



# SUGAR CREEK HOMES ASSOCIATION

101 Southwestern Blvd.,Ste. 117

Sugar Land, Texas 77478

(Email: [sugarcreekhomesassn@gmail.com](mailto:sugarcreekhomesassn@gmail.com))

## ASSOCIATION'S CURRENT ADMINISTRATIVE POLICIES REGARDING REGULATION OF RESIDENTIAL LEASES OR RENTAL AGREEMENTS

[Recorded Pursuant to Section 209.016, Title 11, Texas Property Code]

SUGAR CREEK HOMES ASSOCIATION (the "Association") is a Texas Non-Profit Corporation and a property owners' association. The undersigned, being the Association's President and a Director of the Association, submits this instrument on behalf of the Association. This instrument supersedes only the portions of any prior Association instruments pertaining to the herein described matters filed by the Association. The Association certifies as to the following:

- 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.
- 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. **The Association's current Administrative Policies Regarding Regulation of Residential Leases or Rental Agreements are as follows:** No less than seven (7) days prior to the move-in date of a tenant or tenants, the Association requires the following information to be submitted to, and received by, the Association regarding a lease or rental applicant(s):

- (1) the address of the property to be rented/leased;
- (2) contact information, including the name, mailing address, phone number, and e-mail address of each person who will reside at a property in the Subdivision under a lease;
- (3) the commencement date and term of the lease.
- (4) verification that the owner(s) of the Property has/have been granted a Residential Rental License from the City of Sugar Land or the City of Stafford, as applicable, in the form of the License number or a copy of the License.
- (5) **Note:** The term of the lease must be longer than 30 days in order to be in compliance with the City of Sugar Land Rental Ordinance.

**(Certification, Signature and Acknowledgment are Contained on Page 3 Hereof)**

**CERTIFICATION**

“I, the undersigned, being the President of SUGAR CREEK HOMES ASSOCIATION, hereby certify that the foregoing Association’s Current Administrative Policies Regarding Regulation of Residential Leases or Rental Agreements were adopted by at least a majority of the Association’s Board of Directors, and such Policies/Guidelines have never been modified or repealed, and are now in full force and effect.”

**SUGAR CREEK HOMES ASSOCIATION**

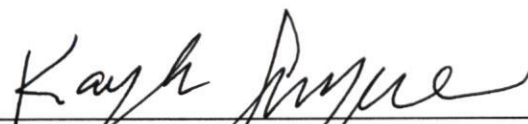
By:   
Printed Name: YVETTE EPSTEIN  
Office Held: President

**ACKNOWLEDGMENT**

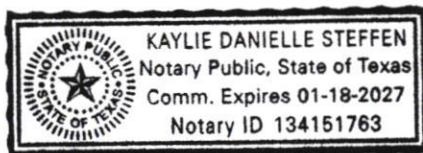
THE STATE OF TEXAS     §  
  §  
COUNTY OF FORT BEND   §

**BEFORE ME, A NOTARY PUBLIC**, on this day personally appeared YVETTE EPSTEIN, President of SUGAR CREEK HOMES ASSOCIATION, a Texas Non-Profit Corporation, known to me to be the person whose name is subscribed to the foregoing instrument and, being by me first duly sworn and declared that he 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 5 day of August, 2023.

  
**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 Current Administrative Policies Regarding Regulation of Residential Leases or Rental Agreements**

RETURNED AT COUNTER TO:

Sugar Creek Homes Association  
Robin Hai | Sugar Land  
101 Southwestern #117 | Tx 77478

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Laura Richard*

Laura Richard, County Clerk  
Fort Bend County Texas

August 31, 2023 10:13:18 AM

FEE: \$24.00 RMM

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