



Sugar Creek

RECREATION CENTER

103 Sugar Creek Road
Greer, South Carolina 29650



2022033341

7 Pgs

MISC/DEED Book: DE 2655 Page: 2177 - 2183

April 25, 2022 08:29:19 AM

Rec: \$25.00

E-FILED IN GREENVILLE COUNTY, SC

Timothy J. Hanney

Sugar Creek Recreation Center Rules and Regulations

Policy Effective Date: 02/20/2022

Revision History	
Date	Description
02/20/2022	Initial Release

Table of Contents

Article 1 - Document Overview	2
Article 2 – Annual Assessment	2
Article 3 - Use of Common Facilities	2
Section 1 - General Facility Use	2
Section 2 - Clubhouse	3
Section 3 - Swimming Pool.....	4
Section 4 - Tennis Courts	6
Section 5 - Upper and Lower Ponds.....	6
Section 6 - Lower Field.....	7
Section 7 - Parcels Along Brushy Creek and Other Waterways	7
Article 4 - Approvals	7

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 and other common property along the Brushy Creek.

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

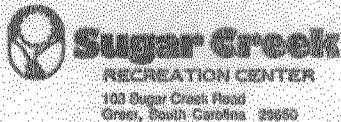
The facilities and property of the Sugar Creek Recreation Center, Inc. are open to members of the Association, their families, and guests subject to these Rules and Regulations. A resident must always accompany their guest.

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.

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



RECREATION CENTER

103 Sugar Creek Road

Greer, South Carolina 29650

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 10:00 PM, unless otherwise approved by the Board of Directors. 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 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.
[\(https://sugarcreekinfo.org/\)](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 rental agreement at the link provided above.

Mail or drop off completed form(s) and required checks to the Clubhouse Chair at the address listed in the rental documents.

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/>. 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.

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

Residents of Sugar Creek and their guests must respect and abide by posted pool rules. Persons 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.



Sugar Creek

RECREATION CENTER

105 Sugar Creek Road
Cleel, South Carolina 29653

- Safety is our highest priority. All persons – including residents of Sugar Creek, Sugar Creek Community Pool Pass affiliate families, swim team staff and swimmers, and other guests – must respect and abide by these rules.
- Pool operations are under the direction of the pool committees, the pool management company, and the lifeguards on duty. Security and enforcement assistance is provided by our community Deputy.
- Pools will generally be open for use according to published schedules. Pools may be closed at any time as required by DHEC, for maintenance or mechanical reasons, for weather or safety reasons, for swim meets, or as otherwise determined by pool management.
- Persons at the pool are expected to behave safely and appropriately at all times. Anyone not behaving appropriately will be asked to leave. Repeat offenders will be denied future use of the pool facilities.
- No running, shoving, rough-housing, or horse-play.
- No diving except in designated areas of the pool.
- No loud music, shouting, or foul language.
- No glass containers of any kind on the pool deck.
- Families are allowed to bring up to two family members – such as grandchildren, grandparents, or cousins - or house guests who are not local residents, space permitting. Pool management may restrict or relax guest policy at their discretion or depending on the number of persons at the pool.
- Use of the pool facilities is limited to residents and Community Pool Pass affiliate families (and their guests). Residents who have not paid annual HOA fees are not permitted to use the pool facilities nor participate on the swim teams. Non-residents of Sugar Creek must purchase a Community Pool Pass each summer to use the facilities or participate on the swim teams.
- Periodically, the staff or Deputy will check IDs against the resident and Community Pool Pass lists. Be prepared to show valid ID on request.
- Community Pool Pass lists and electronic access cards are updated regularly, but it will take about a week after the application is received.
- Show courtesy and respect for the lifeguards and staff and others at the pool so that everyone can enjoy using the facilities.

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:

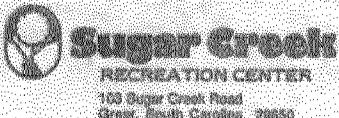
<https://sugarcreekinfo.org/>.

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. Reservations have priority over walk-ups.

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 the Association on the team. Association members are the only ones that will be issued keys to the facility.

All adult 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.

Each team may request a code to the clubhouse for use of the bathroom facilities. This will require the signing of a clubhouse rental agreement. The code will only be good until the end of the current season for which the team is registered.

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.



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

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

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.

Article 4 - Approvals

- Board of Directors Approval: 05-Jan-2022
- Homeowner Approval: 20-Feb-2022

AFFIDAVIT

Greenville County, South Carolina

Michael Hennessy
Name of Affiant

appearing before the undersigned notary and being duly sworn (or affirmed), says that:

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



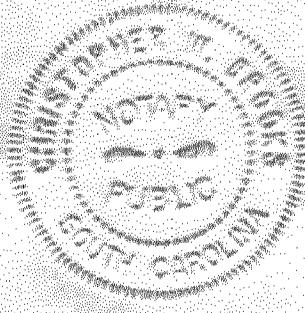
Signature of Affiant

Sworn to (or affirmed) and subscribed before me this 5th day of April, 2022.



Official Signature of Notary

(Official Seal)



CHRISTOPHER W. BROOKS
Notary Public, State of South Carolina
My Commission Expires 7/16/2024

Christopher W. Brooks, Notary Public

My commission expires: July 16, 2024