections of Sienna may contain different roofing requirements. Owners should review their Supplemental Declaration and any applicable specific guidelines prior to submitting a request for installation or replacement of a roof to determine the requirements in their respective section.

Roofing materials must comply with the most current International Residential Building Code roofing standards (IRBC). However, if Missouri City provides for stricter roofing standards than the IRBC standards, then the stricter standards must be followed. Likewise, if a Supplemental Declaration or Specific Guidelines for any particular section provides for stricter roofing standards than either the IRBC or Missouri City roofing standards, then the more restrictive standards will control. In any case, the most restrictive roofing standard will control.

All rooftop equipment must be painted to match the roof.

If your Builder installed a shingled, colored roof such as red, green, blue, yellow, or orange, those colors are no longer permitted. When roof is replaced, it must conform to standard roof colors such as charcoal or weathered wood color.

### 1. Roof Pitch, Form, and Materials

Roofs may take on a variety of forms, however gabled or hipped roofs are preferred. The minimum acceptable roof pitch is 5 on 12. Porches and overhangs may have a minimum slope of 3 on 12 pitch. A combination of roof pitch may be used if they are integrated into the design of the Dwelling.

Overhangs are encouraged on the eave condition and the rake condition (patio covers are not considered overhangs). Overhangs should be an integral part of the building form

and are encouraged over windows and garage doors to create shadow. Eave condition overhangs are suggested and must be 18" to 20" and rake condition overhangs must be a minimum of 12".

Roof tiles made of clay or pre-colored concrete are allowed with Reviewer approval, provided they complement the architectural style and color of the Dwelling. Wood shingles of any kind will not be permitted. Painting of roofing materials is also prohibited.

### 2. Skylights

The location and design of all skylights must be approved by the Reviewer.

## MAINTENANCE REQUIREMENTS

Roofs be maintained in good condition.



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# Sidewalks & Walkways

## APPROVAL IS REQUIRED FOR ANY CHANGES TO EXISTING SIDEWALKS ON THE LOT OR THE ADDITION OF ANY SIDEWALKS

*NOTE: Some sections have builder guidelines which address this provision. Please refer to the builder guidelines for your section.*

### SPECIFIC GUIDELINES

#### 1. Sidewalks

Each Owner is responsible for constructing (if necessary) and maintaining, at their expense, all sidewalks leading from the Dwelling to the driveway or abutting street, as well as that portion of sidewalk which is across the front property line of a Dwelling parallel to the road right-of-way, as on the side of corner lots, in accordance with any applicable guidelines and the Missouri City Construction Standards and the requirements specified on the plat of Sienna containing such lot, if any.

In sections where there is open drainage, sidewalk elevations must be the same as the road elevation.

Locations of sidewalks are not to be varied except where required to avoid specimen trees or flush valves (fire hydrants). Gentle radii instead of abrupt curves and angles are required for transitions around existing impediments.

Sidewalks are to be 4" thick concrete constructed over a sand base and must meet the Missouri City and Fort Bend County standards. All walks must be constructed in a consistent workmanlike manner.

Best efforts must be made to match sidewalk elevations with the existing manhole and valve box elevations or avoid conflicts by placing sidewalks around these locations.

#### 2. Walkways

Walkways must be a complimentary component of the site architecture and may not compete visually with the Dwelling or landscape. A walkway at least 4' in width and no more than 6' in width must be provided from the front door of the Dwelling to the street curb or driveway. In addition, a broad landing, not to exceed the width of the porch, may be allowed at the front door and at the connection of the walkway to a roadway edge or curb. On all lots, a short walk extending from the front entrance to the driveway may be permitted. Curvilinear walkways are encouraged between the front entrance and the sidewalk if sufficient space exists.

In sections with curb and subsurface drainage systems, the walkway must extend beyond the sidewalk to the street. When building on open drainage lots in situations where a driveway is more than 125' from the front walkway, the walkway may extend through the drainage swale to the road. Culvert and safety end treatments must be used, and walkways must be built at grade and must maintain positive drainage flow as established when the lot was originally developed.

In those instances where a walkway closely parallels the front elevation of a Dwelling, a planting area (a minimum of 4' in width) must be maintained between the Dwelling and walkway. In such cases, the planting area must be planted with an appropriate material approved for foundation planting. Steps at elevation change are required on walkway slopes exceeding 4 percent.

Walkways in the side setback of a lot may not be constructed with concrete directly up to the side fence. Crushed granite/gravel, similar material or grass is permitted in the section between the concrete and the fence.

### MAINTENANCE REQUIREMENTS

Sidewalks must be maintained in good condition and are the responsibility of the owner of the lot. Maintenance includes addressing dirt/mildew, cracks, and leveling as needed.



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# Signage

**APPROVAL IS NOT REQUIRED FOR THE DISPLAY OF SIGNAGE AS LONG AS IT ADHERES TO THE FOLLOWING GUIDELINES. ANY PROPOSED SIGNAGE THAT IS NOT ADDRESSED BELOW MUST BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION**

## SPECIFIC GUIDELINES

Signage may not be attached to structures, fences, Sienna Associations' common areas, trees/landscape, or mailboxes. Owners may only install signs on their own lot.

### For Sale or Lease Signs

For sale or lease/for rent signs may be installed in accordance with the Declaration which permits for one sign per lot. Please refer to the Declaration for additional information regarding for sale or rent signage.

### Political Signs

Pursuant to Section 259.002 of the Texas Elections Code, political signs are approved as temporary signage on residential lots for all local, state, or federal election purposes, provided that they meet the following criteria:

1. Maximum sign size cannot exceed 4' by 6'
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 Sienna Associations, including any public or private street right of way utility easements
11. Only one sign per candidate or ballot item is allowed

**The Sienna Associations may remove political signs that are in violation of any of the above criteria.**

### Garage Sale Signs

Garage sale signs are not permitted, unless it is an event sponsored by the Sienna Associations and prior written approval is obtained from the Sienna Associations. If a garage sale sign is displayed on a property 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 Sienna Associations approval, the owner is in violation of these guidelines.

Any unauthorized signs in Sienna Associations owned common areas will be removed as trash and disposed of accordingly.

### Other Signage

#### 1. Booster Signs

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

- a. Maximum sign area cannot exceed 2 square feet
- b. A maximum of two signs per lot are permitted

If a booster sign is displayed in violation of the above, or if the Reviewer determines that the display is unreasonable, the lot is considered to be in violation of these Guidelines.

#### 2. 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 Reviewer provided, however, that the Reviewer 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.

#### 3. 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 may be no more than 4" by 4" in size, and must be neutral in color, with black, brown, silver, bronze, or copper colors being preferred.

# Signage...CONT'D

## Other Signage (cont'd)

### 4. Beware of Dog Signs

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

- a. One sign per gate, to be placed on or near such gate
- b. Size of sign shall not exceed 14" by 10" in size
- c. Sign must read Beware of Dog; no pictures or other phrases are permitted on the sign without prior written approval by the Reviewer.

## MAINTENANCE REQUIREMENTS

Signage must be well constructed of good quality materials and maintained in good condition.



Maximum Size is 14" x 10"

# Sports Courts & Recreational/Athletic Structures

**APPROVAL IS REQUIRED FOR ALL SPORT COURT OR SIMILAR OUTDOOR ATHLETIC/RECREATIONAL TYPE STRUCTURES (i.e., BATTING CAGES).**

**THESE ENHANCMENTS REQUIRE AN APPLICATION FEE AND CONSTRUCTION DEPOSIT - PLEASE REFER TO THE INFORMATION ON PROJECTS REQUIRING DEPOSITS LOCATED ON PAGE 13 OF THESE GUIDELINES. CURRENT DEPOSITS AND FEES ARE LOCATED ON [WWW.SIENNANET.COM](http://WWW.SIENNANET.COM) - MODIFICATIONS.**

## SPECIFIC GUIDELINES

The following details the minimum requirements for installation of recreational type sports courts and fenced in batting and athletic type structures on residential properties. All elements and components relating to these structures, such as lighting, goals, surface, facing, etc. must be approved by the Reviewer prior to installation and are reviewed on a case-by-case basis. All lighting must comply with Fort Bend County's Dark Sky Ordinance.

1. Any above grade/above ground level court/structure components such as but not limited to fencing, poles, nets must be located a minimum of 20 feet from all property lines unless otherwise approved by the Reviewer;
2. Court surface color must be dark green, tan, or other neutral tone;
3. Evergreen shrubs/trees may be required to screen court or structure from neighboring properties or public (street, reserve) view;
4. If court includes lighting, height of light fixture(s) may not exceed 20' in total height when measured from grade. Light may not spill onto neighboring properties and a cut off shield may be required. Fixture/post must be black, bronze, or dark green in color.
5. Netting and netting structures must be 20' from the fence and may not exceed 10' in height from the ground. Netting must be black and the structure must also be black galvanized metal.
6. Goal specs, court dimensions, surface material and color must all be included in the submittal.

7. Written consent may be required from neighboring owners; if submittal includes lighting, a consent from each neighboring owners is required with the application submittal;
8. Application fee and deposit are required.
9. Submittal must include a site plan/plat noting the exact location, dimensions, and distances of the proposed Sport Court/Recreational/Athletic Structure, a photo of the full back and side yard, and a photo of the proposed structure(s).

Criteria affecting approval of the recreational improvements include lot size and location, screening, as well as potential noise that will emanate from or by the individuals using the improvements.

## MAINTENANCE REQUIREMENTS

Sport Courts and other recreational/athletic structures must be well constructed of good quality materials and maintained in good condition and appearance.

**IMPORTANT:  
SUBMITTAL MUST INCLUDE  
A SITE PLAN/ PLAT NOTING EXACT  
LOCATION AND DISTANCES.**



# Swimming Pools

**APPROVAL IS REQUIRED FOR ALL SWIMMING POOLS INCLUDING CORRESPONDING DECKING, EQUIPMENT, AND RELATED COMPONENTS & LANDSCAPE.**

**THESE ENHANCMENTS REQUIRE AN APPLICATION FEE AND CONSTRUCTION DEPOSIT - PLEASE REFER TO THE INFORMATION ON PROJECTS REQUIRING DEPOSITS LOCATED ON PAGE 13 OF THESE GUIDELINES. CURRENT DEPOSITS AND FEES ARE LOCATED ON [WWW.SIENNANET.COM](http://WWW.SIENNANET.COM) - MODIFICATIONS.**

## SPECIFIC GUIDELINES

1. All swimming pools must be enclosed with a minimum 4' high fence with self-latching gates and conforming to all Missouri City and Fort Bend County standards for pool enclosures.
2. Portable or permanent above ground swimming pools are prohibited.
3. Smaller prefabricated, installed hot tubs, above the ground spas or jacuzzis are acceptable with Reviewer approval.

Refer to guideline on HOT TUBS/ABOVE GROUND SPAS/JACUZZIS.

4. Swimming pool appurtenances such as rock waterfalls, slides and diving boards must not be over 7' in height measured from deck level unless otherwise approved by the Reviewer.
5. Skimmer nets, long handle brushes, pool chemicals, filters, pumps, heaters, and plumbing, etc. must not be visible from public view.
6. Pool walls may not encroach into utility easements. If pool plumbing is required in utility easements, the appropriate utility company must be contacted and written approval from utilities must be submitted to the Reviewer prior to approval of application. Wood or concrete pool decks may be placed over utility easements with Reviewer approval on a case by case basis but are subject to removal by utility companies.
7. The construction of any equipment related to pools, spas and decks within a utility easement or setback require the review and approval of the Reviewer and prior written approval from the Utility District or relevant utility company.
8. All back flow drains must be connected to the Municipal Utility District's sanitary sewer facilities located on owner's property. Draining or overflow of pool water will be per-



# Swimming Pools...CONT'D

mitted only onto the public street fronting the Dwelling by use of a pop-up drain. Curb cut drains/pipes are not permitted. Pop-up drains must terminate no less than 10' from the sidewalk and owners are responsible for ensuring that the drain is functioning properly and does not drain over the sidewalk on a daily basis or cause mold/mildew buildup on the sidewalk. It may be necessary to contact your MUD operator for specific regulations related to the lot.

9. During construction of any pool-related improvements, owner must keep the site secure from public access and maintained in a clean, workmanlike condition. The Reviewer has no duty to keep the site secure and maintained. A refundable deposit is required for swimming pool projects. All Amenity Lots and lots that are adjacent to a reserve are required to pay an additional deposit. Refer to the section located near the beginning of the Guidelines regarding the Modification/Improvement Application for fee and deposit information.

10. Swimming Pool Project Deposits - The deposit will be refunded after the owner requests an inspection of the improvement by the Reviewer to confirm no damages have occurred and the improvement was built to the approved plan. **Failure to request the inspection of improvements that require deposits within 6 months of the date of the approval letter may also result in forfeiture of deposit.** If an extension of this period is needed, please contact the Reviewer.

## SUBMITTAL REQUIREMENTS

Swimming Pool (including all corresponding decking, structures, equipment, etc.) must include the following:

1. A site survey/plat plan showing the proposed location of the Pool and related decking and equipment (and SPA, if adjoining). Current photo of full backyard. Please include any trees that will be removed or added for the project.
2. A professionally designed swimming pool project submittal including dimensions of the swimming pool, the location of all related equipment (mechanical equipment, slides, etc.) and access locations; measurements from the pool waterline and decking to ALL fence lines marked on the site survey/plat plan.
3. Site survey/plat plan showing the proposed location of the pool backflow drain (see item 8. Above).
4. If landscaping and patio cover/shade structure(s) will also be included with the pool project, please include this information with the submitted design/plan.
5. Application Fee & Deposit.

## MAINTENANCE REQUIREMENTS

Swimming pools and corresponding decking, equipment, and components must be maintained in good, clean condition.





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# Swimming Pool Enclosures

**APPROVAL IS REQUIRED FOR ALL SWIMMING POOLS ENCLOSURES THAT ARE OUTSIDE THE GUIDELINES NOTED BELOW.**

## SPECIFIC GUIDELINES

These swimming pool enclosure guidelines have been adopted pursuant to Section 202.022 of the Texas Property Code. The installation of a Swimming Pool Enclosure that is black in color, consists of transparent mesh set in metal frames, is less than or equal to 6 feet in height, and conforms to all applicable state or local safety requirements (Approved Swimming Pool Enclosure) is considered pre-approved by the Reviewer and does not need to be submitted to the Reviewer for review and approval.

The installation of a Swimming Pool Enclosure on a lot, other than an Approved Swimming Pool Enclosure, requires prior written approval from the Reviewer. Any such Swimming Pool Enclosure is subject to the following parameters:

1. Swimming Pool Enclosures may not exceed 6' 6" in height, unless otherwise approved by the Reviewer.
2. Swimming Pool Enclosures must conform to all applicable state or local safety requirements.
3. Swimming Pool Enclosures may contain frames (a) composed of materials such as, by way of illustration and not limitation, metal, wood, or polycarbonate plastic; and (b) composed of colors such as, by way of illustration and not limitation, white, silver, transparent, or black tones.
4. Swimming Pool Enclosures may contain panels or screens (a) composed of materials such as, by way of illustration and not limitation, transparent mesh, glass, or polycarbonate plastic; and (b) composed of colors such as, by way of illustration and not limitation, clear, white, or light blue.

The submission of plans related to a Swimming Pool Enclosure must include a completed application for Reviewer review, a site plan showing the proposed location of the Swimming Pool Enclosure, the type of Swimming Pool Enclosure to be used, and a copy of the manufacturer's brochures or a sample of material, if applicable. In considering the appearance of a Swimming Pool Enclosure, the Reviewer may take into account such factors including the overall size of the pool, the size and configuration of the lot, the location of the lot in Sienna, the location of the pool and Swimming Pool Enclosure on the lot and the visibility of the Swimming Pool Enclosure from streets, other lots, or common areas.

The installation of a Swimming Pool Enclosure that is not in compliance with these Guidelines will be considered a violation of the dedicatory instruments governing Sienna.

## MAINTENANCE REQUIREMENTS

Swimming pool enclosures must be maintained in good condition.



# Vegetable Gardens

**APPROVAL IS REQUIRED FOR ALL VEGETABLE GARDENS.**

## SPECIFIC GUIDELINES

1. All gardens require written approval from the Reviewer and must be in keeping with the community standards. All applications will be considered on a case-by-case basis.
2. Preference is given to vertical garden support structures. Horizontal support structures must not exceed 5' in height when measured from grade. All setbacks must be maintained. Structure must be kept maintained at all times and must be in keeping with all guidelines. Additional screening may be required. Structures/stakes required to support plants may not exceed 5' in height and must be removed/stored when the growing season is over. Any ties used to secure plants to stakes/structures must be neutral in color.
3. Acceptable Materials: Materials used must be intended for landscaping and gardening purposes. (Specifically prohibited is PVC piping intended for plumbing use, chicken wire, chain link fence, hardware cloth, barbed wire, plastic construction fencing, any material that is not neutral (brown, black, dark green) in color.)
4. No structures, strings, ropes, ties, bricks, netting, etc., may be attached to fencing.
5. No vegetable gardens, fruit trees, etc., will be permitted in the front yard.
6. When an application is submitted for a property on an Amenity Lot, consideration will be given to the location in the yard in terms of proximity to the amenity.

## MAINTENANCE REQUIREMENTS

Gardens must be maintained in good and clean condition.

NOT APPROVABLE



APPROVABLE



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# Window Treatments

**APPROVAL IS REQUIRED FOR WINDOW TREATMENTS THAT ARE CHANGED FROM THE ORIGINAL BUILDER APPROVED WINDOW TREATMENTS OR PREVIOUS OWNER'S APPROVED TREATMENTS.**

## SPECIFIC GUIDELINES

### 1. Windows

All aluminum windows, screens, sliding doors, and frames for fixed glass must have a factory applied baked enamel or anodized bronze or white finish. Bright mill finish material is prohibited. The use of foil or reflective mirror finishes on windows is also prohibited. Vinyl clad, aluminum clad, and wood windows will be permitted subject to color approval.

Windows should be architectural features and, wherever possible, grouped into recessed areas or bordered by projections that provide a shadow pattern. Scattered windows tend to create awkward shapes and should be avoided.

### 2. Window Awnings, Shades, and Coverings

The installation of canvas awnings, upon Reviewer approval, may be permitted on a Dwelling to reduce solar exposure. When allowed, they must be neutral and solid in color, and must be well-maintained at all times.

Awnings will be allowed for use on patios as shade covers, provided they comply with requirements for proper location and color and have received approval by the Reviewer. Awnings are not allowed on the front of the Dwelling.

The placement of paper, bed sheeting, foil, or other such temporary type of material will not be permitted on any front or visible windows.

### 3. Decorative Shutters

Decorative shutters are permitted and should be sized in proportion to cover at least half of the width of the window and match the existing color scheme of the Dwelling.

### 4. Glazing/Glass Tinting

Reflective mirror finishes will not be permitted. Factory installed tinted glass may be permitted to be used on a Dwelling to reduce solar exposure. The application of a film or other forms of material over window or door glazing will not be permitted unless specifically approved by the Reviewer. All (not only selected) windows on a specific side of a Dwelling must be tinted the same when a side of the Dwelling is visible to the public.

### 5. Window and Door Ornamentation

The installation of metal grills or burglar bars on the exterior of any window or door, which is visible from public areas, will be prohibited. Any such window or door ornamentation must be installed on the inside of a Dwelling and be screened at all times by shades, shutters, curtains, blinds, or other suitable covering material.

### 6. Solar Screening

All solar screens applied to windows will only be considered when the proposed color is complimentary to the exterior color scheme of the main Dwelling and they must be placed on all windows of the Dwelling elevation. 80% density is permitted. The Reviewer must approve the color and location of all solar screens prior to installation.

### 7. Storm/Hurricane Windows & Shutters

Storm/hurricane windows and shutters are permitted but require approval and must complement existing windows and window treatments.

## MAINTENANCE REQUIREMENTS

Windows and window treatments must be maintained in good and clean condition (not faded, no chipping/peeling, and properly attached to the Dwelling or window).

# Policy Certification

## POLICY UPDATES

Policy Name	Approved/Finalized	Revised
Property Modification & Maintenance Guidelines	Oct 24, 2023 SRA/Oct 23, 2023 SCA	October 2023, Effective January 1, 2024
Residential Review Committee Guidelines		May 24, 2017
Residential Review Committee Guidelines		March 1, 2014
Residential Review Committee Guidelines		August 19, 2013
Community Standards		May 28, 2008
Standards To Live By		October 24, 2006
Standards To Live By	September 28, 2005	





# Policy Certification

## CERTIFICATION

I, the undersigned, do hereby certify that I am the Secretary of Sienna Plantation Residential Association Inc., a Texas non-profit corporation;

That the foregoing Policy was duly adopted at a meeting of the Board of Directors held on the 24<sup>th</sup> day of October, 2023, at which a quorum was present.

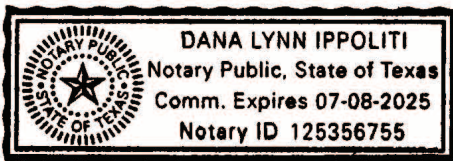
IN WITNESS WHEREOF, I have hereunto subscribed my name on this 24<sup>th</sup> day of October, 2023.


  
DEREK GOFF, Secretary

STATE OF TEXAS §  
§  
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, 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 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 of office, this 24<sup>th</sup> day of October, 2023



  
Notary Public – State of Texas

After Recording Return To:

Dana L. Ippoliti  
Sienna Plantation Associations  
9600 Scanlan Trace  
Missouri City, TX 77459