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Official Public Records  
5/13/2015 10:30 AM



*Laura Richard*  
Laura Richard, County Clerk  
Fort Bend County Texas  
Pages: 4 Fee: \$ 26.00

**AFTER RECORDING RETURN TO:**



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**SIENNA PLANTATION**  
**NOTICE OF DESIGNATION OF SPECIAL COMMON AREA**  
**[SECTION 6]**

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

Cross reference to Sienna Plantation Master Covenant (Sienna Plantation Community Association, Inc.), recorded under Document No. 2015009259 in the Official Public Records of Fort Bend County, Texas.



**SIENNA PLANTATION**  
**NOTICE OF DESIGNATION OF SPECIAL COMMON AREA**  
**[SECTION 6]**

This Notice of Designation of Special Common Area [Section 6] ("Notice") is made and executed by TOLL-GTIS PROPERTY OWNER, LLC, a Texas limited liability company ("Declarant") and is as follows:

1. **Special Common Area.** Pursuant to that certain Sienna Plantation Master Covenant (Sienna Plantation Community Association, Inc.), recorded as Document No. 2015009259 in the Official Public Records of Fort Bend County, as amended (the "Master Covenant"), Declarant may, from time to time, designate any interest in real property or improvements as "Special Common Area" (as defined in the Master Covenant).

2. **Beneficiaries.** The Special Common Area designated pursuant to this Notice is assigned to those certain Lots, and the Owners thereof, as set forth in that certain Sienna Plantation [Section 6] Notice of Annexation, recorded under Document No. 2015049619 in the Official Public Records of Fort Bend County, Texas (the "Beneficiaries"). The Special Common Area is designated for the purpose of the exclusive use of the Beneficiaries and the obligation to pay Special Common Area Assessments attributable thereto.

3. **Designation.** Pursuant to the Master Covenant, upon the Recordation of this Notice, Declarant hereby designates as Special Common Area that certain real property located within Sienna Village of Destrehan Section 6, a subdivision located in Fort Bend County, Texas according to the map or plat recorded at Document No. 2015047964, in the Official Public Records of Fort Bend County, Texas (the "Subdivision") as follows:

- (a) Those certain private streets more commonly known as Fox Bend Lane and Red Fox Drive located in the Subdivision and any other private streets serving the Subdivision;
- (b) Any access control gate for vehicular and pedestrian ingress and egress to and from the Subdivision, including camera equipment and any mechanical equipment necessary and required to operate such gate; and
- (c) All of the additional or upgraded landscaping, plantings, improvements or features unique to the Subdivision located within the landscape and/or restricted open space lots more commonly known as Reserves A, B and C within the Subdivision, including any fencing, masonry columns, walls and/or pedestrian gate(s) installed

along the boundaries of such Reserves within the interior of the Subdivision or which restrict or otherwise separate access to the Subdivision from other portions of the Development, so long as such fencing, masonry columns and/or walls are located on Reserve A and not constructed on a residential Lot outside of the Subdivision although parallel and adjacent to the common boundary line of Reserve A. The additional or upgraded landscaping, plantings, improvements or features unique to the Subdivision may be determined and designated by the Board from time to time.

4. **Subject to Assessments.** The Special Common Area designated above is subject to the terms and provisions of the Master Covenant. The Beneficiaries shall be subject to the levy of a Special Common Area Assessment in an amount equal to \$600.00 for the current fiscal year. The amount of such Special Common Area Assessment may be increased from time to time as determined and adopted by the Board in the annual budget. The Special Common Area Assessment is a separate amount due and payable to the Association and shall not be applied as a credit against or pre-payment of any other Assessments levied against a Lot or Condominium Unit pursuant to *Article 5* of the Master Covenant.

5. **Miscellaneous.** This Notice constitutes a notice of designation of Special Common Area under the Master Covenant. Any capitalized terms used and not otherwise defined in this notice shall have the meanings set forth in the Master Covenant.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective as of the 11<sup>th</sup> day of MAY, 2015.

**DECLARANT:**

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

By: *J. F. Jenkins*  
Printed Name: JIMMIE F JENKINS  
Title: AUTHORIZED REPRESENTATIVE

THE STATE OF TEXAS     §  
                                          §  
COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me this 11<sup>th</sup> day of MAY, 2015 by **JIMMIE F. JENKINS** ~~AUTHORIZED REPRESENTATIVE~~ of Toll-GTIS Property Owner, LLC, a Texas limited liability company, on behalf of said company.

(SEAL)

*Lucy Chalcraft*  
Notary Public Signature

