

Sugar Pine Estates Homeowners Association  
1900 Sugar Pine Circle  
Houston, Texas 77090  
(281) 949-6073  
SugarPineEstatesHOA@gmail.com

**IMPORTANT INFORMATION FOR HOMEOWNERS AND TENANTS**

Sugar Pine Estates Homeowners Association strictly enforces all deed restrictions. Homeowners are provided a set of deed restrictions upon completing all of the proper transfer paperwork. This condensed version of our deed restrictions is designed for Homeowners with Tenants.

Sugar Pine Estates Homeowners Association required that the information in this document be initialed on each page and signed by both the tenant and homeowner, so that there is no confusion.

**Dwellings**

"All Lots and Dwellings will be used and occupied for single-family residential purposes only and no trade or business may be conducted in or from any Lot and/or Dwelling, except that an Owner of the Dwelling may conduct business activities within the Dwelling so long as: (i) the existence or operation of the business activity is not apparent or detectable by sight, sound or smell from outside the Dwelling; (ii) the business activity conforms to all zoning requirements for the Property; (iii) the business activity does not involve unreasonable visitation to or from the Dwelling by suppliers; and (iv) the business activity is ancillary to the residential use of the Dwelling and does not diminish the residential character of the Property or constitute a nuisance, or a hazardous or offensive use, or threatens the security or safety of the other residents in the Property. The determination of whether a business activity satisfies the foregoing requirements set forth in clauses (i) through (iv) above in this paragraph shall be made by the Board of Directors in their sole and absolute discretion."

**Rentals**

"Homes may be leased in their entirety. Individual rooms of a home may not be leased on any basis. No transient tenants may be accommodated in a Home. The Owner shall not enter into a lease agreement for less than one year and the Tenant shall agree to abide by and adhere to the terms and conditions of this Declaration together with all Rules and Regulations and all policies adopted by the Association. All Lease Agreements shall require the Home to be used solely as a private single family residence. Owner accepts full responsibility for all actions of the tenants of his/her property during the term of the lease and shall not assign that responsibility set forth under the terms of this Declaration and his obligations as a member of the Association to his tenant(s)..." The association charges a \$250 fee each time there is a change in tenants.

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**General Yard Maintenance**

"...All landscaping located on any Lot, including grass lawns, must be properly maintained at all times by the Owner of such Lot in a trimmed, well-kept and clean condition, as determined by the Board of Directors, in its sole and absolute discretion. Each Owner will keep all shrubs, trees, grass, and planting of every kind on his or her Lot cultivated, pruned, free of trash, and other unsightly material. In addition, each Owner shall on a regular basis remove weeds from the yard, including, without limitation, flower beds and planter areas. All dead or diseased turf, plant material and / or trees must be replaced within a reasonable time period by the Owner..."

**Rubbish and Debris**

"No garbage or trash shall be placed or kept on any Lot, except in covered sanitary containers. In no event shall such containers be stored, kept, placed or maintained on any Lot where visible from the location on the street that is immediately in the front of the Dwelling except solely on a day designated for removal of garbage, then such containers may be placed in the designated location for pick-up of such garbage and the container will be removed from view before the following day."

Trash pick up is on Wednesday and Saturday Mornings. No trash should be left out the previous evening without being secured in a sealed trash container, to keep wildlife from the property. If homeowner insists on the use of garbage bags and not trash containers those bags should not be left out until the morning of trash pick up. If trash is not properly secured cleanup, and any association costs incurred for that clean up will be placed upon the tenant and homeowner. Trash service is normally about 7am on each day of pick up.

**Signs**

"...no sign or emblem of any kind may be kept or placed upon any Lot or mounted, painted or attached to any Dwelling, fence or other improvement upon such Lot so as to be visible from public view except the following: (i) an Owner may erect one (1) sign in a front window inside the residence to be visible to the street advertising the Dwelling for sale or rent, provided that the sign does not exceed two (2) feet by 3 feet in size; or (ii) political signs may be erected upon a Lot by the Owner of such Lot advocating the election of one or more political candidates or the sponsorship of a political party, issue or proposal provided that such signs will not be erected more than sixty (60) days in advance of the election to which they pertain and are removed within seven (7) days after the election. A permitted or authorized sign may not contain any language or symbols on the sign that are not directly related to the authorized purpose of the sign;

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or (iii) an official sign displaying a resident's child's participation in a school related activity. The ACC may in the ACC Standards permit additional signs and /or place additional restrictions or limitations on the signs permitted..."

**Animals**

No animals, livestock or poultry of any kind will be raised, bred or kept on any Lot, except as hereinafter provided. A total of two (2) dogs, cats, or other household pets may be kept on a Lot (except for fish of a type customarily kept within normal home aquariums, with respect to which there shall be not limitation on the amount) provided that;

- a. All pet's must be registered with the HOA, and that should take place no more than ten days following the animal being housed by the tenant. A registration form can be provided to the Homeowner for completion.
- b. They are not kept, bred, or maintained for commercial purposes.
- c. They are kept under restraint. The custodian of the aforementioned animals is not authorized to have, harbor or keep any unlicensed dog or cat, or to allow any dog or cat to become a stray.
- d. They do not make objectionable noises, create any objectionable odor, or otherwise constituted an unreasonable nuisance to other Owners;
- e. They are kept within the Unit, an enclosed patio on the Lot occupied by the Owner of such pets, or on a lease being held by a Person capable of controlling the animal, and;
- f. That the owner custodian of each household pet is responsible for any behavior of said pet. Any damage to any common area or another owner's residential property by an owner's animal shall be the financial responsibility of the homeowner.
- g. That they are not in violation of other provisions of this Declaration and such other limitations as may be set forth in the Rules and Regulations. The Association, acting through the Board, shall have the right to prohibit maintenance of any animal that, in the sole opinion of the Board, is not being maintained in accordance with the foregoing restrictions.
- h. That each Owner, tenant or guest of an Owner shall have the absolute duty and responsibility to clean up after such animals to the extent they have used any portion of the Lot, the Lot of another Owner or any Common Area.

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- i. That Dangerous dogs, as defined by Harris County, and or the State of Texas. Homeowners must register the dog with HCPHES VP, or other such State Entity as directed. Homeowners must also obtain liability insurance coverage or show financial responsibility in an amount of at least \$100,000 to cover damages resulting from an attack by a dangerous dog. Enclosures of dangerous dogs must be approved by HCPHES VPH, the State of Texas and the Board of Directors of Sugar Pine Estates HOA.

The dangerous dog must be kept in a secure enclosure which prevents the dog from escaping as well as protects the general public from physical access to and/or contact with the dog. The enclosure shall have a cement floor, unless other material and/or the construction used is as good as a cement floor in preventing the dog from digging or escaping from the enclosure. The enclosure must also have a cover or fixed top if the dog is capable of climbing or jumping. The walls of the structure shall consist of not less than (9) gage chain link or equitant on the interior of the brick or wooden fence exterior required by the Homeowners Association.

**Vehicles**

"No vehicles or similar equipment will be parked or stored in an area visible from any street within the Property, except passenger automobiles, motorcycles, passenger vans and pick-up trucks may be parked in any garage or driveway if such vehicle (i) has less than 1 ton carrying capacity; (ii) has less than 3 axles; (iii) is in operating condition; and (iv) is generally in daily use as a motor vehicle on the streets and highways of the State of Texas..."

"No campers, boats, trailers, motor homes, travel trailers, camper bodies, golf carts, recreational vehicles, non-passenger vehicles, vehicles with 3 or more axles or greater than 1 ton carrying capacity, and/or equipment or accessories related thereto may be kept on any Lot, unless such item is in operable condition and such item is (i) kept fully enclosed within a garage located on such Lot; (ii) kept fully screened from view by a screening structure or fencing approved by the ACC; (iii) temporarily parked on any street within the Property or on a Lot for the purpose of loading or unloading..."

(i) Parking or any storage of inoperable vehicles, recreational vehicles, campers, mobile homes, boats, trailers or mobile home or vehicles licensed as commercial vehicles are prohibited.

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**Street Parking**

"No vehicles or similar equipment will be parked or stored in an area visible from any street within the Property, except passenger automobiles, motorcycles, passenger vans and pick-up trucks may be parked in any garage or driveway if such vehicle (i) has less than 1 ton carrying capacity; (ii) has less than 3 axles; (iii) is in operating condition; and (iv) is generally in daily use as a motor vehicle on the streets and highways of the State of Texas...Furthermore, only one vehicle owned by an Owner of a Lot shall be parked at any one time on the street and must be parked directly in front of said Owner's residence; no vehicle shall block or impede access to or from a neighboring driveway or the sidewalks within the community; any vehicle parked on a driveway or in the street must be fully operational, currently licensed and inspected and considered street legal to be driven on the public roadways of Texas. The Board of Directors has the authority to require that all Owners' vehicles be registered with the Association and display an authorized Sugar Pine Estates vehicle decal affixed in a designated area on the vehicle at all times."

No vehicles may be parked in the fire lanes at any time. Vehicles parked in the fire lane are subject to immediate towing.

Each homeowner has been issued one street parking decal. This is for the use for homeowners and or guest for the express purpose of parking one vehicle on the street in front of their residence when necessary.

Homeowners were issued one or more remote controls when the new gate system was installed. The system has tracking software utilizing the individualized codes for each remote and entry code. The codes and remotes may also be disconnected for security reasons as in the sale of a property or of new rental. Please complete the attached form in order to have your home entrance customized as desired. (Please note the phone system at the gate is not authorized to dial long distance telephone numbers.)

**Recreational Activities**

"No noxious or offensive activity, including, without limitation, unreasonable smells, noise or aesthetics, will be carried on upon any Lot, nor will anything be done thereon which the Board of Directors determines, in its sole and absolute discretion, is or may become an unreasonable source of annoyance or nuisance to the Property."

Homeowners with Tenants must notify tenants that children should be supervised at all times by an adult. Under no circumstances should any child be left to roam freely inside the Sugar Pine Estates community.

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Parents must be able to keep visual site on their children at all times when outside, whether they be walking, on bicycles, and or other motorized vehicles. There is a great deal of traffic in our subdivision, and unattended children may be in danger as they dart in and around vehicles parked on the street.

Children should also not venture into another homeowners drive, yard or other property without specific permission of the homeowner.

Children can play in the gazebo area, but must clean up when they leave.

At no time is it permitted that children play in the area around the entry and exit gates.

It is not acceptable for adults or children to try and push through the entry or exit gates, climb on and over the gates, and or slide under. If the homeowner wishes the tenant to have a key to the pedestrian gate, or remote access to the entry gate, then the homeowner can make a request to the Board and the appropriate billing and distribution of these items can be handled.

**Fireworks**

No form of fireworks will be permitted inside of Sugar Pine Estates at any time.

**Closing Comments**

These abbreviated sections of the association by-laws, deed restrictions and rules are meant to make coexistence with owners of other properties and tenants. Any violation of these rules will result in fines. Those fines will be billed to the property owner.

Agreed to by:

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Homeowner Representative

Date

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Tenant

Date

Homeowner Initial: \_\_\_\_\_

Tenant Initial: \_\_\_\_\_