



CONSTRUCTION DEPOSIT POLICY
Sienna Business Association
Sienna Property Owners Association

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

I. PURPOSE

This Construction Deposit Policy ("Policy") has been created to cover the expense of repairing any damage incurred to Association commercial property during the construction of any Architectural Review Committee (ARC) authorized project and to ensure the completed project is built to approved plans.

II. APPLICABILITY AND AUTHORITY

This Policy applies to the following entities and encumbers that property restricted by the Covenant and Declaration (defined below):

1. Sienna Plantation Business Association, Inc., sometimes doing business as Sienna Business Association ("SBA") as referenced in the Sienna Plantation Commercial Amended and Restated Master Covenant (Sienna Plantation Business Association, Inc.) recorded under Clerk's File No. 2016024161 in the Official Public Records of Fort Bend County, Texas (the "Covenant"), as same may be amended from time to time, and any other property which has been or may subsequently be annexed thereto and made subject to the authority of the SBA.
2. Sienna Plantation Property Owners Association, Inc., sometimes doing business as Sienna Property Owners Association ("SPOA") as referenced in the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Sienna Plantation (Sienna Plantation Property Owners Association) recorded under Clerk's File No. 2022016010 in the Official Public Records of Fort Bend County, Texas (the "Declaration"), as same may be amended from time to time, and any other property which has been or may subsequently be annexed thereto and made subject to the authority of the SPOA.

Any reference to "Board", "Boards", "Association" or "Associations" applies to all of the above-mentioned entities. Each Board is authorized by its respective Dedicatory Instruments to adopt policies pertaining to the governance of the Association that it serves. Any reference in this Policy to "Tract" or "Owner" has the corresponding meaning ascribed to that term in the Declaration or Covenant, as applicable. In the event of a conflict between the terms of this Policy and any previously adopted rules, regulations and/or policies, this Policy will control.

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. GUIDELINES

- 1) Upon receipt of written Phase II approval from the ARC, and prior to the Pre-Construction meeting, the Owner must submit a deposit payable to SBA or SPOA. The deposit amount(s) will be determined at the time of ARC review.
- 2)
 - a. An additional deposit may be required for projects adjacent to SBA or SPOA property owned or maintained; or that require modifications to roadways.
 - b. For projects that require a pad-mounted transformer but have not yet secured or ordered one through CenterPoint Energy, the ARC will require an additional transformer deposit. A temporary pole-mounted transformer may be installed for a period not to exceed 180 days, pending installation of the pad-mounted transformer. The deposit will be released upon receipt of documentation from CenterPoint Energy confirming the pad-mounted transformer has been ordered, paid for, and an estimated installation date has been determined.
- 3) Projects that have deviated from the approval may result in the Owner's deposit being forfeited, and fines may also be imposed.
- 4) Deposit will be refunded after all mid-construction and post-construction Certificate of Compliance inspection report conditions have been met. In the event any damage is done to adjacent property, all or a portion of the deposit may be forfeited.
- 5) If all of the violations have not been fully cured within 2 weeks of notice (the issuance of the CoC will be the notice), the violations will proceed through the deed restriction enforcement process, subject to any and all remedies available to the Associations for violations, including but not limited to, the power to impose fines, to require the Owner to remedy the violations, or to remedy the violations on the Association Staff's own initiative and assess the costs thereof to the Owner, or filing a lawsuit.

IMPORTANT - Failure to request the Mid Construction inspection during construction and Post Construction inspection prior to completion and occupancy will result in a forfeiture of the deposit.

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 22 day of May, 2026 at a meeting of the Board of Directors at which a quorum was present.

DATED, this the 22 day of May, 2026.

By: JF JenkinsPrint Name: Jimmie F. JenkinsTitle: President

STATE OF TEXAS

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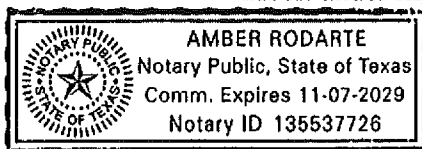
COUNTY OF FORT BEND

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BEFORE ME, on this day personally appeared Jimmie F. Jenkins the President of Sienna Plantation Community Association, Inc., 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 22 day of May, 2026.



[Signature]
Notary Public – State of Texas

APPROVED, this the 5 day of June, 2026.

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

By: JF JenkinsPrinted Name: Jimmie F. JenkinsTitle: Authorized Representative

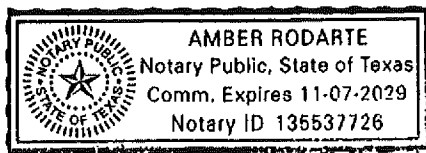
THE STATE OF TEXAS

COUNTY OF Fort Bend

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This instrument was acknowledged before me this 22 day of May, 2026, by Jimmie F. Jenkins, Authorized Rep of Toll-GTIS Property Owner, LLC, a Texas limited liability company, on behalf of said company.



[Signature]
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 22 day of MAY, 2020 at which a quorum was present.

IN WITNESS WHEREOF, I have hereunto subscribed my name on this 22 day of MAY, 2020.

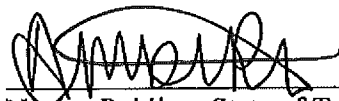
Allison Bond

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 22 day of MAY, 2020



Notary Public – State of Texas

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

