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Laura Richard
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Fort Bend County Texas
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PARKING POLICY

**Sienna Residential Association
Sienna Community Association**

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

I. PURPOSE

The purpose of this Parking Policy (this "*Policy*") is to establish a systematic procedure for enforcing parking related restrictions within the property subject to the jurisdiction of Sienna Plantation Residential Association, Inc., sometimes doing business as Sienna Residential Association (the "*SRA*"), and within the property subject to the jurisdiction of Sienna Plantation Community Association, Inc., sometimes doing business as Sienna Community Association (the "*SCA*").

II. APPLICABILITY

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

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

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

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

The Boards adopt this Parking Policy, which runs with the land and is binding on all Owners, Occupants, and property encumbered by the Declaration and the Covenant. This Policy is effective upon the recording of same. After the effective date, this Policy replaces any previously recorded or implemented charter or policy that addresses the subjects contained in this Policy.

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

III. PARKING POLICY

For purposes of this Policy, vehicles are generally placed into one of three categories: (1) Passenger Vehicles, (2) Commercial Vehicles, or (3) Recreational Vehicles. Parking restrictions pertaining to each of these categories of vehicles are set forth below. Vehicles including but not limited to Passenger Vehicles, Commercial Vehicles, and Recreational Vehicles, are prohibited from parking in Sienna in violation of this Policy.

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

1. “*Alleyway*” means a passageway designated on the applicable plat as an alley, alleyway, private access easement, restricted reserve, or other similar designation which is owned by an Association. For purposes of this Policy, the Boards have the sole discretion to determine whether a particular passageway is an Alleyway.
2. “*Annexation Instrument*” means either (i) a Supplemental Declaration, as that term is defined in the Declaration, or (ii) a Development Area Declaration, as that term is defined in the Covenant, as applicable.
3. “*Commercial Vehicle*” means a vehicle (and any associated machinery, trailer, and equipment) that is used in a business enterprise and may be identified as being affiliated with a business (by way of illustration and not limitation, signage on the vehicle, size of the vehicle, design of the vehicle, or equipment on the vehicle). For illustrative purposes only, Commercial Vehicles may include cars, vans, and pickup trucks with commercial signage on the vehicle, tow trucks, dump trucks, cement-mixer trucks, oil or gas trucks, delivery trucks, tractors, and tractor trailers. Commercial Vehicles do not include Passenger Vehicles or Recreational Vehicles. The Boards have the sole discretion to determine whether a particular vehicle, associated machinery, or any signage related thereto is a Commercial Vehicle.
4. “*Common Area*” means any property owned in fee or held in easement, lease, or license by the Associations, together with the facilities and improvements thereon, save and except Private Streets and Alleyways. The term “Common Area” includes all “Exclusive Common Area”, as that term is defined in the Declaration, and “Special Common Area”, as that term is defined in the Covenant, within Sienna.
5. “*Developer*” means either (i) Sienna/Johnson Development, L.P., a Texas limited partnership, as to the neighborhoods subject to the jurisdiction of the SRA, or (ii) TOLL-GTIS Property Owner, LLC, a Texas limited liability company, as to the neighborhoods subject to the jurisdiction of the SCA, as applicable.
6. “*Occupant*” means an Owner, resident, tenant, lessee, guest, or invitee of any lot within Sienna for any period of time.

7. “*Owner*” means a record Owner, whether one or more persons, of the fee simple title to a lot within Sienna, but excludes (i) the applicable Developer, (ii) any person or entity having an interest in a lot merely as security for the performance of an obligation, and (iii) any person or entity owning an interest in the mineral estate of a lot.
8. “*Private Street*” means a street designated on the applicable plat as a private street, private access easement, or other similar designation which is owned by an Association. For purposes of this Policy, the Boards have the sole discretion to determine whether a particular street is a Private Street.
9. “*Public View*” means a condition, structure, item, or improvement located on a lot that is openly visible from or by an individual standing at ground level of (i) at least one neighboring lot (such neighboring lot does not have to be adjoining the lot with any such condition, structure, item, or improvement), (ii) a Common Area, or (iii) a street.
10. “*Passenger Vehicle*” means a vehicle that is designed primarily for transporting people on highways and streets (and includes, by way of illustration and not in limitation, motorcycles, autocycles, vans, pickup trucks, sport utility vehicles, and cars) and that: (i) is in operating condition; (ii) has current registration and inspection stickers; and (iii) is in regular use as a motor vehicle on the streets and highways of the State of Texas.
 - a. Unless determined otherwise in the applicable Board’s sole discretion, an emergency vehicle that meets all the foregoing requirements is considered a Passenger Vehicle (rather than a Commercial Vehicle).
 - b. Unless determined otherwise in the applicable Board’s sole discretion, a vehicle that meets all the foregoing requirements and that has signage on such vehicle is considered a Passenger Vehicle (rather than a Commercial Vehicle) if: (i) the signage on the vehicle does not exceed approximately 2 feet by 2 feet, and (ii) the signage is adhered to but does not protrude from the vehicle (such as a decal or magnetic signage attached to a door) or the signage is painted directly on the vehicle.

Passenger Vehicles do not include Commercial Vehicles or Recreational Vehicles. The Boards have the sole discretion to determine whether a particular vehicle is a Passenger Vehicle.
11. “*Recreational Vehicle*” means a vehicle that is designed primarily for recreational use and includes, but is not limited to, trailers, all classes of motor homes, camper vans, all-terrain vehicles, utility task vehicles, dune buggies, campers, golf carts, four-wheelers, mini-bikes, go-carts, buses, neighborhood electric vehicles, jet skis, and boats. Recreational Vehicles do not include Passenger Vehicles or Commercial Vehicles. The Boards have the sole discretion to determine whether a particular vehicle is a Recreational Vehicle.
12. “*Sienna*” means that property encumbered by the Declaration and the Covenant.

B. Non-Gated Neighborhoods. The following provisions apply to parking on lots and Common Areas located within the non-gated neighborhoods of Sienna:

1. Passenger Vehicles.

- a. Subject to the limitations contained in this Policy, Passenger Vehicles may be parked within a designated parking area of a Common Area or on a lot (i) inside a garage, (ii) in an enclosure approved by the Association, or (iii) on the driveway of a lot.
- b. The parking of Passenger Vehicles on a lot or Common Area in violation of this Section B.1. is prohibited unless prior written approval is obtained from the applicable Board.

2. Commercial Vehicles.

- a. A Commercial Vehicle may be parked on a lot if the Commercial Vehicle is completely concealed from Public View inside a garage or enclosure approved by the applicable Board.
- b. Emergency vehicles and vehicles with certain signage, as described in Article III, Section A.10.a. and b. of this Policy, are not considered Commercial Vehicles.
- c. Subject to the limitations set forth in Section E of this Policy, Commercial Vehicles associated with the construction, repair, or maintenance of a residence or lot or delivery services to and from the lot may be temporarily parked on the driveway of the lot they are serving, but only for the time necessary for such purpose. Such Commercial Vehicles may not be parked within a Common Area.
- d. The parking of Commercial Vehicles on a lot or Common Area in violation of this Section B.2. is prohibited unless prior written approval is obtained from the applicable Board.

3. Recreational Vehicles.

- a. A Recreational Vehicle may be parked on a lot if the Recreational Vehicle is completely concealed from Public View inside a garage or enclosure approved by the applicable Board.
- b. Subject to the limitations set forth in Section E of this Policy, a Recreational Vehicle with not more than 2 axles may be temporarily parked on the driveway of a lot for up to 48 consecutive hours for loading and unloading purposes only.
- c. Subject to subsection (d), below, Recreational Vehicles may not be parked within a Common Area.
- d. The parking of Recreational Vehicles on a lot or Common Area in violation of this Section B.3. is prohibited unless prior written approval is obtained from the applicable Board. Each lot is limited to a total of 6 requests per year for consideration by the Board under this subsection (d).

C. Gated Neighborhoods. The following provisions apply to parking on lots, Private Streets, and Common Areas located within the gated neighborhoods of Sienna. Parking restrictions specific to certain gated neighborhoods may be set forth in the applicable Annexation Instrument for the gated neighborhood.

In the event of a conflict between the parking restrictions set forth in the Annexation Instrument and the parking restrictions set forth in this Policy, the parking restrictions in the Annexation Instrument control.

1. Article III.B. Applies. The parking provisions pertaining to Passenger Vehicles, Commercial Vehicles, and Recreational Vehicles set forth in Article III.B. of this Policy apply to the gated neighborhoods of Sienna.
2. Temporary Street Parking. Temporary parking (less than 24 consecutive hours) on Private Streets is permitted only for the purposes of visitation by Occupants, passenger drop-off or pick-up, loading and unloading, construction and maintenance services related to the lot, delivery services, and trash services. The parking of any vehicle on a Private Street for any purpose or any length of time other than as set forth in this provision is prohibited unless prior written approval is obtained from the applicable Board.
3. Towing; Signage. The Associations have posted appropriate signs throughout the gated neighborhoods of Sienna consistent with Texas laws related to the towing of motor vehicles. Any vehicle parked or stored on the Private Streets or other Common Areas within Sienna in violation of this Policy and the posted signage may be subject to enforcement action, including but not limited to towing, as set forth below.

D. Alleyways. The following provisions apply to parking on Alleyways located within Sienna:

1. No Parking in Alleyways. No Occupant may park a Passenger Vehicle, Commercial Vehicle, Recreational Vehicle, or any other vehicle in an Alleyway within Sienna. Occupants of Lots that are served by Alleyways must utilize the designated garage and driveway for their lot for the parking of vehicles in accordance with Section B and Section C of this Policy, as applicable.
2. Overflow Parking in Designated Areas. Certain neighborhoods within Sienna that have Alleyways also have parking areas designated for overflow parking. Passenger Vehicles may be parked in designated overflow parking areas.
3. Towing; Signage. The Associations have posted appropriate signs throughout the Alleyways of Sienna consistent with Texas laws related to the towing of motor vehicles. Any vehicle parked or stored in the Alleyways or other Common Areas within Sienna in violation of this Policy and the posted signage may be subject to enforcement action, including but not limited to towing, as set forth below.
4. Board Approval for Exceptions. The parking of any vehicle in violation of this Section D is prohibited unless prior written approval is obtained from the applicable Board.

E. General Rules. This Section E. applies to all vehicles, including Passenger Vehicles, Commercial Vehicles, and Recreational Vehicles within the gated and non-gated neighborhoods of Sienna.

1. No vehicle may be parked either wholly or partially on a curb or in a manner that obstructs or blocks a sidewalk.
2. No vehicle may be parked on a landscaped area on a lot.
3. No vehicle may be driven or parked on any sidewalk or unpaved area within Sienna without the prior approval of the applicable Board.

4. Streets and driveways may not be used to rebuild or repaint vehicles.
5. No vehicle may be parked on a street in such a way as to inhibit or adversely affect ingress or egress from a driveway.
6. No vehicle, save and except a motorcycle that is a Passenger Vehicle, may be parked or otherwise permitted to remain at any time in a slanted manner or diagonal manner across any driveway or other designated parking space, or in any other manner other than as is customary for the type of parking space being used.
7. A vehicle must fit completely in or on the driveway of a lot and no portion of the vehicle may extend beyond the driveway or into any part of a street.
8. No Owner or Occupant is permitted to park any vehicle on the lot of another Owner or Occupant without the prior consent of the Owner or Occupant of the lot on which the vehicle will be parked.

F. Applicability and Enforcement.

1. Applicability. This Policy does not apply to vehicles that may be parked within Common Areas at the direction of the applicable Board, the applicable Developer, or their designees.
2. Jurisdiction. The Owners of any lot, by virtue of ownership of such lot within Sienna, have covenanted and agreed that the Associations have jurisdiction over the lots, streets, Alleyways, and other Common Areas within Sienna with regard to this Policy and that the Associations have the right, without the obligation, to enforce the limitations on parking set forth in this Policy. Enforcement of the provisions of this Policy is left to the discretion of the applicable Board and may occur only after a violation is reported by an Owner and observed by the Association. The applicable Board has the sole discretion to determine whether a particular vehicle is parked in violation of this Policy.
3. Towing; Self Help. Subject to the requirements set forth by Texas law, the Boards or the designated agent of the Boards may cause any vehicle which is parked, stored, or maintained on a Private Street, on an Alleyway, or within other Common Areas in violation of the Dedicatory Instruments, or in violation of any ordinance, statute, or other governmental regulation, to be removed from Sienna to any vehicle storage facility within Fort Bend County, Texas, at the sole cost and expense of the person owning the vehicle (whether or not such person is an Owner) and the Owner as to whom such person is a tenant, visitor, guest, invitee or other related party. THE ASSOCIATIONS OR THE ASSOCIATIONS' DESIGNEES MAY, BUT ARE NOT REQUIRED TO, PROVIDE ADDITIONAL NOTICE OF THE INTENT TO REMOVE A VIOLATING VEHICLE FROM SIENNA BY PLACING A NOTICE OR STICKER ON THE VEHICLE IN ADVANCE OF TOWING.
4. Fines. Without waiving the right to remove a violating vehicle, in the event of a violation of this Policy, the applicable Board, in its sole discretion, may impose a fine pursuant to the Associations' Dedicatory Instrument Enforcement and Fine Policy recorded in the Official Public Records of Fort Bend County, Texas.

5. Full Compliance. Owners and Occupants must fully comply with this Policy, and each Owner and Occupant is jointly and severally liable for all violations by an Owner or Occupant. The applicable Board, in its sole discretion, has the sole authority to make the ultimate determination as to whether an Owner or Occupant has obtained full compliance with this Policy.
6. Variations. Owners or Occupants of lots may seek a temporary variance from the provisions of this Policy for their guests; however, any such request for a variance must receive the prior written approval of the applicable Board.

Policy Name	Approved/Finalized	Revised
Parking Policy (SPCAI/SPRAI)	May 14 & 15, 2024	
Parking Rules and Regulations (SPCAI)	April 17, 2019	
Private Street Parking Policy (SPRAI)	January 20, 2014	
Parking Rules & Regulations (SPRAI)		March 18, 2013
Parking Rules & Regulations (SPRAI)		October 27, 2009
Parking Rules & Regulations (SPRAI)		September 26, 2007
Parking Rules & Regulations (SPRAI)	July 20, 2005	

[SIGNATURE PAGES FOLLOW]

CERTIFICATION

I certify that, as Secretary of the Sienna Plantation Residential Association Inc., the foregoing Parking Policy was approved on the 14th day of May, 2024, at a meeting of the Board of Directors at which a quorum was present.

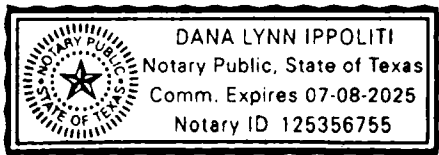
DATED, this the 14th day of May, 2024.

Allison Bond
By: _____
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 the Sienna Plantation Residential Association, Inc., known by me to be the person whose name is subscribed to this instrument, and acknowledged to me that s/he executed the same for the purposes and in the capacity expressed in this Policy, and as the act and deed of said corporation.

Given under my hand and seal of office, this 14th day of May, 2024.



Dana Ippoliti
Notary Public – State of Texas

CERTIFICATION

I certify that, as President of the Sienna Plantation Community Association Inc., the foregoing Parking Policy was approved on the 15th day of May, 2024, at a meeting of the Board of Directors at which a quorum was present.

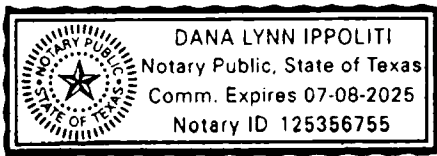
DATED, this the 15th day of May, 2024.

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 15th day of May, 2024.



Dana Ippoliti
Notary Public – State of Texas

APPROVAL BY TOLL-GTIS PROPERTY OWNER, LLC

APPROVED, this the 15th day of May, 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 15th day of May, 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

