

JUNE 2024

# Sugar Creek

HOMES ASSOCIATION



SCHA's *4th*  
*of July*



PARADE

LINE UP BEGINS THURSDAY, JULY 4TH, AT  
8:30AM, AT THE ENTRANCE TO THE SUGAR  
CREEK COUNTRY CLUB.

AWARDS WILL BE GIVEN FOR BEST  
DECORATED BIKE, GOLF CART, WAGON,  
COSTUME, AND PET!

COME BY & JOIN US FOR A SNOW CONE!



JOIN SUGAR CREEK COUNTRY CLUB  
FOR OUR ANNUAL  
INDEPENDENCE DAY CELEBRATION

WEDNESDAY, JULY 3RD 6-10 PM

FANTASTIC FIREWORKS DISPLAY, DJ, FACE  
PAINTERS, FOOD AND BEVERAGES, BOUNCE  
HOUSES, OBSTACLE COURSE, WATER SLIDES,  
PHOTO BOOTH AND MORE FUN SURPRISES!

ENTRANCE FEE REQUIRED

# Sugar Creek Deed Restriction Reminders

Deed restrictions are a vital part of maintaining the subdivision. Our Deed Restriction Policy requires weekly subdivision reviews. Below are a few of the most frequent violations. All documents can be found on our website.

**Junk of any kind or character** – All property in Sugar Creek should be kept in pristine condition. Items left in driveways and yards is against deed restrictions. Please look at your property and remove unsightly items like ladders, animal crates, wheelbarrows, car parts, fencing panels, etc.

**Basketball goals** – Basketball goals are allowed in driveways. They are not, however, allowed in the streets or the medians. A shiny new goal is fabulous, but over time, they begin to look dingy. Please always maintain the net and the backboard.

**Unkempt yards** – Weeds, overgrown grass, dead trees and shrubs are all part of an unkempt lawn. Flower beds should be regularly mulched to maintain a tidy yard.

**Golf carts, trailers, boats, and RVs** – Our restrictions require all the above to be kept in a closed garage if kept at your residence. We are seeing lots of golf carts left in driveways.

**Signs** – Our documents allow for For Sale signs **only** and the Association follows the Texas Property Code's guidelines for campaign endorsements 90 days prior to an election and 10 days after an election. Derogatory political signs will not be tolerated. Sugar Creek is a community where all residents should feel comfortable. We do allow for a **temporary** congratulatory message for a family member.

The Association's policy is after 3 letters to the homeowner, the violation is sent to our attorney. Under our bylaws, all legal fees are to be paid by the homeowner.

Our bylaws are also found on our website, [sugarcreekhomes.org](http://sugarcreekhomes.org).

## Important Information About Your Alarm System

The homeowners association is reviewing alarm system monitoring agreements. Here's a summary of what you need to do:

- **Update your agreement:** If your monitoring agreement is over 5 years old, the association needs you to update it.
- **Test your alarm system:** Ensure your alarm system is functioning properly. Many systems are not showing a current signal, indicating a potential issue.

### Need Help?

- Contact Roger Reyburn at Alarms Unlimited. They can assist you with:
  - Getting your existing system operational again.
  - Obtaining a quote for a new wireless alarm system.



**Take action to ensure your home's security is up-to-date!**