

**Property Owners' Association of Hilltop Lakes, Inc.
CAMPGROUND RULES AND PROCEDURES**

General Information:

1. Hilltop Lakes Campground is for the use of Property Owners, their guests and Guests of Management ONLY! Reservations are required and must be made in advance. A confirmation with a credit card is required for a reservation. Reservations are based on a first call/first reserved and subject to availability. Charges will be applied for any damages that are incurred during the stay. Spaces are to be assigned by registration personnel. USE OF THESE FACILITIES IS AT YOUR OWN RISK.
2. A *911* accessible courtesy phone is located at the on-site comfort station.
Check Reservations Desk at the Welcome Center for incoming messages.
3. SPEED LIMIT IS 10 MPH THROUGHOUT THE CAMPGROUND AREA.

Registration and Fees:

ALL CAMPERS MUST REGISTER AND PAY IN ADVANCE AT THE RESERVATION DESK AT THE WELCOME CENTER.

1. Please check with the Reservations Desk for current fees. Full hook-ups are available.
2. Rates are available for 30-day stays. IN NO EVENT WILL PERMANENT OCCUPANCY BE PERMITTED
3. Tent sites are available. Please check with the Reservations Desk for current fees. No more than two (2) tents per site.
4. Campers must pay in advance for the planned length of stay. After payment is received, the camper will be given a receipt showing the expiration date. This receipt must be displayed at all times on the inside front windshield or window of RV registered so as to be seen by Patrol and/or campground personnel.
5. CANCELLATIONS must be made 48 hours prior to scheduled arrival date. Cancellations not received within this time will be charged for one (1) night applicable fee, except for HOLIDAYS which will be charged for the entire scheduled reservation term.

CHECK-IN TIME	3 P.M.
CHECK-OUT TIME	2 P.M.

Restrictions:

- 1. On-site camping vehicles/tents may not be left unattended for a period of more than 48 hours. Hilltop Lakes reserves the right to remove any such vehicle/tent at the owner's expense if left unattended for more than this 48 hours period. Management should be advised when you will be leaving such unattended and may at his/her discretion approve longer time if needed. Hilltop Lakes will not be responsible for damages.**
- 2. Parking Space – All vehicles shall be parked where there is no interference with the flow of traffic or other camping sites. Management has designated parking areas. HILLTOP LAKES assumes no responsibility for damages to any vehicle, trailer or RV, parked or otherwise and is not responsible for lost possessions.**
- 3. In the event of an emergency, management shall have the authority to move equipment, vehicles and belongings of campers without liability. However, HTL shall have no duty or obligation to do so.**
- 4. Grills and tables are available at the campgrounds. Normal fire prevention rules must be followed at all times. Fires must be totally extinguished when not personally attended. Management may prohibit the burning of fires at any time such fires may present a fire hazard and as in the case of County-wide burn bans. Site must be left clean and clear upon vacating campground.**
- 5. Pets must be leashed at all times. You must clean up after your pet. Do not walk them on your neighbor's site. Do not leave pets unattended – constant barking, etc., disturbs fellow campers. Management reserves the right to request property owners or guests to remove unruly, loud and misbehaving animals from the campground and to restrict roaming pets.**
- 6. Campsite shall be kept neat and clean at all times. Garbage dumpster is provided for campground refuse. To prevent animal scavenging, be sure all refuse is placed in plastic bags and deposited in dumpster.**
- 7. Comfort stations/restroom facilities including on-site washer and dryer are for the use of all registered campers and should be cared for as if it were your own.**
- 8. Children should play in designated play area or your assigned site, respecting the privacy and property of others. Parents or guardians are responsible for the conduct of their children and financially responsible for any damages incurred by them. All children under the age of six (6) must be accompanied by a responsible adult at all facilities.**
- 9. Use of the CAMPGROUND PAVILION is authorized through campground site registration on a first call/first reserved basis. If you desire the use of this facility for a closed event, you must contact the Activities**

Director in advance to verify availability. There is a minimal charge for private use of this facility.

10. Solicitation or operation of a business is not permitted.
11. NO hunting, trapping or use of firearms is allowed within the boundaries of Hilltop Lakes.
12. ALCOHOL CONSUMPTION: Under no circumstances will anyone under the age of 21 be allowed to consume alcohol in or on any part of the Hilltop Lakes Campground.
13. QUIET TIME IS 10 P.M. TO 7 A.M.
14. This is Private Property. Violation of these rules, violation of Federal or State Laws or Local Ordinances or generally anti-social behavior (drunkenness, profanity, loud behavior) or any disturbing noise WILL NOT be tolerated. Hilltop Lakes reserves the right to enforce our rules and to refuse to register undesirable guests. Violations will result in eviction from Hilltop Lakes and may be enforced by on-site Deputy Sheriff.
15. SECURITY – Hilltop Lakes, its Board of Directors and Officers, Management, Employees, Agents and/or Attorneys (“Hilltop Lakes and related parties”) shall not in any way be considered an insurer or guarantor of security within Hilltop Lakes. Neither shall Hilltop Lakes and related parties be held liable for any loss or damage by reason of failure to provide adequate security or ineffectiveness of security measures undertaken. Property owners on behalf of themselves, all occupants of the camping site, guests and invitees, as applicable, acknowledge that the property owners and related parties do not represent or warrant that any fire protection, burglar alarm systems, access control systems, patrol services, surveillance equipment, monitoring devices, or other security systems (if any are present) will prevent loss by fire, smoke, burglary, theft, hold-up or otherwise, nor that fire protection, burglar alarm systems, access control systems, patrol services, surveillance equipment, monitoring devices or other security systems will in all cases provide the detection or protection for which the system is designed or intended. Property owners ,on behalf of themselves, all occupants of the camping site, guests and invitees of an owner-member or management, as applicable, acknowledge and understand that Hilltop Lakes Campground and related parties are not an insurer and that each property owner and occupant of any camping site and, on behalf of themselves and their guests and invitees, assumes all risks for loss or damage to persons, to vehicles and to the contents of vehicles and further acknowledge that Hilltop Lakes Campground and related parties have made no representations or warranties, expressed or implied, including any warranty of merchantability or fitness for any particular purpose, relative to any fire protection, burglar alarm systems, access control

systems, patrol services, surveillance equipment, monitoring devices or other security systems recommended or installed or any security measures undertaken within Hilltop Lakes.

16. Hilltop Lakes offers a storage area for camping vehicles. All such vehicles left in storage will be at the owner's risk. Rates are \$10.00 per month (plus tax).

Based on circumstances which may require special consideration, the General Manager reserves the right to modify these policies as needed, when needed.

This Policy is effective upon recordation in the Public Records of Leon County, and supersedes any policy on the Campground which may have previously been in effect. Except as affected by Section 209.005 and/or by this Policy, all other provisions contained in the Declarations or any other dedicatory instruments of the Association shall remain in full force and effect.

Approved and adopted by the Board on this 9th day of February, 2012.

Jack Stork
President
Property Owners Association of Hilltop Lakes

STATE OF TEXAS)
)
COUNTY OF LEON)

Before me, the undersigned authority, on this day personally appeared Jack Stork, President of Property Owners Association of Hilltop Lakes, a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledge to me that he had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____ 2012.

Notary Public, State of Texas

Printed Name

My Commission expires: _____