



RACQUET SPORTS COMPLEX POLICY

**Sienna Community Association
Sienna Residential Association**

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

I. PURPOSE

The purpose of this policy is to establish Policies and Rules regarding Sienna Racquet Sports.

II. APPLICABILITY AND AUTHORITY

This Policy pertains to the following entities and encumbers that property restricted by the SCA Covenant and the 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 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 this Policy to “Board”, “Boards”, “Association” or “Associations” applies to all of the above-mentioned entities. Any reference in this Policy to “Owner” has the corresponding meaning ascribed to that term in the SCA Covenant or the SRA Declaration, as applicable.

Each Board is authorized by its respective dedicatory instruments to adopt policies pertaining to the governance of the Association that it serves.

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

III. RULES

The Rules outlined in Exhibit A and Exhibit B are applicable to the Association’s tennis and pickleball courts.

EXHIBIT A**CLUB SIENNA TENNIS COURT RULES****1. General Use**

- a. All Association residents who are current with annual assessments are permitted access to the Club Sienna tennis courts through the Association's access control system. Residents may download the Sienna app and proceed through the app access control request. Please note it may take up to two business days for access approval. Refer to the Amenity Access Policy for additional access information.
- b. Use of Club Sienna tennis courts is limited to Association residents and their guests. Residents must be able to provide their access credential via their cell phone/app or a Sienna ID card when using the tennis courts.
- c. All guests must be accompanied by a resident on the court that the guest is playing and resident must be present at all times with guest for the entirety of their reservation.
- d. Residents may not reserve courts on behalf of any other persons (including, but not limited to, non-residents). Persons making court reservations must be present for the entirety of the reservation.
- e. Online reservations for use of the Club Sienna tennis courts are available by going to www.siennarec.com. While the Association is not able to guarantee court availability through the court reservation system, using this system will help in securing a court for a preferred date and time.
- f. Reservations are limited to one reservation block per resident. No player may use consecutive court periods unless a court is open and there are no other players waiting to play.
- g. Players who arrive 10 minutes or later for a court reservation will forfeit their reservation if persons are present and ready to utilize the court. There is a 9 minute 59 second grace period until rentals are forfeited. Failure to cancel a reservation a minimum of 2 hours in advance of said reservation (excluding impacts due to inclement weather) will result in the forfeiture of court reservation access for the following terms:
 - i. Fourteen Days (second infraction)
 - ii. Thirty Days (third infraction)
 - iii. Sixty Days (fourth infraction).
- h. No player may book multiple courts at a single time (including through the use of multiple email accounts, multiple resident family members, etc.). If multiple resident family members reserve courts simultaneously, said family members must be physically in attendance utilizing separate courts at the same time. Persons found to be creating multiple accounts and utilizing them simultaneously to reserve courts will forfeit court reservation access for the following terms:
 - i. Fourteen Days (first infraction)
 - ii. Thirty Days (second infraction)
 - iii. Sixty Days (third infraction)
- i. In order to protect the soft surface of the tennis courts, courts shall only be used for playing tennis. No individual chairs, tables, glass containers, bicycles, motor bikes, roller skates, skateboards, pets, etc. are permitted on the courts.
- j. The tennis courts are designated for playing tennis. Other sports such as soccer, badminton and pickleball are not permitted.
- k. Only tennis shoes and suitable tennis attire are permitted on the courts.
- l. No person other than the players and/or instructors shall be permitted within the court enclosure.
- m. The Association has the right to close court access for special events, which shall include, but not be limited to, tournaments, league play, lessons, clinics, maintenance, etc.

- n. Sienna League Programs have priority use for up to 2 courts during scheduled league play times. League play must be coordinated and approved through the Association. Please refer to the Association's Tennis League & Team Policies and Guidelines for details on league play.
- o. No more than four courts may be simultaneously used for the Association's instructional programs. Four courts shall be intended for non-programmed, resident use.
- p. The Association has a contractual agreement with a specific company that provides instruction and training for residents. Residents can obtain information regarding the scheduling of this instruction or training by visiting www.siennarec.com. Instruction or training involving any compensation to unauthorized individuals is prohibited. Residents may not utilize their own, private instructor with whom the Association has not contracted.
- q. Smoking, vaping, consumption of alcoholic beverages and consumption of food is prohibited on the courts.
- r. Pets are not permitted on the courts. Only certified service animals are permitted.
- s. All types of modes of transportation not necessary for medical reasons including but not limited to: bicycles, scooters, skateboards, e-bikes, etc. are prohibited on the courts.

2. Court Playing Times

- a. Club Sienna's tennis courts are available for play daily from 6:30 a.m. – 11:00 p.m.

3. Enforcement of Policies and Rules

All concerns related to this Sienna Racquet Sports Policy, violations thereof, or court use should be submitted to the Association Recreation Director. Communications regarding concerns or violations should include specific information regarding concerns.

EXHIBIT B**CLUB SIENNA PICKLEBALL COURT RULES****1. General Use**

- a. All Association residents who are current with annual assessments are permitted access to the Club Sienna pickleball courts through the Association's access control system. Residents may download the Sienna app and proceed through the app access control request. Please note it may take up to two business days for access approval and there is an initial fee for the app access credential. Refer to the Amenity Access Policy for additional access information.
- b. Use of Club Sienna pickleball courts is limited to Association residents and their guests. Residents must be able to provide their access credential via their cell phone/app or Sienna ID card when using the pickleball courts.
- c. All guests must be accompanied by a resident on the court that the guest is playing and resident must be present at all times with guest for the entirety of their reservation.
- d. Residents may not reserve courts on behalf of any other persons (including, but not limited to, non-residents). Persons making court reservations must be present for the entirety of their reservation.
- e. Online reservations for use of the Club Sienna racquet sport courts are available by going to www.siennarec.com. While the Association is not able to guarantee court availability through the court reservation system, using this system will help in securing a court for a preferred date and time.
- f. No player may use consecutive court periods unless a court is open and there are no other players waiting to play.
 - a. Players who arrive 10 minutes or later for a court reservation will forfeit their reservation if persons are present and ready to utilize the court. There is a 9 minute 59 second grace period until rentals are forfeited. Failure to cancel a reservation a minimum of 2 hours in advance of said reservation (inclement weather aside) will result in the forfeiture of court reservation access for the following terms:
 - i. Fourteen Days (second infraction)
 - ii. Thirty Days (third infraction)
 - iii. Sixty Days (fourth infraction)
 - b. No player may book multiple courts at a single time (including through the use of multiple email accounts, multiple resident family members, etc.). If multiple resident family members reserve courts simultaneously, said family members must be physically in attendance utilizing separate courts at the same time. Persons found to be creating multiple accounts and utilizing them simultaneously to reserve courts) will result in the forfeiture of court reservation access for the following terms:
 - i. Fourteen Days (first infraction)
 - ii. Thirty Days (second infraction)
 - iii. Sixty Days (third infraction)
- g. In order to protect the soft surface of the pickleball courts, courts shall only be used for playing pickleball. No individual chairs, tables, glass containers, bicycles, motor bikes, roller skates, skateboards, pets, etc. are permitted on the courts.
- h. It is highly recommended that players use pickleball paddles and balls that are designed to create a lower sound level during play. Only tennis shoes and suitable athletic attire are permitted on the courts.
- i. No person other than the players and/or instructors shall be permitted within the court enclosure.
- j. The Association has the right to close court access for special events, which shall include, but not be limited to, tournaments, league play, lessons, clinics, maintenance, etc.

- k. Sienna programming has priority use for up to 2 courts simultaneously. The remaining courts shall be available for resident play.
 - l. The Association has a contractual agreement with a specific company that provides instruction and training for residents. Residents can obtain information regarding the scheduling of this instruction or training by visiting www.siennarec.com. Instruction or training involving any compensation to unauthorized individuals is prohibited. Residents may not utilize their own private instructor with whom the Association has not contracted.
 - m. Smoking, vaping, consumption of alcoholic beverages and consumption of food is prohibited on the courts.
 - n. Pets are not permitted on the courts. Only certified service animals are permitted.
 - o. All types of modes of transportation not necessary for medical reasons including but not limited to: bicycles, scooters, skateboards, e-bikes, etc. are prohibited on the courts.
- 2. Court Playing Times**
- a. Club Sienna's pickleball courts are available for play daily from 6:30 a.m. – 11:00 p.m.
- 3. Enforcement of Policies and Rules**
- All concerns related to this Sienna Racquet Sports Policy, violations thereof, or court use should be submitted to the Association Recreation Director. Communications regarding concerns or violations should include specific information regarding concerns.


Policy Name	Approved/Finalized	Revised
Racquet Sports Complex Policy		May 14 & 15, 2024
Club Sienna Racket Sports Complex Policy		September 20 & 21, 2023
Club Sienna Tennis Complex Policies and Rules		January 27, 2021
Club Sienna Tennis Complex Policies and Rules		August 17, 2015
Club Sienna Tennis Complex Policies and Guidelines		January 24, 2011
Club Sienna Tennis Complex Policies and Guidelines		October 25, 2010
Club Sienna Tennis Complex Policies and Guidelines		August 26, 2009
Club Sienna Tennis Complex Policies and Guidelines	May 23, 2007	

[SIGNATURE PAGES FOLLOW]

CERTIFICATION
SIENNA COMMUNITY ASSOCIATION/TOLL-GTIS PROPERTY OWNER, LLC

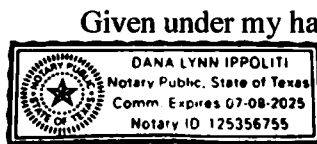
I hereby certify that, as President of the Sienna Plantation Community Association, Inc., the foregoing Policy was approved on the 15th day of May, 2024, at a meeting of the Board of Directors at which a quorum was present.

DATED, this the 15th day of May, 2024

By: 
Print Name: Jimmie E. Jenkins
Title: President

STATE OF TEXAS §
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COUNTY OF FORT BEND §

BEFORE ME, on this day personally appeared Jimmie F. Jenkins the President of 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 herein expressed, in the capacity herein stated, and as the act and deed of said corporation.




Given under my hand and seal this the 15th day of May, 2024

Dana Ippoliti
Notary Public – State of Texas

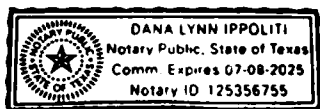
APPROVED, this the 15th day of May, 2024

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

By: 
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

CERTIFICATION

I, the undersigned, do hereby certify that I am the Secretary of Sienna Plantation Residential Association Inc., a Texas non-profit corporation;

That the foregoing Policy was duly adopted at a meeting of the Board of Directors held on the 14th day of May, 2024 at which a quorum was present.

IN WITNESS WHEREOF, I have hereunto subscribed my name on this 14th day of May, 2024

Allison Bond

ALLISON BOND, Secretary

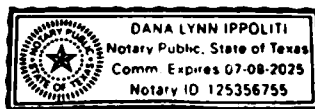
STATE OF TEXAS §
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COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, 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 she 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 of office, this 14th day of May, 2024.

Dana Ippoliti

Notary Public – State of Texas



After Recording Return To:
Dana Ippoliti
Sienna Associations
9600 Scanlan Trace
Missouri City, Texas 77459