



RACQUET SPORTS LEAGUE GUIDELINES

**Sienna Community Association
Sienna Residential Association**

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

I. PURPOSE

The purpose of these guidelines is to assist residents in providing the requisite steps needed for participation in racquet sports league play in Sienna.

II. APPLICABILITY AND AUTHORITY

These Guidelines pertain to the following entities and encumber that property restricted by the Covenant and Declaration (defined below):

1. Sienna Plantation Community Association, Inc., sometimes doing business as Sienna Community Association (“SCA”) as referenced in the Sienna Plantation Amended and Restated Master Covenant (Sienna Plantation Community Association, Inc.), filed under Clerk’s File No. 2019035843 in the Official Public Records of Fort Bend County, Texas (“Covenant”), as same has been or may be amended from time to time and any other property which has been or may be subsequently annexed thereto and made subject to the authority of SCA.
2. Sienna Plantation Residential Association, Inc., sometimes doing business as Sienna Residential Association (“SRA”) as referenced in the Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Sienna Plantation (Sienna Plantation Residential Association, Inc.) recorded under Clerk’s File No. 2012104699 in the Official Public Records of Fort Bend County, Texas (“Declaration”), as same has been or may be amended from time to time, and any other property which has been or may be subsequently annexed thereto and made subject to the authority of SRA.

Any reference in these Guidelines to “Board”, “Boards”, “Association” or “Associations” applies to all of the above-mentioned entities. Any reference in these Guidelines to “Sienna” collectively means that property encumbered by the Declaration and the Covenant. Any reference in these Guidelines to “Owner” or “Occupant” has the corresponding meaning ascribed to that term in the Declaration or Covenant, as applicable.

Each Board is authorized by its respective dedicatory instruments to adopt rules and policies pertaining to the governance of the Association that it serves. In the event of a conflict between the terms of these Guidelines and any previously adopted rules, regulations and/or policies addressing communications, these Guidelines will control.

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

III. GUIDELINES

The Racquet Sports League Guidelines have been established and approved by the Association. The Association reserves the right to add or amend these guidelines as needed.

1. A newly formed tennis league team must contact the Association's Racquet Sports Director to seek eligibility to utilize the Club Sienna tennis courts for league play. This eligibility process must be completed prior to the submission of the tennis team to any league (i.e.: USTA, HTA, HLTA, WHLTA, Flex leagues). Authorization will be in writing in letter format or via a written email.
2. The team Captain and/or Co-Captain must be a Sienna resident. The Captain and Co-Captain's address, phone number, and e-mail address must be submitted to the Racquet Sports Director when seeking eligibility to utilize the Club Sienna tennis courts.
3. Once a team is given permission to utilize the Club Sienna tennis courts for league play:
 - a. The Captain must submit two formal rosters (either from the league or from the USTA web site) which includes the addresses and telephone numbers of all players to the Racquet Sports Director.
 - b. Rosters may only have a maximum of fifteen (15) players for the spring and fall season and twenty (20) for the summer league. No more than 25% of a team's total roster may be composed of non-residents.
 - c. An official copy of the team's schedule must be submitted to the Racquet Sports Director prior to the start of league.
 - d. Each team will be required to pay a \$200 team fee for each league each season.
 - e. Each non-resident will be required to pay an additional \$75 non-resident fee for each team on which he/she plays for each league per season.
 - f. Each team approved for league play for spring and fall season will only be awarded two (2) courts. The Racquet Sports Director will review and approve the summer league based on court demand.
 - g. Payment must be rendered, in full, prior to the start of the season. Teams must pay the required team fee before the first match of the season to avoid forfeiting their place in the league for the rest of the season. Add on players must be submitted to the Racquet Sports Director with the appropriate non-resident fee paid (if applicable) before the player may begin to play on the team.
4. If a Sienna team has been formed with the intention of utilizing the Club Sienna courts for league play and the team has not received written authorization by SRA's Racquet Sports Director for league court use, the team will be subject to a \$500 unauthorized team penalty fee. The fine will be imposed on the Team Captain and will be imposed immediately following the first discovery of unauthorized use. A letter notifying the Team Captain of the policy infraction will also be sent by the Association. The team will be subject to payment of this fine prior to being provided authorization for any further league play. The non-resident court fees are for league play ONLY for the specific team, league and season. A separate fee is assessed for each team for each season. At all other times at least one Sienna resident must be on each court during play with a non-resident.
5. Racquet sports court access approval will only be granted to Sienna residents.
6. No teams are "grandfathered" or automatically awarded space for subsequent seasons. All teams are subject to a seasonal review for eligibility to play in subsequent seasons.

7. Smoking, vaping, consumption of alcoholic beverages and consumption of food is prohibited on the courts.
8. Pets (only certified service animals are permitted), any type of mode of transportation not necessary for medical reasons including but not limited to: bicycles, scooters, skateboards, e-bikes, etc. are prohibited on the courts.

Policy Name	Approved/Finalized	Revised
Racquet Sports League Guidelines		October 21 & 23, 2025
Tennis League Guidelines		July 26, 2021
Tennis League & Team Policies & Guidelines	January 24, 2011	

[SIGNATURE PAGES FOLLOW]

Racquet sports

CERTIFICATIONSIENNA COMMUNITY ASSOCIATION/TOLL-GTIS PROPERTY OWNER, LLC

I hereby certify that, as President of the Sienna Plantation Community Association, Inc., a Texas non-profit corporation, the foregoing ~~Tennis~~ League Guidelines were approved on the 21st of October, 2025, at a meeting of the Board of Directors at which a quorum was present.

DATED, this the 21st day of October, 2025.

By: [Signature]Print Name: Jimmie F. JenkinsTitle: President

STATE OF TEXAS

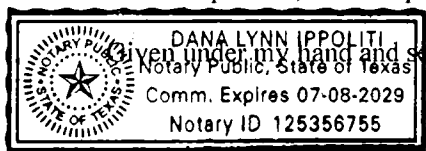
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COUNTY OF FORT BEND

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



Given under my hand and seal this the 21st day of October, 2025.

Dana Ippoliti
Notary Public – State of Texas

APPROVED, this the 21st day of October, 2025.

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

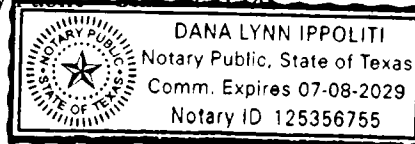
By: [Signature]Print Name: Jimmie F. JenkinsTitle: Authorized Representative

THE STATE OF TEXAS §

COUNTY OF Fort Bend §

This instrument was acknowledged before me this 21st day of October, 2025, by Jimmie F. Jenkins Authorized of Toll-GTIS Property Owner, LLC, a Texas limited liability company, on behalf of said company. REP. Dana Ippoliti

Notary Public – State of Texas



CERTIFICATION

I, the undersigned, do hereby certify:

That I am the duly elected and acting Secretary of Sienna Plantation Residential Association, Inc., a Texas non-profit corporation.

Racquet Sports
That the attached ~~Tennis~~ League Guidelines were duly adopted by a quorum of the Board of Directors at an in-person or electronic meeting, on the 23rd day of Oct. 2025

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of said Association this the 23rd day of October, 2025

By: Allison Bond

Print Name: Allison Bond

Title: Secretary

STATE OF TEXAS §

COUNTY OF Fort Bend §

BEFORE ME, on this day personally appeared Allison Bond, the Secretary of Sienna Plantation Residential Association, Inc., known by me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that this person executed the same for the purposes and consideration therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

Given under my hand and seal of office, this 23rd day of October, 2025

Dana Leppolite

Notary Public – State of Texas

