

Property Owners' Association of Hilltop Lakes, Inc.

Hilltop Lakes Golf Course Trail Fee Procedures

Revised and Restated

(Correction to remove Golf Cart Rental & Release form)

DEFINITIONS:

Effective Date: Date of signed Cart Trail Fee Agreement and Liability Waiver and payment of Cart Trail Fee

Private Cart Trail Fee Agreement and Liability Waiver: Document requiring Trail Fee Sticker purchaser to read and sign prior to Trail Fee Sticker issuance. The purpose of the agreement is to establish property owner responsibility for proper cart operation.

Privately Owned Cart: Golf cart owned by a property owner in good standing, as defined in the Bylaws of the Property Owner' Association of Hilltop Lakes, Inc. ("HTL").

Trail Fee: Annual charge that permits owners in good standing to bring private carts onto the Hilltop Lakes Golf Course.

Cart Trail Sticker: Numbered decal assigned to each cart upon signing of waiver agreement and payment of annual fee, required to be attached to the cart for cart to be operated on the golf course.

Term and Annual Fee:

Term: The Cart Trail Sticker is valid beginning on the Effective Date and ending on December 31st of the same year. The fee is an annual fee and must be renewed January 1st each year for operation of private golf cart on the golf course to be permitted.

Annual Trail Fee: The Annual Trail Fee is defined in the Private Cart Trail Fee Agreement and Liability Waiver document. The trail fee is subject to increase in subsequent years. HTL will post notice of increase at the Pro Shop and at least 30 days prior to effective date of the increase. The Fee is non-refundable. In the case of cart ownership change, the sticker must be returned to the Pro Shop. A new sticker will be issued for any replacement cart purchased by the Property Owner.

Rules and Conditions:

According to our Bylaws, Article III, Section 3.2, a Member must be current in the payment of all maintenance charges and dues or assessments to validate the Membership and entitle the Member to all rights and privileges of same.

Cart Trail Sticker Installation: Pro shop personnel will install all stickers. Stickers will not be handed out. Current year stickers should not be removed by property owners.

Failure to Obtain a Current Trail Sticker: Private golf carts without a current trail fee will not be allowed access on the golf course. Failure to register your private golf cart at the Pro Shop may result in

suspension of the cart by the Pro Shop Manager for a period of sixty (60) days for a single violation, or indefinitely in the case of continuing violation, of the Declaration, these Bylaws, or rules and regulations promulgated from the Board.

Types of Privately Owned Carts Permitted: Privately owned golf carts must meet the following standards to obtain a Cart Trail Sticker:

- Can be electric or gas powered
- Must be 2-passenger or 4-passenger with bag well
- Tires must be turf-safe (off-road tires are not allowed)

Golf Cart Maintenance: Maintenance of the private golf cart is the responsibility of the Member. To maintain a beautiful, attractive, and pleasing environment for our Members, HTL reserves the right to strictly enforce the highest level of maintenance and appearance of private golf carts. HTL Pro Shop retains the right to refuse the use of any cart not meeting maintenance or appearance expectations on the golf course.

This Policy is effective upon recordation in the Public Records of Leon County, and supersedes any policy on Golf Course Trail Fee Procedures 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 8th day of Jan, 2022.

Annette Craig

Annette Craig
President
Property Owners Association of Hilltop Lakes, Inc.

STATE OF TEXAS)
)
COUNTY OF LEON)

Before me, the undersigned authority, on this day personally appeared Annette Craig, President of Property Owners Association of Hilltop Lakes, Inc., 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 11th day of January, 2022.

Kathy L. Aleman

Notary Public, State of Texas

Kathy L. Aleman

Printed Name

My Commission expires: 3-17-2025

