

2/13/08

PROPERTY OWNERS' ASSOCIATION  
OF HILLTOP LAKES, INC.  
P.O. BOX 1242  
Hilltop Lakes, TX 77871-1242

BOARD RESOLUTION  
MAINTENANCE FEE ASSESSMENT

WHEREAS: In accordance with the dedicatory instruments creating each of the sections comprising Hilltop Lakes, a subdivision in Leon County, Texas, a monthly maintenance charge is imposed on each residential lot; and,

WHEREAS: The payment of the maintenance charge is secured by a vendor's lien which is placed and imposed upon each and every said lot subject to such charge; and,

WHEREAS: There is a desire for the Property Owners' Association of Hilltop Lakes, Inc. (the Association), acting through its Board of Directors (the Board), to establish and publicize orderly procedures for the collection of the said maintenance charges.

NOW THEREFORE, BE IT RESOLVED: The procedures for Assessment of Maintenance Fee charges shall be:

Any and all changes in ownership of an improved or unimproved lot or lots, will be assessed the current monthly Maintenance Fee. The Property Owner Maintenance Fee is due monthly or can be paid in advance at the property owner's option. Maintenance Fees paid monthly are due as of the first day of the month.

Property Owners Maintenance Fees:

- \$35.00 per Month Unimproved Property
- \$65.00 per Month Improved (Dwelling) Property

Any monthly Maintenance Fee not received by the Association by the 15<sup>th</sup> of any month shall be considered delinquent.

Delinquent Maintenance charges shall be assessed a late fee of \$15.00.

Effective 1 January 2009, Delinquent Maintenance charges shall be assessed a late fee of \$20.00.

The following rules of assessment for Maintenance Fee Homestead Exemption will be applied to all new changes in ownership of improved or unimproved lots:

Article A

*Maintenance Fee Homestead Exemption:* A property owner may claim a homestead exemption that will exempt up to three (3) unimproved lots that have either (1) a common sideline or two (2) a common corner with the lot on which an existing home is located or a planned home is to be built. One maintenance fee will apply for up to four contiguous lots. If the homestead exempt property is unimproved it will be subject to the unimproved maintenance fee until the time that construction of the home is complete. Once construction of the home is complete the maintenance fee due will transition to an Improved (Dwelling) fee.

BOARD RESOLUTION, Page 2.

Article A  
Amendment 1

*Maintenance Fee Homestead Exemption Assessment for Sections 11, 11A, 11B, and 26:* Lots that are owned by a property owner in the aforementioned sections will be considered "½ lots" in assessing the rule of Maintenance Fee Homestead Exemption (Article A). Up to two (2) contiguous lots in the aforementioned sections will be considered a single lot in the assessment of Maintenance Fee Homestead Exemption. In effect, a property owner may own up to eight contiguous lots sharing a common side line or corner and be assessed one maintenance fee. If a property owner purchases a ninth (9) or more lot(s) that share a common sideline or corner with the assessed eight contiguous Homestead Exemption lots they will be assessed an additional Maintenance Fee up to a maximum of two (2) contiguous lots per assessed Maintenance Fee.

Application of the Maintenance Fee Homestead Exemption and determination of subsequent required Maintenance Fees resides first and primarily with the Property Records Department of the Association. A Property Owner may appeal this determination to the General Manager of the Association. A Property Owner may appeal this a final appeal of determination to the Association's Board of Directors. The Board, upon receiving written opinions on the determination of exemption from both the Association Offices of Property Records and the General Manager, and upon receiving any other necessary supporting documents may render a final determination.

This resolution shall in no way whatsoever detract from the rights of the Association as set out in the dedicatory instruments, as defined in such by-laws, and as may be available to the Association in accordance to Texas law.

ADOPTED, this 13 day of MAY, 2008, at a scheduled meeting of the Board at which a quorum was present.

FOR PROPERTY OWNERS'  
ASSOCIATION OF HILLTOP LAKES, INC.  
BOARD OF DIRECTORS:

  
Charlotte Waddill  
Secretary: Charlotte Waddill

Ben Robertson  
President: Ben Robertson

The STATE of Texas

COUNTY of LEON

This instrument was acknowledged before me on the 18<sup>th</sup> day of June, 2008

BY: **Charlotte Waddill, Ben Robertson**