



**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE**  
*for*  
**SIENNA PLANTATION PROPERTY OWNERS ASSOCIATION, INC.  
DBA  
SIENNA PROPERTY OWNERS ASSOCIATION**

THE STATE OF TEXAS           §  
   §  
COUNTY OF FORT BEND       §

The undersigned, being the General Manager of Sienna Plantation Property Owners Association, Inc. dba Sienna Property Owners Association, a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Sienna Plantation.
2. Name of Association: The name of the Association is Sienna Plantation Property Owners Association, Inc. dba Sienna Property Owners Association.
3. Recording Data for the Subdivision:
  - a. Property as described by metes and bounds on Exhibits "A", "B" and "C" attached to the "First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Sienna (Sienna Property Owners Association)" recorded in the Official Public Records of Real Property of Fort Bend County, Texas under Clerk's File No. 2021210038 and re-recorded under Clerk's File No. 2022016010 (which said Exhibits "A", "B" and "C" are incorporated herein by reference).
  - b. Sienna Steepbank Village, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Slide Nos. 1601B, 1602A and 1602B of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
  - c. Sienna Steepbank Village, Section One (1), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Slide Nos. 1522A, 1523A and 1523B of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

- d. Sienna Point, Section One (1), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Slide Nos. 1528B, 1529A, 1529B, 1530A and 1530B of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- e. Sienna Surepoint, Partial Replat No. 1, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20220121 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- f. Additional recording data for the Subdivision may be found in Section 3 of the Management Certificate for Sienna Plantation Residential Association, Inc., recorded under Clerk's File No. 2022008786 in the Official Public Records of Fort Bend County, Texas, as same may be amended from time to time.
- g. Sienna Crossing, Section One (1), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20140296 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- h. Sienna Crossing Plaza, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20080037 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- i. Zeringue Commercial Tract North, Reserves D and E, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20090049 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- j. Zeringue Commercial Tract North, Reserves G, H, K, and L, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20120262 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- k. Zeringue Commercial Tract North, Reserves M and N, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20130277 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- l. Zeringue Commercial Tract South, Reserves F, H and K, a subdivision in Fort Bend County, Texas according to the map or plat thereof

recorded under Plat File No. 20100140 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

- m. Zeringue Commercial Tract South, Reserves G, I and J, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20110076 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- n. Sienna Bees Commercial Park, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Slide No. 2388A of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- o. Sienna Bees Creek Commercial Park Phase Two (2), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20050056 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- p. Sienna Bees Creek Commercial Park Phase Two (2), Partial Replat No. 1, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20080147 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- q. Sienna Bees Creek Commercial Park Phase Two (2), Partial Replat No. 2, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20090072 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- r. Sienna Development Center, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20080153 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- s. Crossing at Sienna Ranch, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20060270 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- t. Crossing at Sienna Ranch and Extension of Reserve A-9, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20140178 of the Plat Records of Fort Bend

County, Texas and all amendments to or replats of said maps or plats, if any.

- u. The Crossing at Sienna Ranch Reserves B-4 & B-5, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20150056 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- v. First Choice ER Sienna Plantation Replat, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20140029 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- w. Sienna Village, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20070172 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- x. Kids R Kids Sienna Crossing, an Amending Plat, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20070021 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- y. Sienna Plantation Commercial Park North, Section 2A, Phase Two (2) Replat No. 1 Amending Plat, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20170195 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- z. Retreat at Sienna Plantation, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20140276 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- aa. Sienna Equestrian Center Reserves A and B, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20060258 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- bb. Sienna Timewise, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20160094 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- cc. Sienna Ranch Road Middle School, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under

Plat File No. 20040233 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

- dd. Sienna FBISD Elementary School 32 and Steep Bank Trace Street Dedication, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Slide Nos. 1610A and 1610B of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
  - ee. 3.502 acres of land described by metes and bounds on Exhibit "A" attached to the "Declaration of Annexation (Commercial Reserve and POA Restrictions)" recorded in the Official Public Records of Real Property of Fort Bend County, Texas under Clerk's File No. 2023021544 (which said Exhibit "A" is incorporated herein by reference).
4. Recording Data for the Declaration: \*Please see the attached chart.
  5. Name and Mailing Address of the Association: The name and mailing address of the Association is Sienna Plantation Property Owners Association, Inc. dba Sienna Property Owners Association, 9600 Scanlan Trace, Missouri City, Texas 77459.
  6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Sandra K. Denton, General Manager c/o Sienna Plantation Property Owners Association, Inc. Address: 9600 Scanlan Trace, Missouri City, Texas 77459. Phone No.: 281.778.0778. Email Address: sandyd@clubsienna.com.
  7. The Association's Dedicatory Instruments are Available to Members Online at: [www.siennanet.com](http://www.siennanet.com).
  8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Estoppel Certificate Fee	1. \$225 for turnaround in 10 business days; or 2. \$500 for turnaround in 5 business days
Certificate of Compliance Fee	<u>Recently Built Structures:</u> 1. Initial Inspection Fee: \$660 for up to 3 hours of initial inspection, plus \$225/hour for any additional time needed over the 3 hour initial inspection timeframe; turnaround in 5 business days

	<p>1. Regular rush fee: \$425. This fee is in addition to the Initial Inspection Fee noted in item 1, above; turnaround in 1 business day</p> <p>2. Reinspection Fee: \$225 for up to 2 hours of reinspection, plus \$50/hour for any additional time needed over the 2 hour reinspection timeframe</p> <p>3. Reinspection rush fee: \$225. This fee is in addition to the Reinspection Fee noted in item 3, above; turnaround in 1 business day</p> <p><u>Existing Structures:</u></p> <p>a. Initial Inspection Fee: \$225 for up to 3 hours of initial inspection, plus \$75/hour for any additional time needed over the 3 hour initial inspection timeframe</p> <p>b. Regular rush fee: \$225. This fee is in addition to the Initial Inspection Fee noted in item a, above; turnaround in 1 business day</p> <p>c. Reinspection Fee: \$125 for up to 2 hours of reinspection, plus \$75/hour for any additional time needed over the 2 hour reinspection timeframe</p> <p>d. Reinspection rush fee; \$225. This fee is in addition to the Reinspection Fee noted in item c, above; turnaround in 1 business day</p> <p><u>Undeveloped Tracts:</u></p> <p>i. Initial Inspection Fee: \$50 for up to 3 hours of initial inspection, plus \$75/hour for any additional time needed over the 3 hour initial inspection timeframe</p>
Statement of Account Fees	<p>Sales/Resales: \$140.00</p> <p>Refinance: \$80.00</p>
Transfer Fee	\$250.00
Capitalization Fee [Declaration Article III, Section 8(a)]	<p>Upon acquisition of title to a Lot or Tract by the first Owner, other than the Developer or a builder, a contribution shall be made by or on behalf of the purchaser in the amount equal to 100% of the annual General Assessment. Some exemptions apply. For future years, the Capitalization Fee must be confirmed with the Association.</p>

Reserve Capitalization Fee [Declaration Article III, Section Administrative Fee [Declaration Article VII, Section 8(b)]	Reserve Capitalization Fee is equal to 100% of the then-current annual General Assessment for a Lot or Tract. The Reserve Capitalization Fee will be payable to the Association at closing of the transfer of title to a Lot or Tract. Some exemptions apply. For future years, the Reserve Capitalization Fee amount must be confirmed with the Association.
Foundation Fee [Declaration Article III, Section 10]	Foundation Fee shall be payable to the Association at each closing of the purchase of a Tract. The Foundation Fee for 2023 is \$2,000 per acre. Some exemptions apply. For future years, the Foundation Fee must be confirmed with the Association.

Executed on this 26<sup>th</sup> day of September, 2023.

**SIENNA PLANTATION PROPERTY  
OWNERS ASSOCIATION, INC.**

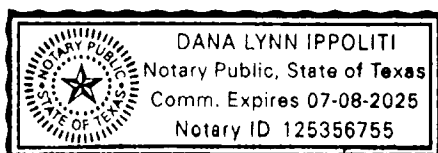
By:

Sandra K. Denton  
Sandra K. Denton, General Manager

\*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS     §  
  §  
COUNTY OF FORT BEND   §

BEFORE ME, the undersigned notary public, on this 26<sup>th</sup> day of September, 2023 personally appeared Sandra K. Denton, General Manager of Sienna Plantation Property Owners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.



Dana Ippoliti

Notary Public in and for the State of Texas

## RECORDING DATA FOR THE DECLARATION

Document	Fort Bend County Clerk's File No.
First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Sienna (Sienna Property Owners Association).	2021210038 and re-recorded under Clerk's File No. 2022016010
Declaration of Annexation for AFG/Johnson Cathay, L.L.C. Property (Sienna Plantation Property Owners Association, Inc.)	98101970
Declaration of Annexation Sienna Plantation (Commercial Reserve and POA Restrictions)	2012134238
Declaration of Annexation Sienna Plantation (Commercial Reserve and POA Restrictions)	2015060373
Declaration of Annexation (Sienna Plantation Property Owners Association, Inc.) Sienna Bees Creek Commercial Park Phase One	2003005308
Declaration of Annexation Sienna Plantation (Commercial Reserve and POA Restrictions)	2012056650
Declaration of Annexation (7.562 Acre Tract and 11.953 Acre Tract) Sienna Plantation Property Owners Association	2005050677
Declaration of Annexation (Sienna Plantation Property Owners Association, Inc.) (Approximately 3.617 Acre Tract)	2004106489
Declaration of Annexation Sienna Plantation (Commercial Reserve and POA Restrictions)	2017006151
Declaration of Annexation (Sienna Plantation Property Owners Association, Inc.) Sienna Bees Creek Commercial Park Phase Two	2005038054
Declaration of Annexation Sienna Plantation (Commercial Reserve and POA Restrictions)	2013098790
Declaration of Annexation Sienna Plantation (Commercial Reserve and POA Restrictions)	2014078255
Declaration of Annexation Sienna Plantation (Commercial Reserve and POA Restrictions)	2015103792



Supplemental Declaration of Covenants, Conditions, and Restrictions for Reserve A, Block One, Silver Ridge, Section One (Sienna Plantation Property Owners Association, Inc.)	2005153378
Declaration of Annexation Sienna Plantation (Commercial Reserve and POA Restrictions)	2014129259
Correction Declaration of Annexation for Sienna Plantation Golf Course (Sienna Plantation Property Owners Association, Inc.)	2001005323
Declaration of Annexation (Sienna Plantation Property Owners Association, Inc.)	2005133922
Declaration of Annexation	2007051702
Declaration of Annexation Sienna Plantation (Commercial Reserve and POA Restrictions)	2013046701
Declaration of Annexation Sienna Plantation (Commercial Reserve and POA Restrictions)	2015134088
Declaration of Annexation Sienna Plantation (Commercial Reserve and POA Restrictions)	2015143508
Declaration of Annexation Sienna Plantation (Commercial Reserve and POA Restrictions)	2015002000
Declaration of Annexation Sienna Plantation (Commercial Reserve and POA Restrictions)	2013107592
Declaration of Annexation for Sienna Plantation Commercial Park, Phase 2 (Sienna Plantation Property Owners Association, Inc.)	2000028768
Declaration of Annexation (Sienna Property Owners Association)	2020180359
Declaration of Annexation (30.48 Acres - F.B.I.S.D. Middle School) (Sienna Plantation Property Owners Association, Inc.)	2001105598
Supplemental Declaration of Covenants, Conditions and Restrictions (Approximately 10.773 Acre Tract)	2003100557

Supplemental Declaration of Covenants, Conditions and Restrictions F.B.I.S.D Elementary School No. 32 and Steep Bank Trace Street Dedication	9742780
Declaration of Annexation (25.902 Acres - Catholic Church)	2001111603
Declaration of Annexation (13.584 Acres - Trinity Baptist Church) (Sienna Plantation Property Owners Association, Inc.)	2001074865
Declaration of Annexation (POA Restrictions)	2009112711
Declaration of Annexation (Commercial Reserve and POA Restrictions)	2023021544
Confirmation of Annexation (Sienna Property Owners Association)	2022096383