



# SUGAR CREEK HOMES ASSOCIATION

101 Southwestern Blvd., Ste. 117

Sugar Land, Texas 77478

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

## ASSOCIATION'S POLICY PROHIBITING GARAGE SALES AND ESTATE SALES AT INDIVIDUAL RESIDENCES

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. Rationale for Policy Prohibiting Garage Sales and/or Estate Sales at Individual Residences:**

a) The Deed Restrictions for the numerous Sections within the Association's jurisdiction generally provide in part as follows: (i) no business activity, for profit or not, shall be permitted on any Lot; (ii) no noxious or offensive activity of any sort shall be permitted; (iii) no signs are permitted to be displayed except one (1) For Sale sign advertizing a residence for sale; (iv) the Association is the representative for the owners of the Lots in the Subdivisions; and (v) the Association has administrative authority regarding the Subdivisions.



b) Garage sales and estate sales are generally commercial or business in nature.

c) Garage sales and/or estate sales at individual residences increase traffic into the community and incoming vehicles congest the streets and often are parked so as to block the street(s), thereby preventing ingress/egress for emergency vehicles, as well as preventing ingress/egress for passenger vehicles.

d) The influx of traffic caused by individual residence garage sales and/or estate sales increases the likelihood of vehicular and pedestrian accidents.

e) Garage sales and estate sales are generally advertized with signs posted in esplanades, yards, green belts and other areas within the Sugar Creek Community.

**VI. ASSOCIATION'S POLICY PROHIBITING GARAGE SALES AND ESTATE SALES AT INDIVIDUAL RESIDENCES:** The following Association Policy Prohibiting Garage Sales and Estate Sales was approved by at least a majority vote of the Board of Directors of Sugar Creek Homes Association (the "Board"), at a duly called Meeting of the Board held on the 18th day of June, 2024, at which open Board Meeting a quorum was present:

Based on multiple rationale, including but not limited to the rationale listed in the preceding paragraph above, any and all GARAGE SALES and/or ESTATE SALES at any time for any duration are PROHIBITED at any individual residence(s), including single-family detached residences and patio home residences located in any of the numerous Sections within the Association's jurisdiction.

**(Certification, Signature and Acknowledgment are Contained on Page 4 Hereof)**

#### **CERTIFICATION**

"I, the undersigned, being the President of SUGAR CREEK HOMES ASSOCIATION, hereby certify that the foregoing Association's Policy Prohibiting Garage Sales and/or Estate Sales at Individual Residences was 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."