

Why covenant control and what happens when it's ignored?

It's what the majority of Sugarhill wants with a strong degree of civility and respect of the homeowner during required enforcement. *By John Doty 12/6/23*

There are common reasons for a homeowner to violate covenants that may or may not be a deliberate intention. Some new homeowners possibly don't have any experience with living in a covenant controlled HOA. They may not have read the covenants or think that they're not important. They also may have been told by the realtor that covenant enforcement was not significant in Sugarhill, a common false selling narrative.

The current 2023 board was formed, in part, by an impasse regarding metal roofs. We understand the importance of majority rule and opinion. A 2019 covenant-change election showed 60 owners wanted metal roofs, 10 didn't.

The rules that we enforce evolve first out of safety (Martin County code and law & order enforcement), then protecting home values, and last but not least keeping the "community that was born in the nature of the Savannas" concept that has driven the "look" of our community making it "the gem of Jensen Beach".

Living in Sugarhill means we're all part of a covenant-guided community, a set of shared rules designed to keep our neighborhood beautiful, consistent, and enjoyable. The Board of Directors is responsible for making sure covenants are followed.

Why Do Violations Happen?

- New owners may not have read the covenants closely.
- Some hope a violation "won't be noticed."
- A very few intentionally ignore the rules. They are people who "thrive on conflict", a specific personality disorder (HCPD).

- Others submit a project for approval but proceed with it even if it's denied.
- Every community has a very small minority who "thrive on conflict".

What Does the Community Want?

In a recent survey on exterior paint colors, over 90% of respondents said they want the covenants enforced. Only 6 out of 90 disagreed. That's a strong majority saying covenants matter to Sugarhill.

Good Neighbors, Good Choices

- Good neighbors respect community rules, even if they don't personally love every one of them.
- If you want change, you can work through the official process to propose it.
- If the community doesn't support your idea today, there's always another chance in the future or you can always move.

Why Enforcement Matters

Enforcement isn't about punishment—it's about safety, fairness and protecting property values. In the past, lawsuits have cost time, money, and stress. But remember: in Florida, the losing party pays the legal arbitration fees. That's a big risk for anyone who decides to fight against the covenants instead of working within them.

The Bottom Line

Most of Sugarhill wants covenants. Respecting them means protecting our neighborhood, keeping it beautiful, and being considerate of each other. Together, we keep Sugarhill a place we're proud to call home and the place known as the gem of the Treasure Coast.