

Minimum Acceptable Standards for Building Maintenance Guidelines in Sugar Mill

Note: Regardless of these Guidelines, all modifications must be preapproved by the Architectural Control Committee (ACC). An Application for Architectural Modification Request Form is available by navigating to www.sugarmillhoa.net, clicking on Documents, then Architectural Control.

Painting:

Paint should be maintained so that the house shows uniform color and coverage. Areas which are peeling, heavily faded or mildewed must be repainted and/or cleaned so that the house is restored to an acceptable, uniform appearance. Proper application is required, and if spray equipment is used, care must be taken to avoid overspray. Only flat, matte, or semi-gloss finishes are permitted on the exterior of any home or exterior structure. Enamel or high-gloss finish paints are not acceptable (except on entryway doors). Painting must be completed within a reasonable length of time, taking into account weather, not to exceed thirty (30) days from start of project.

Building Maintenance:

Repairs/replacement of any part of a building must be done with materials which restore the repaired/replaced item to its original appearance. Any exceptions must be approved by the ACC prior to construction.

Chimneys:

Repairs/replacement of any part of a chimney must be done with materials to restore it to its original appearance. Chimney exteriors may be made of either all brick, all stone, or all hardy plank, and must be in harmony with the home in both style, color, and materials used.

Soffits, Trim and Siding:

All exterior wood, or other material used, must be maintained in a properly fastened, non-weathered state. Pieces must be tightly fastened to the building side so that there is no separation from the building along the entire piece. Pieces which show evidence of rotting or breakage, must be replaced. Fastenings should be hot dip galvanized.

Doors:

Entry doors that show rot or weathering must be repaired or replaced. Steel/solid wood are the preferred materials. Garage doors must be operable and free of rot or dents. They may be repaired on a section-by-section basis, but all sections must match in style, color, and materials. Absolutely no garage conversions are permitted. Garage doors must remain fully closed when not in use, and may not be left fully or partially open so as to allow access for pets (per City of Sugar Land Ordinance No. 1722, § 1, 12-16-2008 – Running At Large Prohibited).

Gutters:

Shall be maintained tightly affixed to the building, without sags or kinks. They shall be the same color as the house they are adjacent to. Gutters must be properly painted and free from rot, peeling or weathering. Downspouts must not empty into neighboring yards. Any vegetation growing in gutters must be promptly removed.

Shingles:

To be maintained so as to present a uniform appearance. Repairs must be made with material which matches its existing color/texture, not its original color. If this is not possible, and the repair would cover more than 10% of the roof area, replacement of the entire roof is required. Shingles must be applied in an architectural design. Three-tab design roofs are not permitted. Refer to Roofing Guideline for more details.

Fences:

Wooden fences shall not have broken, loose, or rotted slats or rot boards. Posts and stringers must be maintained so that the fence remains at right angles to the immediate surrounding ground. Wooden fences may be a maximum height of 79 inches (including rotboard), and a minimum height of 72 inches. Wooden fences may not be painted. Staining is acceptable, provided the color is approved by the ACC in advance. Metal fences may be a maximum height of 79 inches, and a minimum height of 72 inches, except lakefront lots where maximum fence height is 42 inches along the lake (parallel) and 79 inches along the sides (perpendicular). Metal fencing shall be kept painted and properly welded together. Fences must remain at right angles to the immediate surrounding ground surface as well. Metal fences and gates may only be painted black. Fences must be free of mildew, rot, and rust. Refer to Minimum Acceptable Standards for Wood Fences, Minimum Acceptable Standards for Fences and Short Barriers on Lake-front lots, as well as the Metal Fence Guideline for more details.

Driveways:

Shall be maintained so that their surfaces, even if cracked, are flat. Edges that crack and are removed must be repaired to the original edge line. Driveways which have more than six (6) square feet of extensive oil/iron staining must be cleaned by degreasing/acid wash as appropriate. Any vegetation growing between joints must be promptly removed. Refer to Driveway Guideline for more details.

Mailboxes:

Shall be maintained in a rust and rot-free condition, painted black with a red flag. Posts shall be maintained in a vertical position. Mailboxes must be an approved Sugar Mill mailbox. Refer to Mailbox Guideline for more details.

Storage:

NOTHING will be stored that can be viewed from a public street, common area, lake or adjacent lot. Items such as folding chairs, toys, boxes, potting soil, construction material, trailers, boats that are not useable in the lake per Sugar Mill standards, cars not driven on a regular basis, non-road legal cars, inoperable cars or vehicles without proper insurance, registration or tags, tents, bags or bins, debris of any kind and any other item must be stored out of view, when not in active use. Trash cans, bags, and recycling bins are only permitted to be visible from the street after 7pm the night before trash pick-up days, and should be properly stored and not visible from the street during other times. Approval examples of adequate screening include a solid or lattice fence, a structure, or vegetation. All such screenings require pre-approval from the ACC. Refer to POD Storage Guideline for more details.

Lawns:

Lawns must be kept in a neat and manicured fashion. Weeds and wild flowers, such as blue bonnets and buttercups, are not permitted to grow in lawns. Lawns should be mowed weekly in the growing season (March – October), and as needed in the non-growing season. Bald spots must be re-sodded/re-seeded and returned to full grass coverage. Proper maintenance, including watering, fertilizing, and disease control, must be applied as needed so as to maintain good lawn appearance. Lawn borders must be kept neatly edged, including, but not limited to: walks, driveways, buildings, flower beds, posts, manhole covers, etc. Grass runners are not allowed to extend beyond the lawn border or over the bulkhead or curb. Grass clippings must be removed from the driveways, sidewalks and streets, and may not be blown or swept into the lake, street, sewers, or used as mulch in tree rings or flower beds. Refer to Residential Landscape Guideline for more details.

Trees and Shrubs:

Shall be maintained in a neat fashion and properly trimmed at all times. Dead or trimmed material shall be removed immediately. Trees and shrubs must be maintained so as not to obstruct the view or passage along streets, sidewalks, and lakes. If staking is needed, it shall be constructed in the most inconspicuous manner, kept neat, and removed as soon as it is not needed. Weed cloth must be completely covered by mulch, soil, or ground cover. Only commercially available rubber or tree mulch may be used in gardens or tree rings. Ground cover bordering paved surfaces must be edged so as to present a neat edge. Bed borders must be maintained in a neat fashion such that mulch and plant materials are properly contained and an orderly appearance preserved. If a resident desires palms, only sago will be allowed as part of the landscaping. Refer to Residential Landscape Guideline for more details.

Gardens:

Flower beds shall be maintained in a neat manner and weed/grass free at all times. Decorative appurtenances must be approved by ACC. Only commercially available rubber, rock or tree mulch may be used in gardens or tree rings. Refer to Residential Landscape Guideline for more details.

Planters and Hanging Baskets:

Shall be maintained in a planted condition with living, thriving plants or removed from view. Plants, pots, and baskets shall be of approved materials and design. Large numbers of these that present a cluttered appearance, are not acceptable.

Bulkheads:

Any resident residing on a lakefront lot is responsible for maintaining the bulkhead adjacent to his/her property. On lakefront lots, bushes and trees must never obstruct neighbors' view of lake and may not obstruct view through wrought iron fences.

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This set of minimum acceptable construction standards is promulgated under the authority of the Declaration of Protective Covenants for Sugar Mill.