

GUIDELINES FOR  
**RENTERS POLICY**

**Property Owners' Association of Hilltop Lakes  
USE OF COMMON AREAS AND OTHER AMENITIES**

**MEMBERS RESPONSIBLE FOR DEPENDENTS, GUESTS AND CONTRACTORS:**

Members will be responsible for their dependents, guests and any contractor they might hire who would access the member's private property across Property Owners' Association (POAHTL) Common Ground. In cases of improper conduct, a Member, their dependents and/or guests will be asked to leave the premises. Vandalism, theft, defacing or destruction of property will result in enforcement of these rules.

**CLARIFICATION OF RESIDENT FAMILY MEMBERS:**

Resident family member shall mean Owner of the lot in question and related persons residing in the member's home. Proof of family residency, such as legal custody/visitation documents, driver's license, voter registration, etc. may be required. All other relatives shall be considered extended family and will be considered guests of the member. POAHTL identification cards will be issued to each record Lot or Multi-family Unit Owner (whether one or more persons) and resident family members of that dwelling.

- (a) Resident family members thru twenty-one (21) years of age must show proof of residency in Hilltop Lakes.
- (b) Resident family members from the age of thirteen (13) thru twenty-one (21) shall be issued a POAHTL identification card upon authorization of the Lot or Multi-family Unit Owner.
- (c) Resident family member privileges may be assigned to lessees upon completion of a Delegation of Rights form at the POAHTL office. Upon delegation, the Lot Owner must forfeit all POAHTL identification cards previously issued.
- (d) If there is more than one (1) renter for the same property, he/she must pay an additional fee.

**CARE OF AMENITIES & COMMON GROUND:**

When using POAHTL amenities, members shall use those amenities for the purpose which they are intended and strive to leave the amenities in as good condition as was found. This includes, but not limited to, common ground, recreational facilities, clubhouse facilities, swimming pool facilities, golf course, and fishing docks. Members shall make no alterations to POAHTL amenities without consent of the POAHTL Board of Directors or General Manager.

**USE OF AMENITIES:**

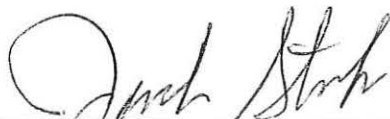
When using POAHTL amenities, members shall not allow the amenities to be used for any purpose other than for which the amenities are intended and shall ensure that the use is carried out and conducted in a reasonable manner which complies with POAHTL Rules & Regulations as well as local, state, and federal laws.

**AGREEMENT TO RENTAL CONTRACT STIPULATIONS:**

Members will be responsible for adherence to stipulations in the rental contract for any POAHTL amenity which they may rent.

This Policy is effective upon recordation in the Public Records of Leon County, and supersedes any policy on renters 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 9<sup>th</sup> 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 9 day of February 2012.



  
Notary Public, State of Texas

MARIE HINSON  
Printed Name

My Commission expires: 06-24-2015