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SIENNA™

COMMON AREA RULES AND ENFORCEMENT GUIDELINES
Sienna Community Association
Sienna Property Owners Association
Sienna Residential Association

STATE OF TEXAS §
§
COUNTY OF FORT BEND §

I. PURPOSE

The purpose of these Common Area Rules and Enforcement Guidelines ("**Rules**") is to establish rules for use of Association Common Areas by Owners, Occupants, and Tenants and to establish enforcement guidelines if violations are identified. These Rules also address dissemination of information in Common Areas.

II. APPLICABILITY AND AUTHORITY

These Rules pertain to the following entities and encumber that property restricted by the SCA Covenant, SPOA Declaration, and SRA Declaration:

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 ("**SCA 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 Property Owners Association, Inc., sometimes doing business as Sienna Property Owners Association ("**SPOA**"), as referenced in the Third Amended and Restated Declaration of Covenants, Conditions and Restrictions for Sienna (Sienna Property Owners Association, Inc.) recorded under Clerk's File No. 2025078227 in the Official Public Records of Fort Bend County, Texas ("**SPOA 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 SPOA.

3. 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 ("**SRA 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 Rules to **"Board"**, **"Boards"**, **"Association"** or **"Associations"** applies to each of the above-mentioned entities as the context requires. Any reference in these Rules to **"Sienna"** collectively means that property encumbered by the SCA Covenant, SPOA Declaration, and the SRA Declaration. Any reference in these Rules to **"Owner"** or **"Occupant"** has the corresponding meaning ascribed to that term in the SCA Covenant, SPOA Declaration, and the SRA Declaration, as applicable. Any reference in these Rules to **"Declarant"** has the corresponding meaning ascribed to that term in the SCA Covenant, SPOA Declaration, and the SRA Declaration, 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 Rules and any previously adopted rules, regulations or policies addressing Common Area rules, dissemination of information within Common Areas, and enforcement guidelines regarding same, these Rules will control.

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

III. COMMON AREA DEFINITION

For purposes of these Rules, **"Common Area"** has the corresponding meaning ascribed to that term in the SRA Declaration, the SPOA Declaration, the SCA Covenant, or the SBA Covenant, as applicable. Additionally, for purposes of these Rules, the definition of "Common Area" also includes "Exclusive Common Area" (as defined in the SRA Declaration), "Special Common Area" (as defined in the SCA Covenant and SBA Covenant), and any private street maintained by SPOA that is identified in a "Supplemental Declaration" (as defined in the SPOA Declaration), as applicable. By way of illustration and not limitation, Common Area includes the following within Sienna:

1. Association recreational facilities and related parking lots: pools, buildings, racquet and sport courts, parks, playgrounds, and pavilions
2. Association landscaped and turf areas surrounding Association facilities, parks, lakes, parking lots, and boulevards
3. Association irrigation lines, irrigation heads and related infrastructure
4. Association electrical lines, electrical panels, and related infrastructure
5. Sidewalks and concrete gathering areas surrounding Association facilities and parking lots
6. Association recreation, open space, and landscape reserves
7. Association equipment located on the Common Area
8. Rights-of-way maintained by the Association
9. Private streets and reserves used as private streets maintained by the Association

IV. RULES

Common Area may be used sunup to sundown, unless posted or approved otherwise in other adopted policies or rules. Notwithstanding the foregoing, private streets may be accessed as needed subject to any additional dedicatory instrument pertinent to the private streets. Facilities such as the pools, tennis courts, fitness center, and club houses have additional adopted policies or rules. In relation to approved activities scheduled at Association facilities, Common Areas such as parking lots which are necessary for use during scheduled activities may be used during approved hours for the specific purpose acknowledged and approved by the Association. When using Common Areas, the following Rules apply:

1. Association Common Areas are intended for the use and enjoyment of Owners, Occupants, Tenants, and their authorized guests. Individuals using a Common Area must comply with all posted rules and use the Common Area only in a manner consistent with its intended purpose. Owners, Occupants, Tenants, and guests are responsible for the actions of any individual who is under the age of 18.

2. All Owners, Occupants, and Tenants must conduct themselves in a manner that does not interfere with the rights and privileges of other Owners, Occupants, or Tenants as determined in the sole and absolute discretion of the Board or its designees.

3. Owners, Occupants, Tenants, and their guests may not congregate, remain, or engage in activities in a manner that obstructs entrances, exits, walkways, seating areas, recreational amenities, or other areas intended for shared use; creates excessive noise, trash or debris; intimidates, harasses, or unreasonably disturbs others; or otherwise materially interferes with the ability of others to reasonably use and enjoy the Common Area.

4. No individual may engage in verbally or physically offensive, threatening, intimidating, harassing, or abusive conduct toward Owners, Occupants, Tenants, guests, Association staff, or Association designees, as determined in the sole and absolute discretion of the Board or its designees.

5. Loud, profane, indecent, or abusive language is prohibited. The Board or its designees has the sole and absolute discretion to determine if language violates this rule.

6. Parking must not obstruct the normal flow of traffic. Designated parking areas are to be used where provided. Parking is only permitted while utilizing the Association facility that adjoins the parking lot.

7. No Owner, Occupant, or Tenant may cause, whether intentional or unintentional, any type of physical damage to the Common Area. Owners, Occupants, and Tenants are responsible for any costs to repair damage to Common Area, whether the damage is caused intentionally or unintentionally.

8. Association Common Areas may not be utilized for commercial or profit making purposes, including but not limited to sales, services, or instruction unless written approval is provided by the Association.

9. When conduct violates these Rules, Association staff, security personnel, or other authorized Association representatives may direct an individual or group to discontinue the conduct, relocate within the Common Area, or leave the Common Area, as reasonably appropriate under the circumstances. Failure to comply with such a direction may constitute a separate violation of these Rules and may be subject to enforcement in accordance with Section VI.

10. Dissemination of information within Common Areas:

    a. No Owner, Occupant, or Tenant may disseminate, post, or otherwise display or distribute any written information (including, but not limited to banners, handbills, newsletters, flyers, leaflets, and the like) of any nature, content, or kind, in a Common Area.

b. No Owner, Occupant, or Tenant may engage in any of the following activities in any Common Area:

i. picketing,
ii. otherwise spreading propaganda,
iii. using sound and/or voice amplifying devices (including, but not limited to microphones, amplifiers, or other similar devices), and/or
iv. causing or encouraging persons to assemble for the purpose of spreading propaganda; provided, however, any such activities listed in this Section 2 shall be permitted so long as such activities are commenced in furtherance of a Community Sanctioned Event, as defined below.

c. A Community Sanctioned Event means an event or activity approved by the Board and/or General Manager of the Association, which event or activity is:

i. a fundraising, charity, pledge, drive, or similar event sponsored and/or organized by the Association, the developer, other organization approved by the Association, or an organization defined under Section 501(c)(3) or 501(c)(4) of the Internal Revenue Code, or their successor statutes, or

ii. sponsored and/or organized by the Association for the benefit and/or enjoyment of the Owners and/or the community.

11. Signage in Common Areas:

a. Save and except the Declarant and the Association, no Owner, Occupant, or Tenant may place any type of sign within the Common Area without the prior written approval of the Board or Declarant (as addressed below). The Board and Declarant have the discretion to determine if an item placed by an Owner, Occupant, or Tenant in a Common Area constitutes a sign under this provision.

b. The right is reserved by Declarant to construct and maintain, or to allow builders to construct and maintain signs and other advertising devices on land they own and on the Common Area as is customary in connection with the sale of developed land and newly constructed residential dwellings.

V. POLITICAL EVENTS

1. Notwithstanding anything contained in these Rules to the contrary, Owners and Occupants who reside within Sienna ("**Residents**") may utilize the Common Areas within Sienna for Political Events. For purposes of these Rules, a "**Political Event**" means the extension of an invitation by an Owner or a Resident to (i) a governmental official or (ii) a candidate who has been qualified in an appropriate election to run for public governmental office (a "**Candidate**"), to address or to meet with Owners, Occupants, and Tenants at the Common Area.

2. All Political Events hosted within Sienna are subject to policies, rules, and regulations adopted by the Board pertaining to gatherings and events held on the Common Areas by Owners, Occupants, and Tenants. Such policies, rules, and regulations may include, by way of illustration and not in limitation, the following:

a. A requirement that an Owner, Occupant, or Tenant issue payment to the

Association of a rental fee or deposit;

b. A limitation on the maximum occupancy of the Common Areas or any facility located in the Common Areas;

c. A restriction on the hours during which the Common Areas or a facility located in the Common Areas may be used;

d. A restriction specifying those portions of the Common Areas that are available for use; and

e. A requirement that an Owner, Occupant, or Tenant enter into a rental agreement or facilities usage agreement with the Association prior to the rental or use of the Common Areas.

3. The provisions set forth in this Article V. do not apply to (i) any portion of the Common Area that is unavailable for meetings of the Association due to seasonal use, or (ii) any portion of the Common Area that is only available for meetings of the members of the Association, the Board, or any committee of the Board.

VI. ENFORCEMENT

These Rules apply to Owners, Occupants, and Tenants. Owners must cause their Occupants and Tenants to comply with these Rules, and each Owner is responsible for all violations, losses, or damages caused by their Occupants and Tenants. Any repair costs, charges, or fines pertaining to violations of these Rules, whether by an Owner or their Occupant or Tenant, may be assessed against the Owner's Lot or Tract, as applicable.

Violations of these Rules will be subject to the enforcement process and fines set forth in the Residential Dedicatory Instrument Enforcement, Board Hearing, and Fine Policy recorded under Clerk's File Number 2025089830 in the Official Public Records of Fort Bend County, Texas, or the Commercial Dedicatory Instrument Enforcement and Fine Policy recorded under Clerk's File Number 2025087261 in the Official Public Records of Fort Bend County, Texas, as applicable and as amended from time to time (both referred to as "Enforcement Policy").

Nothing contained in these Rules limits the Board or its designees from reporting criminal activity taking place upon Common Area to local law enforcement agencies. Any such criminal activity will be considered not to be within the scope of an Owner's, Occupant's, or Tenant's use and enjoyment of the Common Area and may result in the immediate removal and permanent loss of the right to use the Common Area, subject to the Enforcement Policy if applicable.

These Rules are subject to all remedies available to the Association pursuant to Texas law the dedicatory instruments governing Sienna.

Policy Name	Approved/Finalized	Revised

Common Area Rules and Enforcement Guidelines		September 4, 2026
Common Area Rules and Enforcement Guidelines		August 5 & 7, 2025
Common Area Rules and Enforcement Guidelines		August 8 & 13, 2024
Common Area Rules and Enforcement Guidelines		February 1 & 2, 2022
Common Property Rules and Regulations		June 27, 2012
Common Property Rules and Regulations	March 26, 2008	

Recording Return To:
Amber Rodarte
9600 Scanlan Trace
Missouri City, TX 77459

CERTIFICATION
SIENNA RESIDENTIAL ASSOCIATION

I hereby certify that, as Secretary of the Sienna Plantation Residential Association, Inc., a Texas non-profit corporation, the foregoing Common Area Rules and Enforcement Guidelines were approved on the 22 day of October , 2026, at a meeting of the Board of Directors at which a quorum was present.

DATED, this the 12 day of November, 2026.

By: Allison Bond
Print Name: Allison Bond
Title: Secretary

STATE OF TEXAS §
§
COUNTY OF FORT BEND §

AMBER RODARTE
Notary Public, State of Texas
Comm. Expires 11-07-2029
Notary ID 135537726

BEFORE ME, on this day personally appeared Allison Bond , the Secretary of Sienna Plantation Residential 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 12 day of November, 2026.

Notary Public – State of Texas

CERTIFICATION
SIENNA PROPERTY OWNERS ASSOCIATION

I hereby certify that, as Secretaryof the Sienna Plantation Property Owners Association, Inc., a Texas non-profit corporation, the foregoing Common Area Rules and Enforcement Guidelines were approved on the 22 day of October, 2026, at a meeting of the Board of Directors at which a quorum was present.

DATED, this the 12 day of November, 2026.

By: Allison Bond
Print Name: Allsion Bond
Title: Secretary

STATE OF TEXAS §
§
COUNTY OF FORT BEND §

AMBER RODARTE
Notary Public, State of Texas
Comm. Expires 11-07-2029
Notary ID 135537726

BEFORE ME, on this day personally appeared Allison Bond, the Secretary of Sienna Plantation Property Owners 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 12 day of November, 2026.

Notary Public – State of Texas

CERTIFICATION
SIENNA 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 Common Area Rules and Enforcement Guidelines were approved on the 20 day of October, 2026, at a meeting of the Board of Directors at which a quorum was present.

DATED, this the 11 day of November, 2026.

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

AMBER RODARTE
Notary Public, State of Texas
Comm. Expires 11-07-2029
Notary ID 135537726

STATE OF TEXAS §
§
COUNTY OF FORT BEND §

BEFORE ME, on this day personally appeared Jimmie F. Jenkins, the President of Sienna Plantation Community Association, Inc., 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 11 day of November, 2026.

_____
Notary Public – State of Texas

APPROVED, this the 11 day of November, 2026.

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

By: _____
Print Name: Jimmie F. Jenkins
~~Title: Authorized Representative~~

AMBER RODARTE
Notary Public, State of Texas
Comm. Expires 11-07-2029
Notary ID 135537726

THE STATE OF TEXAS §
COUNTY OF Fortbend §

This instrument was acknowledged before me this 11 day of November, 2026, by Jimmie F. Jenkins, Authorized Rep. of Toll-GTIS Property Owner, LLC, a Texas limited liability company, on behalf of said company.

_____
Notary Public – State of Texas

Common Area Rules and Enforcement Guidelin es-SCASPOASRA 2026

Final Audit Report 2026-11-16

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