



Laura Richard
Laura Richard, County Clerk
Fort Bend County Texas
Pages: 8 Fee: \$ 43.00



NEIGHBORHOOD EXPENSES AND ASSESSMENTS POLICY

**Sienna Community Association
Sienna Residential Association**

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

I. PURPOSE

The purpose of this Neighborhood Expenses and Assessments Policy (this "***Policy***") is to set forth the various types of Neighborhood Expenses (defined below) that may be incurred by Sienna Plantation Residential Association, Inc., sometimes doing business as Sienna Residential Association (the "***SRA***"), and by Sienna Plantation Community Association, Inc., sometimes doing business as Sienna Community Association (the "***SCA***"), which Neighborhood Expenses may be incurred by the SRA or the SCA for the benefit of the owners and occupants of a particular Neighborhood (defined below) within Sienna, and which Neighborhood Expenses will be paid for using Neighborhood Assessments (defined below).

II. APPLICABILITY AND AUTHORITY

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

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

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

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

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

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

III. NEIGHBORHOOD ASSESSMENTS POLICY

A. Definitions

For purposes of this Policy, the following terms have the meanings set forth below:

1. ***“Neighborhood”*** means, collectively:
 - a. an area within Sienna separately designated and denominated as a “neighborhood” via a supplemental declaration, as provided in the Declaration;
 - b. a group of lots or condominium units within Sienna designated as a separate service area, as provided in the Covenant; and
 - c. any interest in real property or improvements in Sienna which is designated as a special common area via a notice of annexation or similar written instrument, as provided in the Covenant.
2. ***“Neighborhood Assessments”*** means the assessments levied by the Associations for the payment of Neighborhood Expenses, as defined in this Policy.
3. ***“Neighborhood Expenses”*** means and includes the actual and estimated expenses incurred or expected to be incurred by the Associations for the benefit of the owners and occupants of a particular Neighborhood, as defined in this Policy.

B. Neighborhood Expenses

Neighborhood Expenses incurred by the Associations may differ on a Neighborhood by Neighborhood basis based on the services provided to and performed within a particular Neighborhood. Neighborhood Expenses may include, by way of illustration and not limitation, expenses incurred to provide, operate, and maintain the following items, as well as any repair or replacement costs, capital expenditures, reserve expenditures, and services relating to the following items:

1. Gated Neighborhoods

- a. Seasonal color, landscape enhancements, and holiday decorations, provided such seasonal color, landscape enhancements, and holiday decorations within a particular Neighborhood differ from the seasonal color, landscape enhancements, and holiday decorations provided in non-gated Neighborhoods;
- b. Gates and access equipment installed in a Neighborhood, including vehicle gates located at the entry to the Neighborhood and pedestrian gates installed as part of Neighborhood fencing;
- c. Cameras and camera system equipment installed within a Neighborhood;
- d. Entry walls and any ornamentation, lighting, fountains, and planters attached to or adjacent to the entry wall of a Neighborhood and specifically designed or installed for that Neighborhood;
- e. Guardhouses related to a particular Neighborhood, including the exterior and interior of the Guardhouses;
- f. Private streets and related items benefitting a Neighborhood, including (i) lights installed on any vehicle gates constructed at the entrance to the private street; (ii) upgraded street signs and other information or directional signs specific to that Neighborhood; (iii) road striping, and (iv) any upgraded treatments, such as pavers or colored concrete;
- g. Bridge railings, fencing, and any ornamentation installed along any of the private streets within a Neighborhood;
- h. Retaining walls along any water ways, tunnels, or driveways within a Neighborhood that are not maintained by a special purpose district or a municipal entity;
- i. Utilities to service any of the gate systems and guardhouses within a Neighborhood, including, but not limited to, water, electrical, gas, and telephone lines.

In the event the Association incurs expenses for the provision of utility services both within and outside of a Neighborhood, the Board may elect to separately meter the utility services provided. Alternatively, the Board may elect to classify the expense as either a Neighborhood Expense or an expense which is not a Neighborhood Expense, which classification will be based on a determination of whether the Neighborhood or an area outside of a Neighborhood incurs more utility services expenses. In the event the utility service expenses are classified as Neighborhood Expenses, such expenses will be paid using Neighborhood Assessments. In the event the utility services are not classified as Neighborhood Expenses, such expenses will be paid for using assessments levied by the Association on all owners subject to its jurisdiction;

- j. Computer software and hardware associated with the operation of any access gate or camera system installed within a Neighborhood;
- k. A 24/7 answering service for issues pertaining to access gates installed within a Neighborhood;
- l. Professional and administrative services provided for the administration of the Neighborhood; and
- m. Any other items determined by the Board to benefit a particular Neighborhood.

2. Non-Gated Neighborhoods with Special Services

- a. Front and rear yard landscaping services performed within a Neighborhood designated to receive such services;
- b. Front and rear yard irrigation (including any utilities required to service such irrigation system) within a Neighborhood designated to receive such services; and
- c. Exterior building and roof maintenance services, as defined in the Dedicatory Instruments applicable to a particular Neighborhood designated to receive such services.

C. Administrative Fee

An administrative fee ("*Administrative Fee*") may be charged to the owners within a particular Neighborhood for the purpose of paying the costs incurred in the collection of Neighborhood Assessments. The Administrative Fee is determined by the Board in its preparation of the annual budget for the Association.

[SIGNATURE PAGES FOLLOW]

Policy Name	Approved/Finalized	Revised
Neighborhood Expenses and Assessments Policy		March 25, 2024
Neighborhood Assessments Policy		October 22, 2012
Neighborhood Assessments Policy	May 21, 2012	

CERTIFICATION

I certify that, as President of the Sienna Plantation Community Association Inc., the foregoing Neighborhood Expenses and Assessments Policy was approved electronically on the 25th day of March, 2024, by a quorum of the Board of Directors.

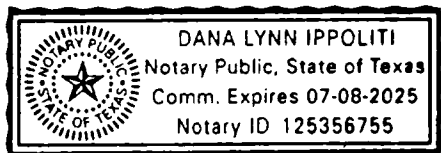
DATED, this the 25th day of March, 2024.

By: *Jimmie F. Jenkins*
Print Name: Jimmie F. Jenkins
Title: President

STATE OF TEXAS §
COUNTY OF Fort Bend §§

BEFORE ME, on this day personally appeared Jimmie F. Jenkins the President of the Sienna Plantation Community Association, Inc., known by me to be the person whose name is subscribed to this instrument, and acknowledged to me that s/he executed the same for the purposes and in the capacity expressed in this Policy, and as the act and deed of said corporation.

Given under my hand and seal of office, this 25th day of March, 2024.



Dana Ippoliti
Notary Public – State of Texas

APPROVAL BY TOLL-GTIS PROPERTY OWNER, LLC

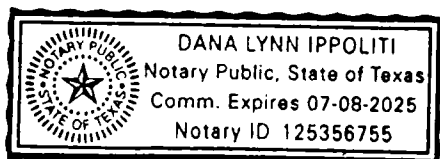
APPROVED, this the 25th day of March, 2024.

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

By: *Jimmie F. Jenkins*
Printed Name: Jimmie F. Jenkins
Title: Authorized Representative

THE STATE OF TEXAS §
COUNTY OF Fort Bend §

This instrument was acknowledged before me this 25th day of March, 2024, by Jimmie F. Jenkins, Authorized Rep. of Toll-GTIS Property Owner, LLC, a Texas limited liability company, on behalf of said company.



Dana Ippoliti
Notary Public – State of Texas

After Recording Return To:
Lisa L. Gambrell
Isabella L. Vickers
Roberts Markel Weinberg
2800 Post Oak Blvd., 57th Floor
Houston, Texas 77056