

STATE OF TEXAS §

COUNTY OF FORT BEND §

SUGAR CREEK

ARCHITECTURAL STANDARDS

These Architectural Standards shall be effective immediately and replace 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.

Whereas, the Deed Restrictions for each and every section of Sugar Creek provide as that the Architectural Standards Committee shall from time to time promulgate and publish Architectural Standards Bulletins. Whereas, the restrictions further state that a copy of the Bulletin in effect at the time will be furnished to owners and builders on request. Whereas, such Bulletins supplement these restrictions and are hereby incorporated herein by reference. Whereas, they may make such 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 improvements.

Whereas, the Authority vested in the Architectural Standards Committee to so promulgate and publish these standards is set out in the restrictions for each of the following sections at the Volume, Page, Clerks File No., Article and Sections as set out in the table below:

Section	Volume	Page	Recorded Clerk's File Number	Deed Restr. Article/Sec.
1	539	645	190300	III,F6
2	540	293	190751	II,F6
3	544	49	193379	II,F6
4	547	764	195872	II,F6
5	548	367	19612	II,F6
6	571	475	212456	II,F6
7	560	906	204665	II,F6
8	563	142	206333	II,F6

9	563	157	206334	II,F6
10	588	514	224534	II,F6
11	582	166	220089	II,F6
12	860	351	107078	II,F6
14	655	404	269011	II,F6
17	960	260	55094	II,E6
18	1311	524	52200	II,E6
19	795	149	60209	II,F6
20	794	793	59988	II,F6
21	795	161	60210	II,F6
22	750	13	29066	II,F6
23	756	204	33383	II,F6
24	696	654	298548	II,F6
26	826	770	83296	II,F6
27	820	576	78854	II,F6
28	860	335	167077	II,F6
34	1054	321	21904	II,E6

Therefore, pursuant to the authority, as set out in the above restrictions, the following are the current Architectural Standards for all sections of Sugar Creek, these Architectural Standards shall prevail.

THE FOLLOWING ARCHITECTURAL STANDARDS ARE MADE AVAILABLE TO ALL HOMEOWNERS, POTENTIAL HOMEOWNERS, BUILDERS AND OTHER INDIVIDUALS TO ESTABLISH AND MAINTAIN STANDARDS AS TO DESIGN, AESTHETICS, LOCATION OF STRUCTURES ON BUILDING SITE, AND OTHER STANDARDS AS SET FORTH HEREIN AND THE REVIEWS LISTED BELOW ARE NOT DETERMINATIVE OF THE QUALITY OF THE OVERALL STRUCTURE OR OF ANY OF ITS COMPONENTS. THE PURPOSE OF THE REVIEW IS TO ESTABLISH THAT THE

EXTERIOR COSMETIC FEATURES OF THE IMPROVEMENTS WILL BE AESTHETICALLY ACCEPTABLE, AND IN HARMONY WITH THE ADJOINING LOTS AND THE SURROUNDING NEIGHBORHOOD AND TO SUGAR CREEK IN ITS ENTIRETY.

SECTION 1
ARCHITECTURAL STANDARDS BULLETIN NO. 1

SUBJECT: SUBMISSION AND APPROVAL OF HOUSE PLANS

A. NEW HOUSE PLANS

Two sets of prints for the proposed house must be submitted for approval to the Sugar Creek Homes Association Architectural Standards Committee; one set for the use and records of the committee and one to be returned to the builder with appropriate comments, suggestions and approval/rejection. Construction may not be started before the builder receives and signs letter of approval and receives a Sugar Creek Homes Association Permit Release and a Building Permit from either the City of Sugar Land or Stafford, as appropriate.

B. RENOVATION AND/OR CHANGES

Renovation and/or changes include any change, or addition to the exterior of the house property or other structure such as the addition of a swimming pool, the addition of another structure of any type, any addition or change to the house or other structure, and/or change or addition to the driveway or fences. Two sets of plans for the proposed renovation, change or addition must be submitted for approval to the Sugar Creek Homes Association Architectural Standards Committee. One set of plans is for the use and records of the Committee and one set to be returned to the contractor/builder with appropriate comments, suggestions and approval/rejection. Construction may not be started before the builder/contractor receives a Sugar Creek Homes Association Permit Release and a Building Permit from either the City of Stafford or Sugar Land, as appropriate.

Plans should be delivered to the Sugar Creek Homes Association office by the Builder/Contractor for forwarding, when deemed appropriate by the Architectural Standards Committee, to the Consulting Architect as designated by the Architectural Standards Committee. Plans shall be reviewed by the Coordinating Architect for acceptance in design and location of structures on the building site. Construction techniques, materials and methods will be reviewed and approved by the City of Stafford or Sugar Land, whichever has jurisdiction.

1. Review for acceptance in design:
 - (a.) Each Section in the make up of Sugar Creek has specific requirements as to minimum size of residence and number of stories.

- (b.) Plans shall also be reviewed for quality of design. The exterior elevations of the proposed structure should be in harmony with existing neighboring structures or structures that have had prior approval.

2. Review for acceptance in sitting of structure

- (a.) Each Section in Sugar Creek has specific Building “set back” and “facing” requirements.
- (b.) Plans shall also be reviewed for building or building addition location on property as it relates in harmony to existing neighboring properties or future structures that have had prior approval.
- (c.) Plans shall be reviewed with respect to finished slab elevation above existing grade and with respect to site drainage. These conditions must be in harmony with neighboring properties.

C. Sugar Creek is a community of individual, well-designed quality homes. The appeal and value of home ownership in Sugar Creek is predicated on each home enhancing the value and desirability of living in Sugar Creek. This is accomplished in part by consideration of your neighboring properties. Front facades will be reviewed to insure uniqueness of design. Similar front facades (elevations) in the same block or in the same area will be reason for rejection by the consulting architect. It is important that houses that face the golf courses be attractive and that they and their neighbors maintain an unobstructed view of the course. Unacceptable “back yard” appearance or failure to respect “set back” requirements will be a reason for rejection by the Coordinating Architect or Architectural Standards Committee. Such approval is to be based on the applicable requirements and restrictions set out herein and in the applicable deed restrictions. It is required that plans be delivered as soon as possible before intended start of construction and will be approved or rejected, pursuant to the times set out in the Deed Restrictions for each individual section.

D. SUBMITTAL DOCUMENTS SHOULD INCLUDE:

1. An accurately drawn and dimensioned Plot Plan. New construction documents must be accompanied with a certified site plan by a registered Civil Engineer showing all building, set-back, easements, utilities, drives, walks, slab elevation, etc. (All plans shall be drawn to specified scale.)
2. Foundation Plan and Details, Floor Plan, Exterior and Interior Elevations, Wall Sections, etc., showing design, construction and materials.

E. If service is from the front property, the electrical transformers will be located appropriately 40 feet from front property lines and placed between pairs of houses.

Drives will typically have to be on opposite sides of the lots from the electrical transformers.

- F. Building construction in Sugar Creek must equal or exceed the current requirements of the City of Sugar Land or City of Stafford Building codes and/or the Federal Housing Administration.
- G. All mailboxes located within Sugar Creek shall be model #81702, manufactured/supplied by The Solar Group. These mailboxes may be purchased from and/or installed by the SUGAR CREEK HOMES ASSOCIATION, INC. or any other source available to property owners. No other box, regardless of superior quality or craftsmanship or perceived aesthetics is allowed and all other mailboxes are hereby expressly prohibited.
- H. All swimming pool back wash and drains will be to the street or storm sewer. No backwash or drain will be permitted to the Sanitary System. If the pool is on a golf course lot, drainage and back wash will be permitted to tie into the Sugar Creek Country Club Golf Course Storm Drainage System, upon written permission from the Sugar Creek Homes Association Architectural Standards Committee, and in accordance with Greens Keeper restrictions.
- I. New and/or replacement roofs will be reviewed by the consulting architect for aesthetics and quality. Roofs will be aesthetically acceptable and in harmony with the surrounding neighborhood. The quality will be in keeping with the area, meet either City of Sugar Land or Stafford requirements and be of GAF “Timberline” or “Elk”, 240 lb. minimum or equivalent.
- J. Determinations and Opinions rendered in this matter are provided for informational purposes for the Architectural Standards Committee only to determine acceptability as to conformity with neighborhood precedents of appearance and compatibility. Determinations or opinions expressed by consultants or agents and employees thereof, and those of Committee members, are not intended to be relied upon by the proposing homeowner or builder. Analysis and information compiled by the Committee and its consultants are acquired for its specific uses. It is expressly forbidden that any homeowner or builder utilize the information in any manner, especially in determining structural integrity, suitability of design or expected physical life of improvements. Opinions and determinations of this Committee are not intended to be considered as an endorsement of any planned or proposed construction or site work as to its suitability for any purpose. Homeowners/builders are responsible for hiring their own independent consultants, structural engineers or geologists to determine feasibility and suitability of proposed improvements for the owner’s purposes, as applicable to the particular home site.
- K. Approximate locations of yard light standards will be determined by the coordinating Architect, with the aim of providing pleasant staggering of lights rather than regimented lines.

- L. All drawings for Section 19, 20, 21, 22 and 23 must include a complete foundation plan, which will be subjected to engineering review by the consulting foundation engineer. A complete investigation of the subsurface soil conditions on each lot in order to determine the “institu” conditions of the fill material, which has been placed throughout Sections 19, 20, 21 22 and 23 has been conducted by Murillo Engineering and Testing Services, Inc., 5601 Bintliff Drive, Suite 550, Houston, Texas 77036, telephone number 782-0590. Copies of this report will be furnished to all builders upon request.

SECTION II

ELECTRICAL, TELEPHONE, AND SPECIAL REQUIREMENTS FOR RESIDENTIAL SECURITY SYSTEMS

- A. A summary of the individual home security system required by Sugar Creek deed restrictions is provided for your compliance.
 - 1. Warning of forced intrusion through all exterior doors.
 - 2. Fire warning through fire detectors placed in those household areas where fire outbreak is most likely (furnace area, kitchen, utility room, garage, fireplace, hot water heater, etc.)
 - 3. Single switch control of all outside lights, garage lights, and those interior lights nearest each entrance (except for bedroom area). The intrusion alarm system triggers these same lights first followed by a loud outside bell.
 - 4. Install Smoke Detector in area near each air return or where smoke is most likely to collect.
 - 5. Special requirements for security equipment installation in Sugar Creek subdivision.

Burglar alarm equipment installed in the homes in Sugar Creek subdivision will be that as described in Sugar Creek Homes Association Spec Sheet available from the Association.

Smoke Detectors installed in the homes in Sugar Creek subdivision will be that as described in Sugar Creek Homes Association Spec Sheet available from the Association.

- B. The Above system can be expanded at additional cost with options of the homeowner’s choice. These include additional fire sensors for other rooms in the house, under carpet

mats or pads for intrusion detection, additional remote arming/disarming devices, panic buttons, protected closets, smoke detectors, windows, and additional sound sources.

- C. Each home will be equipped for operation on a stand alone basis and through the use of home telephone lines will be capable of being linked to a monitoring device at the Sugar Creek entry gatehouse.
- D. Remote monitoring of household (fire and intrusion) security through each home's built-in system is available, at no charge. Homeowner is responsible for purchase and installation of communicators. However, you may have your house monitored by a company of your own choice or have none at all.
- E. The following electrical provisions shall apply to each home:
 - 1. Provisions shall be made to control all exterior lights, interior lights nearest each exterior entrance (except bedrooms) and front and interior garage lights (if attached garage) from a single switch located in the master bedroom. The circuits for these lights shall pass through a 12" x 12" x 14" pull box mounted and adjacent to the circuit breaker box on the interior of the home. Wiring Diagrams will be provided by Provider.
 - 2. In addition, a separate 120 volt, 20 amp. electrical circuit shall be provided in the master bedroom closet. The outlet shall be mounted four (4) feet above the floor on the back or side closet wall.

Address:

All plans or requests for additional information shall be submitted to:

Architectural Standards Committee
c/o Sugar Creek Homes Association
14015 Southwest Freeway, Building 14
Sugar Land, TX 77478

These architectural standards are hereby approved and made effective immediately for all future submissions as evidenced by the signatures of the members of the Architectural Standards Committee.

Wynn J. Geiger

Michael Merritt

BEFORE ME, the undersigned authority, on this 24th day of January, 1990 personally appeared Wynn J. Geiger, known to me to be the person whose name is subscribed to the foregoing instrument, as a member of the Architectural Standards Committee of SUGAR CREEK HOMES ASSOCIATION, INC., a Texas non-profit corporation, and acknowledged to me that he executed the same for purposes and consideration expressed, in the capacity stated, and as the act and deed of said Committee.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 24th day of January 1990.

Notary Public, State of Texas

Peggy J. Girouard

(Printed name of notary)

BEFORE ME, the undersigned authority, on this 24th day of January, 1990, personally appeared MICHAEL MERRITT, known to be to be the person whose name is subscribed to the foregoing instrument, as a member of the Architectural Standards Committee of SUGAR CREEK HOMES ASSOCIATION, INC., a Texas non-profit corporation, and acknowledged to me that he executed the same for purposes and consideration expressed, in the capacity stated, and as the act and deed of said Committee.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 24th day of January, 1990.

Notary Public, State of Texas

Peggy J. Girouard

(Printed name of notary)

CHANGE TO SUGAR CREEK ARCHITECTURAL STANDARDS

On September 26, 2006, the Board of Directors approved the following change to Item D, 2-G of the Architectural Standards:

“All mailboxes located within Sugar Creek shall be either **Sugar Creek model 1 manufactured exclusively for Sugar Creek or Elite Collection Woodlands Series by The Solar Group.** These mailboxes may be purchased from and/or installed by the SUGAR CREEK HOMES ASSOCIATION, INC. or from any other source available to property owners. No other box, regardless of superior quality or craftsmanship or perceived aesthetics is allowed and all other mailboxes are hereby expressly prohibited.”

ADDENDUM TO SUGAR CREEK ARCHITECTURAL STANDARDS

On August 25, 1998, the Board of Directors approved the following addendum to the Architectural Standards:

- 1.) "Structural framing or the unfinished side of fences shall not be exposed to any public street, sidewalk, or green space."