



Sugar Creek

RECREATION CENTER

103 Sugar Creek Road
Greer, South Carolina 29650

Sugar Creek Recreation Center Architectural Guidelines

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Revision History	
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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 - Architectural Guidelines

The Sugar Creek I & IV Homeowners Association has created this set of Guidelines to help keep the appearance of the neighborhood consistent and provide guidance to the Architectural Review Committee (ARC). In addition, these Guidelines serve as a tool to foster open communication and greater cooperation between residents as property improvements are planned.

Section 1 - General Information

The purpose of this document is to set a minimum standard for the appearance and maintenance of property in Sugar Creek Section I & IV. The Sugar Creek I & IV Homeowners Association has created this set of Guidelines to help keep the appearance of the neighborhood consistent and provide guidance to the ARC. In addition, these Guidelines serve as a tool to foster open communication and greater cooperation between residents as property improvements are planned.

Section 2 - Authority

The Restrictive and Protective Covenants for Sugar Creek I & IV, as recorded in the RMC Office for Greenville County, SC, describe specific activities and standards that must be followed by owners of property in Sugar Creek I & IV. These Covenants and the Association Bylaws vest the Association through the ARC and Board with the responsibility to enforce the Covenants and Guidelines.

Section 3 - Pre-Existing Non-Conforming Conditions

There are instances in our association of pre-existing non-conforming property improvements. The ARC and board do not have the authority to act on these issues and can only address current requests and issues on non-conformance. Any replacement or improvement to existing non-confirming conditions must conform with the current Rules and Regulations for the work being proposed.

Section 4 - Guidelines for Improvement to Your House

The following improvements require the approval of the Committee:

- Expansion or modification of the building
- Enclosing of a porch or deck
- Changing the exterior “look” (i.e. material, windows, roofline, driveways, etc.)
- Freestanding structure (including playsets, storage sheds, etc.) and outbuildings

- Roofing replacement that is changing from one style shingle to another, or modifying shingle color
- Installation of solar energy devices (see section below)
- The term “building or improvement” shall be deemed to include the erection, placement, or alteration of any outbuilding, wall or fence to be made in any lot.

When undertaking any of the above activities, the Committee will consider the following standards to determine if a proposed use complies with the Covenants.

- Architecture – all work should be the same or similar design, materials, color and scale as the existing home.
- Workmanship should be of at least a similar quality and finish as the existing house.
- If the exterior is to have a new finish, the new exterior should be predominantly of brick, stone, smooth stucco, or clapboard siding (preferably wood, vinyl or a product that successfully mimics wood at the discretion of the Committee).
- All shutters, window designs, window trim, doorways, porches, dormers, and other dominant architectural features must conform in mass, scale, and design with the existing architectural features of the house.
- All outbuildings and structures shall have final design and locations approved by the Committee to avoid interference with easements and mitigate impact on neighbors and should match the color of exterior deck, house or house trim, unless such building is built of the same material and in the same architectural style as the house.
- Any outbuilding or garage shall not exceed the height of the primary residence and shall not exceed the height of a standard 2-story building.

Section 5 - Guidelines for Improvement to Your Yard

The following improvements require the approval of the Committee:

- Changing the impervious surface of the lot (will also need County approval)
- Adding landscape features such as gazebos, pergolas, playhouses, tree houses, gardening sheds, or other structures, play gyms and swing sets
- Alteration of the surface of the yard such that it changes the storm water runoff from the lot or alters the common storm water easement of the lot.
- Addition or alteration of fences on the property.

When undertaking any of the above activities, the Committee will consider the following standards to determine if a proposed use complies with the Covenants.

- All stormwater runoff will have a "net-zero" effect on adjoining property owners.
- All landscape structures will be made of materials that are the same as the house or dwelling and shall be constructed of wood, brick stone, smooth stucco, or clapboard siding (preferable wood, vinyl, or a product that successfully mimics wood at the discretion of the Committee).
- Fences shall be no higher than six feet (though four feet is preferable) and made of materials that are compatible with the house and neighborhood. Wood fences should be of pressure treated wood, built with the smooth side facing toward the outer boundary of the property, and located three to six inches inside the property line, at a minimum. Fences cannot be placed closer to the front of the property than the front of the home. Any chain-link fencing must be black vinyl finish. Galvanized chain link fencing is not permitted.

- All play gyms or outdoor equipment shall be placed in the backyard. Additionally, they should be placed so as to have minimal impact on views from neighboring houses, and not interfere with common easements.

Section 6 - Guidelines for Solar Energy Devices

General Information

The purpose of these rules about solar energy devices and equipment is to reasonably control use and location to protect home values and aesthetics in the community, without preventing their use. These rules, regulations and guidelines apply to all solar energy devices including without limitation solar panels and their associated components, solar tubes, solar skylights or other solar energy devices (collectively referred to in this rule as "devices" or "systems" or "equipment").

A solar energy device is not permitted on a lot if, as adjudicated by a court, it threatens the public health or safety or violates a law.

Homeowners are urged to check with their insurance company prior to installation of devices for how such installation may impact their roof warranty or other aspects of their structure. Neither the Committee nor the Association is liable to the homeowners from roof damage or for effects to roof warranties. The Association and its board has no expertise or special knowledge regarding such systems and therefore the Association's approval for installation of any such device(s) or system is not a representation that the system chosen by a homeowner is safe to use or is compatible with homeowner's roof or other structures on the lot or the lot involved, and homeowner assumes and bears all risks regarding installation and use of such a system.

The Association requires that the homeowner use an installer that is a licensed solar equipment contractor with the appropriate contractor's license.

A county permit may be required for the installation of such device and ancillary equipment. Homeowners are entirely and solely responsible for knowing what permits may be required and obtaining any such permits before installation begins.

Types

Only commercially or professionally made devices are allowed. "Homemade" devices will not be permitted due to the safety and aesthetic aspects of such devices.

Ground-mounted devices are not permitted.

Roof-mounted devices are permitted so long as their installed location will not be seen from the street fronting the house. The Association realizes that for any houses located on corner lots where the back of the house or roof is visible from a side street, that installation of such devices on the back-side roof may still be visible from the street abutting the side of homeowner's lot, and installation on the back-roof side of the house under these circumstances will not be considered a violation of these Rules.

Solar Panels Location

Roof-mounted systems must be installed per manufacturer's specifications.

Solar panels must be an integrated part of the roof design and mounted directly to the roof deck or if mounted on or over the existing roof tile, must be flush with the slope of the roof.

Solar units must not break the roof ridge line.

Solar panels must be positioned as low as possible on the roof extending wider rather than higher on the roof plane. The solar panels, piping or any exposed part of the installation may not be higher than the roof peak.

Solar panels must be positioned so the reflection from the panel does not adversely affect neighboring properties, such as reflecting into a neighbor's window.

Visibility of devices and their components must be minimized from public view and may be required to be screened from neighboring property in a manner approved by the ARC.

Construction/Finish

All roof-mounted equipment, excluding the face of the solar panels, must match the color of the roof material. This includes solar skylights and other equipment. Exposed surfaces, such as any frame or supports for panels, but excluding the exposed collector panel face itself, must be painted to match, or the color of the materials used must match the surface on which it is mounted

All exterior plumbing lines must be painted to match, or the color of the materials used must match, the color of adjacent roof material and walls. Aluminum trim, if used and visible, must be anodized or otherwise color treated to blend into the surroundings as much as possible.

Section 7 - Additional Items in Relation to the Use of your Property

Our covenants state, *"No signs shall be permitted on any residential lots except that a single sign offering property for sale or for rent may be placed on any such lot provided such sign is not more than 24 inches by 20 inches high."* No other commercial signage is allowed by our covenants. This includes the placement of signs by contractors or other service providers. Exceptions to this regulation are as follows:

- Political signs may be placed in yards as allowed by county ordinance. Signs should not be placed in yards sooner than 60 days prior to the election and should be removed 5 days after the election. Only one sign per candidate should be displayed.
- Signs related to children participating in seasonal sports are allowed but should be removed once the season has completed.

Licensed vehicles may only be parked in driveways and are not permitted in any yard area. Vehicles, even licensed, that are non-operable or appear to be under constant repair or cannot be driven because of being repaired for more than two weeks, will be considered in violation, and must be removed.

Satellite dishes shall be located such that they will be screened from view with plantings and/or landscape features so that it is not visible.

Seasonal holiday and special occasion decorations should only be displayed at appropriate times of the year and removed in a timely manner.

Any buildings or improvements that will require the temporary placement of a dumpster for collection of debris during the construction activity, must receive written approval from the board for the location and duration of placement of the dumpster as part of the submittal for project approval. Similarly, the placement of port-a-lets for the convenience and use of the contractor during the construction activities must be approved by the ARC, and efforts should be made to place in such a manner to reduce visibility from the street.

Commercial activity or using a residence as a place of business is prohibited except for the unobtrusive use of a home office by the occupant. Residential zoning codes shall be considered.

Article 3 - Committee Approval Process

Homeowners should submit a plan to the Committee for the proposed project containing the following items (include only those items that apply to the proposed project or improvement):

- Architectural Change Form
- Site plan showing the proposed changes
- Architectural plans and elevations
- Landscaping plans
- Design specifications or manufacturer's specifications if a manufactured item

The Committee will acknowledge receipt of, review the plan, (within 30 days from date of submission) and approve, conditionally approve, or deny the plan according to the Covenants and these Guidelines. In considering the application, either the applicant or the Committee may request a site visit.

In the event the Committee acknowledges receipt but fails to disposition the request within 30 days after the plans have been submitted, the plans should be considered approved.

Any decision of the Committee may be appealed to the Board of the Sugar Creek I & IV Homeowner Association.

The approval is contingent upon work completion within six months of approval, or per the timeline identified within the submission. One six-month extension may be requested in writing to the Committee.

Items not specifically covered in these Guidelines are subject to review and approval by the Committee.

The project is considered denied if a plan is not formally submitted.

Article 4 - Appeals Process

The following steps may be followed to appeal a decision of the Board.

- Send a written request to the President of the Board within thirty days of issuance of a decision.
- The Board President notifies the members of the Board.
- The appealing homeowner notifies any neighbors impacted by the decision that an appeal has been made and invites them to attend the Board meeting at which the appeal will be heard.
- The appealing homeowner provides the names and signatures (indicating that they were notified) of any impacted neighbors to the Board President before the appeal can be heard.
- A discussion of the all present will follow the presentation of the appealing homeowner.

- Subsequent discussion of just the board members and a written ballot of the board members will follow the discussion.
- The finding of the Board is communicated to the appealing homeowner and recorded in the meeting minutes.

Article 5 - Approvals

- Board of Directors Approval: 05-Jan-2022