



## Sugar Creek Recreation Center Rules and Regulations

Policy Effective Date: 02/23/2025

Revision History	
Date	Description
02/20/2022	Initial Release  Board of Directors Approval: 05-Jan-2022 Homeowner Consideration: 20-Feb-2022
11/12/2024	Revised Article 2, Section 2, to reflect electronic agreements and payment outlined on the Rental Agreement.
02/23/2025	Revised Article 3, Section 4, new rules regarding registration fees, access to the clubhouse for use of the restroom, all members must sign the Tennis Agreement and have at least 1 member who is a SCRC Resident.

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# **Article 1 - Document Overview**

The purpose and object of the Sugar Creek Recreation Center, Inc. shall be to operate a not-for-profit association for the benefit of homeowners in a subdivision known as Sugar Creek - Section I & IV.

Sugar Creek is a sought-after neighborhood. This document is intended to complement and augment the Bylaws and Restrictive Covenants that govern our Association by providing members (herein also referred to as homeowners, residents) additional clarity and guidance on complying with the applicable rules and regulations, to promote and ensure consistent compliance and enforcement. In doing so, this will promote continued property value increases for the collective benefit of all members.

These rules may be revised, as needed, by the Sugar Creek Recreation Center, Inc. Board of Directors. Changes should be ratified at the next Sugar Creek Recreation Center annual meeting.

## **Article 2 – Annual Assessment**

Payment is due May 1st. A 10-calendar day grace period is given for late payments. A late payment fee of \$50 plus interest at 1-1/2% per month applies if not received by May 11th.

Liens will be filed on properties if dues remain unpaid by August 1st. A lien fee will apply. Clubhouse rental privileges and pool gate cards will be suspended for any accounts not paid in full, including applicable late, legal, and lien fees.

## **Article 3 - Use of Common Facilities**

### **Section 1 - General Facility Use**

The common facilities include the clubhouse, pool, tennis courts and parking lot, upper and lower ponds, field on Grey Stone (Dobbs Field) and other common property along the Brushy Creek.

No personal property may be stored overnight on common use areas.

The facilities and property of the Sugar Creek Recreation Center, Inc. are open to members of the Association, their families, and guests subject to these Rules and Regulations. A resident must always accompany their guest.

It is required that each resident and their guest protect our facilities and property including the clubhouse, pool, athletic equipment, and furnishings. The responsible member will repair or replace any property damaged due to negligence by themselves or their guests with similar kind and quality.

Use of the facilities is at your own risk. Sugar Creek Recreation Center, Inc. assumes no responsibility and no person shall have any claim against the Association or its representatives for accidents or injuries or for loss or damage to personal property of any said party that is brought into or left on the Association premises.

Possession or use of fireworks is prohibited on Association property without express written consent of the Board of Directors.

Possession or use of firearms is prohibited on Association property. Loud, boisterous or disruptive activity is prohibited on Association property including profane and abusive language and music.

If alcoholic beverages are consumed or served, the resident is responsible for enforcing all applicable laws and regulations. No alcoholic beverages are served to minors.

Drive slowly and carefully on driveway and parking areas. All motor vehicles and bicycles must be parked in designated areas. Please do not drive or park on the lawn or the grassed areas (clubhouse lawn, etc.).

All common areas are closed as of 11:00 PM. This will be enforced by sheriff's deputies that patrol our subdivision.

The Board of Directors may deny any individual the use of Association facilities if their Association dues are not paid, they violated the By-Laws or Rules and Regulations, or they abused the property, furnishings, or equipment of the Association.

## **Section 2 - Clubhouse**

### **General**

The clubhouse is available to residents for private parties, receptions, and other group functions subject to the Association regulations, procedures, conditions and fees. The clubhouse is also available to sponsored non-residents at a higher rate of rent. Contact the Clubhouse Director to make a reservation to use the clubhouse. The Sugar Creek Homeowner, or renter of record, is financially responsible for the clubhouse, must sign all Clubhouse Rental Agreements, and should be present at the function.

The "Clubhouse Rental Agreement" must be adhered to and each person using the clubhouse is requested to keep it clean, neat and orderly.

The clubhouse is available upon advance reservation for meetings by the Board of Directors, committee meetings, social activities, and general membership meetings and other organizations chartered by the Board of Directors may use the clubhouse at no charge.

Any exception to these policies must be approved by the Board of Directors.

### **Procedures**

The Clubhouse Director manages the operation of the clubhouse. This Director makes all reservations for the usage of the clubhouse facilities. (Note: This does not include the use of the pool. Pool use must be arranged separately through the Pool Director).

The Clubhouse Director reviews the "Clubhouse Rental Policies & Procedures" with the prospective renter. A door access code is issued to the renter.

The Clubhouse Director shall maintain the clubhouse in a respectable condition and may inspect the premises after each usage to determine the condition of the facility before returning any deposits to the renter. If the Clubhouse is found to be in poor condition or if damage is found, the deposit will be held until this can be reported to the Board of Directors, and they determine the amount of money to assess the renter.

### Conditions

All users of the clubhouse, except for meetings of the Board of Directors and authorized committees, must agree to and sign the terms and conditions spelled out in the following, "Clubhouse Rental Agreement," regardless of whether or not a fee is charged.

Vehicles on the lawn are strictly prohibited. If resident, or any guest or invitee of the resident, is found driving on or parking on the lawn during the term of this Agreement, resident will automatically forfeit the security deposit required by the Clubhouse Rental Agreement, at the current rate, in addition to paying for damages incurred thereby (including, but not limited to the underground irrigation system) that exceed the deposit amount.

### Process for Renting the Clubhouse

Review the rental agreement and policy / FAQs in the document found on the community website. (<https://sugarcreekinfo.org/>)

Check the calendar found on the community website to see if the desired date(s) are available. Send email to Clubhouse Chair (scclubhouse@gmail.com), requesting your rental date and times. After confirmation of availability, complete the electronic rental agreement at the link provided above.

Payments are made as outlined in the Rental Agreement.

## Section 3 - Swimming Pool

### General

All sections of Sugar Creek allow reciprocal access to all three pools managed by the respective sections.

Specifics on pool schedules can be found on the neighborhood website: <https://sugarcreekinfo.org/>

### Affiliates

Affiliate memberships are available for the use of the Sugar Creek pools. Additional information regarding the affiliate member program can be found on the neighborhood website: <https://sugarcreekinfo.org/>

### Rules and Regulations

Access is allowed only during posted hours of operation.

A valid, active pool gate card is required for access.

Two pool gate cards are provided at no charge to new homeowners. Subsequently, there is a fee to replace a lost access card. Lost cards will be disabled.

Residents of Sugar Creek and their guests must respect and abide by posted pool rules. People at the pool are expected to always behave safely and appropriately. Anyone not behaving appropriately will be asked to leave. Repeat offenders will be denied future use of the pool facilities.

Periodically, the staff or Deputy may check IDs against the resident and Community Pool Pass lists. Anyone using the pool should be prepared to show valid ID on request.

### Early Morning Adult Swim (EMAS)

In addition to following all pool rules posted at the entrance gate, please adhere to the following Early Morning Adult Swim (EMAS) unique rules as stated on the neighborhood website:

<https://sugarcreekinfo.org/>.

Additional information:

- All Sugar Creek community adults, and outside member adults are eligible to swim once forms are completed.
- Swimmers not following the above rules will be removed from program

### Private Lessons

The pool may be used for private lessons taught by either the swim team coaching staff or the pool management company lifeguards outside of normal open hours, with the approval of the Pool Chairman.

## Section 4 - Tennis Courts

### Rules and Regulations

A guest must be invited by a resident and be accompanied by the resident during use of the tennis facilities.

Players are responsible for turning off the lights and closing the gates. Lights must be turned off no later than 10:00 p.m. so as not to disturb area residents.

Group lessons, tournaments, etc. may be allowed at the discretion of the Tennis Chair, provided Sugar Creek residents are participants.

Only tennis or other smooth-soled athletic shoes are to be worn while using the tennis courts.

Courts are for racquet sports play only.

No pets are allowed inside the fenced area.

The lock on the gate is to be secured by the last person using the tennis courts. A key is available from the Tennis Chair upon payment of a deposit to help defray the cost.

### Court Reservations

Residents may reserve court time at any time with priority. Reservation sign-up sheets are posted in advance. League schedule sheets are posted 2 weeks prior to league play. League teams have priority during their scheduled times.

### USTA League Play

All teams must have at least one member of Sugar Creek Recreation Center on the team. Sugar Creek Residents (Sections 1, 2, 3, and 4) are the only members that will be issued keys to the tennis courts and codes to the clubhouse restroom.

All league teams must be registered with the Tennis Chair and must pay a registration fee of \$100 per team

per season, paid by the captain at time of registration. Non-resident team players must be registered and pay a non-resident fee per team per season and must be accompanied by a resident during any use of the tennis courts, this includes team and recreation play. Non-residents are not given tennis keys.

Each team may request a code to the clubhouse for use of the bathroom facilities. The code will be given to the Sugar Creek Resident and will only be good until the end of the current season for which the team is registered.

All league players must sign a Tennis Agreement each year and all team captains must sign a Clubhouse Agreement each year.

## **Section 5 - Upper and Lower Ponds**

The upper and lower ponds are for the use of all Sugar Creek Residents. Non-residents must be accompanied by a resident.

Motorized boats or other motorized watercraft are prohibited from use. Use of non-motorized watercraft is allowed.

Fishing is allowed on a catch and release basis only.

The upper and lower pond have a curfew of 11:00 PM. This curfew will be enforced by sheriff's deputies that patrol our subdivision.

Per our Covenants, all areas in Sugar Creek are declared to be a bird sanctuary. We are fortunate to have wild geese that frequent the areas around the ponds. These birds, as well as others, are protected under state law and harm to any bird is a misdemeanor that carries a penalty of fines as defined by applicable laws.

## **Section 6 - Lower Field – “Dobbs Field”**

The lower field is for the use of all Sugar Creek Residents. Non-residents must be accompanied by a resident.

The lower field has a curfew of 11:00 PM. This curfew will be enforced by sheriff's deputies that patrol our subdivision.

## **Section 7 - Parcels Along Brushy Creek and Other Waterways**

The banks along Brushy Creek and other waterways owned by the HOA are for the use of all Sugar Creek Residents. Non-residents must be accompanied by a resident.

The banks along Brushy Creek have a curfew of 11:00 PM. This curfew will be enforced by sheriff's deputies that patrol our subdivision.

**AFFIDAVIT**

Greenville County, South Carolina

\_\_\_\_\_ appearing before the undersigned notary and being duly  
Name of Affiant sworn (or affirmed), says that:

The foregoing is a complete and current copy of the bylaws of the Sugar Creek Recreation Center, Inc., as adopted by the members of the association.

\_\_\_\_\_  
Signature of Affiant

Sworn to (or affirmed) and subscribed before me this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Official Signature of Notary

(Official Seal)

\_\_\_\_\_  
Notary Name

\_\_\_\_\_  
Expiration of Commission