



**SUGAR CREEK HOMES ASSOCIATION**  
**101 Southwestern Blvd., Suite 117, Sugar Land, Texas 77478**  
**Tel. No. 281.491.8977 / fax No. 281.491.0060**

**ASSOCIATION'S ARCHITECTURAL STANDARDS BULLETIN**

These Architectural Standards shall be effective immediately and enhance all previous recorded and unrecorded Architectural Standards Bulletins, including without limitation, Architectural Standards Bulletin No. 1, revised in January, 1993 and Architectural Standards Bulletin No. 2, revised in February, 1983.

- I. The name of the Subdivision(s) is/are SUGAR CREEK, Sections 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28 and 34, and TIFFANY SQUARE.
  
- II. The name of the Association is SUGAR CREEK HOMES ASSOCIATION (sometimes referred to herein as the "Association").
  
- III. The recording data (i.e., Map or Plat reference) for each Section of the Subdivision is as follows:

**Map(s) or Plat(s) Records of Fort Bend County, Texas:**

- (i) Tiffany Square: Volume 7, Page 10.
- (ii) Sugar Creek, Section 1: Volume 7, Page 1.
- (iii) Sugar Creek, Section 2: Volume 8, Page 7.
- (iv) Sugar Creek, Section 3: Volume 8, Page 13.
- (v) Sugar Creek, Section 4: Volume 8, Page 14.
- (vi) Sugar Creek, Section 5: Volume 8, Page 14.
- (vii) Sugar Creek, Section 6: Volume 10, Page 13.
- (viii) Sugar Creek, Section 7: Volume 10, Page 9.
- (ix) Sugar Creek, Section 8: Volume 10, Page 10.
- (x) Sugar Creek, Section 9: Volume 10, Page 14.
- (xi) Sugar Creek, Section 10: Volume 12, Page 6.
- (xii) Sugar Creek, Section 11: Volume 11, Page 8.
- (xiii) Sugar Creek, Section 12: Volume 18, Page 1.
- (xiv) Sugar Creek, Section 14: Volume 17, Page 2.
- (xv) Sugar Creek, Section 17: Volume 17, Page 3.
- (xvi) Sugar Creek, Section 18: Volume 32, Page 5.
- (xvii) Sugar Creek, Section 19: Volume 17, Page 9.
- (xviii) Sugar Creek, Section 20: Volume 19, Page 10.
- (xix) Sugar Creek, Section 21: Volume 17, Page 11.
- (xx) Sugar Creek, Section 22: Volume 17, Page 12.
- (xxi) Sugar Creek, Section 23: Volume 17, Page 13.
- (xxii) Sugar Creek, Section 24: Volume 17, Page 14.
- (xxiii) Sugar Creek, Section 25: Slide 1201A.
- (xxiv) Sugar Creek, Section 26: Volume 22, Page 17.
- (xxv) Sugar Creek, Section 27: Volume 21, Page 36.
- (xxvi) Sugar Creek, Section 28: Volume 22, Page 2.
- (xxvii) Sugar Creek, Section 34: Volume 30, Page 8.

- IV. The recording data for the Declaration (which may be referred to as the “Declaration,” the “Restrictions,” the “Deed Restrictions,” the “Covenants, Conditions and Restrictions,” the “Restrictions and Covenants” or the “CC&Rs”) for each Section of the Subdivision, including Amendments, Modifications and/or Supplements as applicable, is as follows:

**Deed Restrictions (Deed Records of Fort Bend County, Texas):**

(i)	Tiffany Square:	Volume 538, Pages 366-375;
(ii)	Sugar Creek, Section 1:	Volume 529, Pages 781-795;
(iii)	Sugar Creek, Section 2:	Volume 540, Pages 283-294;
(iv)	Sugar Creek, Section 3:	Volume 544, Pages 49-61;
(v)	Sugar Creek, Section 4:	Volume 547, Pages 764-776;
(vi)	Sugar Creek, Section 5:	Volume 548, Page 367-381;
(vii)	Sugar Creek, Section 6:	Volume 571, Pages 475-488;
(viii)	Sugar Creek, Section 7:	Volume 560, Pages 906-918;
(ix)	Sugar Creek, Section 8:	Volume 563, Pages 142-156;
(x)	Sugar Creek, Section 9:	Volume 563, Pages 157-171;
(xi)	Sugar Creek, Section 10:	Volume 588, Pages 514-527;
(xii)	Sugar Creek, Section 11:	Volume 582, Pages 166-181;
(xiii)	Sugar Creek, Section 12:	Volume 860, Pages 351-366;
(xiv)	Sugar Creek, Section 14:	Volume 655, Pages 404-414;
(xv)	Sugar Creek, Section 17:	Volume 960, Pages 260-270;
(xvi)	Sugar Creek, Section 18:	Volume 1311, Pages 524-534;
(xvii)	Sugar Creek, Section 19:	Volume 795, Pages 149-159;
(xviii)	Sugar Creek, Section 20:	Volume 794, Pages 793-804;
(xix)	Sugar Creek, Section 21:	Volume 795, Pages 161-172;
(xx)	Sugar Creek, Section 22:	Volume 750, Pages 13-23;
(xxi)	Sugar Creek, Section 23:	Volume 756, Pages 204-217;
(xxii)	Sugar Creek, Section 24:	Volume 696, Pages 654-663;
(xxiii)	Sugar Creek, Section 25:	Volume 2439, Pages 2090 -2105;
(xxiv)	Sugar Creek, Section 26:	Volume 826, Pages 770-780;
(xxv)	Sugar Creek, Section 27:	Volume 820, Pages 576-586;
(xxvi)	Sugar Creek, Section 28:	Volume 860, Pages 335-350; and
(xxvii)	Sugar Creek, Section 34:	Volume 1054, Pages 321-330.

**V. Background**

The Deed Restrictions provide, in part, as follows:

*“...Article II, Section 6. The Committee shall, from time to time, promulgate and publish Architectural Standards Bulletins to update and clarify existing Architectural Standards...Such Bulletins supplement these Restrictions and are hereby incorporated herein by reference. These Bulletins make other and further provisions as to the approval and disapproval of plans and specifications, prohibited materials and other matters relating to the appearance, design and quality of materials, and other items directing appropriate usage of residential property.” (emphasis added)*

**VI. Regarding Fences, Architectural Standards for all Sections of the Subdivision are hereby amended to include the following:**

- I. Interior and exterior Residential Fencing, whether front, rear or side, shall be comprised of the following materials and dimensions based on the location relative to other features and are permitted insofar as:**
  - i. Front fencing should follow current height or up to six- and one-half foot in height (6’6”) inclusive of a rot board. To request a “grandfather clause for existing fence height”, contact the Homes Association during submittal of an Architectural Request. See “Safety Fencing” further in this Architectural Standard.*
  - ii. Rear fencing, when joining with neighboring homes, must have a maximum height of no more than seven feet six inches (7’6”) inclusive of a rot board. To request a “grandfather clause for existing fence height”, contact the Homes Association during submittal of an Architectural Request.*
  - iii. Rear and side fencing on the exterior/perimeter of the subdivision must have a maximum height of no more than eight feet (8’), inclusive of a rot board. When altering the material or height of existing fence during replacement, or to request a “grandfather clause for existing fence height”, contact the Homes Association during submittal of an Architectural Request. See “Safety Fencing” further in this Architectural Standard.*
  - iv. Rear or side fencing on a golf course, reserve or waterways, must have a maximum height of no more than six feet (6’), and be wrought iron, painted black. To request a “grandfather clause for existing fence height”, contact the Homes Association during submittal of an Architectural Request. See “Safety Fencing” further in this Architecture Standard.*
  - v. Side fencing with border to an interior roadway or another residence with wood materials, must follow current height or up to six- and one-half foot in height (6’6”), inclusive of a rot board. To request a “grandfather clause for existing fence height”, contact the Homes Association during submittal of an Architectural Request.*
  - vi. Rear and side fencing bordering an exterior roadway, must have a maximum height of no more than eight feet (8’), regardless of material (wood or wrought iron). To request a*

“grandfather clause for existing fence height”, contact the Homes Association during submittal of an Architectural Request. See “Safety Fencing” further in this Architecture Standard for recommendations on materials for wrought iron fencing.

- vii.* Wooden fencing should be constructed of (preferably) cedar pickets. It is recommended to have a treated pine rot board of up to twelve inches in height (12”). Posts should be of treated pine and have at minimum ratio of 1/3 in-ground to each 2/3 above-ground. For example, a six-and-half-foot fence should have a minimum of two feet below ground (e.g., an eight-foot post) and an eight-foot fence should have two-and one-half feet in ground (e.g., a nine-foot post, ten-foot is recommended). It is recommended to have a cap-rail and side trim at the top for aesthetics. Post placement should be every seven feet (7’). Consult with the fencing company when making this decision, and please include details when submitting.
- viii.* When an existing fence is made of brick or panel-wall construction, consultation with the Homes Association is required to modify the material prior to commencement and during submittal of the Architectural Request. It is recommended to retain the current material, placement, and features when replacing existing fencing. When in doubt, please consult with the General Manager for a review and recommendations.
- ix.* The Association may issue the resident and/or homeowner deed restriction violation(s) for improper adherence to the above Architectural Standards.

**2. Safety Fencing is permitted as of September 1, 2021, insofar as:**

- i.* Front, side or rear placement borders a Sugar Creek exterior/perimeter or interior street, commercial area, reserve, or golf course.
- ii.* Front-facing safety wall placement must be two feet (2’) inside the property easement setback (i.e., the front building line).
- iii.* Safety fencing is not permitted for rear or side placement on waterways.
- iv.* All Safety fencing must be a height of eight feet (8’) inclusive of a required two-foot (2’) foundation wall.
- v.* Permitted safety fencing material must be a six foot (6’) wrought iron fence, painted black, on top of a two-feet (2’) in height brick or stucco foundation wall.
- vi.* The foundation wall must have a finish material of brick or stucco, to match current materials at the property residence.
- vii.* All safety fencing must have brick or stucco finished columns, matching the foundation wall, with a spacing of ten-feet (10’), except where otherwise needed due to the length of fence. Columns are required for aesthetics and are recommended for strength and durability.

- viii.* Installation must be completed in compliance with all relevant/existing side and front property lines (not at the curb). No partial-property safety fencing is permitted. Property line(s) and set back lines are shown on the property survey which is provided to the property owner at closing.
- ix.* Lighting may be installed on the front and side of the property (when a corner lot), preferably with a motion sensor.
- x.* Motion detecting cameras may be installed provided visual direction does not encroach on other residential property.
- xi.* No motion-activated features may exist on installed safety fencing
- xii.* The Association may issue the resident and/or homeowner deed restriction violation(s) for improper adherence to the above Architectural Standards.

3. **Fencing Maintenance.** All fencing, regardless of material, must be properly maintained in acceptable, presentable condition. This includes:

- i.* Vegetation growth on fencing can be damaging to the condition of the fence and should be considered for removal before allowing to occur. This vegetation may result in more rapid deterioration of, and damage to, the fence, regardless of the material. Removal of vegetation should be considered part of regular maintenance of fencing.
- ii.* All fence materials are to be maintained in a good and attractive condition. Repair of chipped, cracked, split, broken, bent and otherwise noticeably in disrepair fencing materials, should be part of regular inspection of and maintenance to residential fence.
- iii.* Paint, when applied, should remain in good condition and be professionally re-applied when appropriate.
- iv.* Tilting, leaning, discoloration, deterioration and/or other noticeable conditions should be remediated quickly and to original condition.
- v.* The Association may issue the resident and/or homeowner deed restriction violation(s) for improper adherence to the above Architectural Standards.

**VII. Regarding decorative pots, vases and/or similar containers (e.g., square, rectangular or other shaped containers), such items should be for landscape enhancement and beautification and are permitted insofar as:**

- i.* Pots and/or containers must be in clean and in good repair. Damaged pots and/or containers should be cleaned, repaired, replaced, or removed as soon as possible.
- ii.* Pots and/or containers must be decorative – no containers may be used which were used to purchase and/or deliver to the residence. For absence of doubt, landscape and/or hardware store plastic containers are expressly prohibited for permanent placement and plants and/or flowers should be installed on the property as soon as possible.

*iii.* Pots and/or containers must have visible decorative, living, or decorative (faux) vegetation and/or flowers (not vegetables). Replacement of dead, decaying or visibly damaged vegetation and/or flowers or decorative (faux) vegetation should be undertaken as soon as reasonably possible.

*iv.* Pots and/or containers should not exceed two (2) containers as decorative items in the front yard at or near the curb. Additional placement of containers may occur; however, containers should not be the primary decorative element in any yard.

*v.* Back and side yards, where there is line-of-sight from any other property (neighbor, reserve, golf course, or across a waterway) must follow front and side yard guidelines.

*vi.* Back and side yards, where there is no line-of-sight from any other property (neighbor, reserve, golf course, or across a waterway) may have a preponderance of containers, provided the planter(s) and vegetation do not exceed the height of seven feet (7')

*vii.* The Association will consider an excess of containers as an underutilization of defined landscaping beds and as a violation of this Architectural Standard.

*viii.* The Association may issue the resident and/or homeowner deed restriction violation(s) for improper adherence to the above Architectural Standards.

**VIII. Regarding decorative statuary and/or fountains should be for landscape enhancement and beautification and are permitted insofar as:**

*i.* Statuary and/or fountains must be in clean and in good repair. Damaged statuary and/or fountains should be cleaned, repaired, replaced or removed as soon as possible.

*ii.* Statuary and/or fountains should be no closer to the street than 12' from the curb.

*iii.* Statuary and/or fountains should be no more than eight feet (8') in width, and no more than eight feet (8') in height inclusive of any "pedestal" and/or other foundational feature and from ground level at the placement.

*iv.* Statuary and/or fountains grounds for placement should not be raised nor placed on a "pad" and pedestal with the specific intention of increasing the height over this regulation.

*v.* Statuary and/or fountains may have approved lighting, however multi-color lighting should be submitted to the Association for review and approval before installation.

*vi.* The Association may issue the resident and/or homeowner deed restriction violation(s) for improper adherence to the above Architectural Standards.

**CERTIFICATION**

“I, the undersigned, being the President of SUGAR CREEK HOMES ASSOCIATION, a Texas Non-Profit Corporation and property owners’ association, hereby certify that the foregoing Architectural Standards Bulletin was adopted by at least a majority of the Association’s Board of Directors, and such Architectural Standards Bulletin has never been modified or repealed and is now in full force and effect.”

**SUGAR CREEK HOMES ASSOCIATION**

By: 

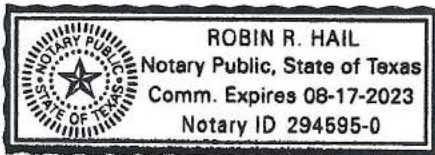
**Printed Name:** GARY EDMIASTON  
**Office Held:** President

**ACKNOWLEDGMENT**

**THE STATE OF TEXAS** §  
§  
**COUNTY OF FORT BEND** §

**BEFORE ME, A NOTARY PUBLIC,** on this day personally appeared GARY EDMIASTON, President of SUGAR CREEK HOMES ASSOCIATION, A Texas Non-Profit Corporation and property owners’ association, known to be to be the person whose name is subscribed to the foregoing instrument and, being by me first duly sworn and declared that be executed same in the capacity and for the consideration therein expressed, and as the act and deed of such Corporation.

**GIVEN UNDER MY HAND AND SEAL OF OFFICE** on this the 28<sup>th</sup> day of January 2022.





**NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS**

**After recording, return to:**

Sugar Creek Homes Association  
101 Southwestern Blvd. Ste. 117  
Sugar Land, Texas 77478

**Sugar Creek Homes Association - Association’s Architectural Standards Bulletin**

RETURNED AT COUNTER TO:

Sugar Creek Homes Association Robin Hill  
101 Southwestern Blvd #117  
Sugar Land, TX 77478

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Laura Richard*

Laura Richard, County Clerk  
Fort Bend County Texas

January 31, 2022 08:55:43 AM

FEE: \$40.00 AMS

2022013774

