



PROPERTY OWNERS ASSOCIATION

FEE STRUCTURE

Effective 1/1/2024

Applicable Tax not included in Fees

ASSOCIATION MAINTENANCE FEES PER MONTH

Improved Lots (Lots with home)	\$131
Unimproved Lot	\$ 60

TRANSFER FEES

Improved Lot (Lot with home)	\$300
Unimproved Lot	\$100
Contiguous Lots (up to 3) per lot	\$ 50

ARCHITECTURAL PERMIT FEES

New Home (Includes lot clearing, septic & inspections)	\$2,500
Garage, Home addition/Remodeling to Existing Structure	\$ 150
Outbuildings & Other Structures	\$ 250
Lot Clearing	\$ 150
Water Well	\$ 150
Septic Tank Installation	\$ 75
Failure to Clean Up	cost+ \$ 250
Failure to acquire Permit prior to initiation of job	3X Fee listed
Penalties	See ACC Guidelines
CULVERT INSTALLATION	See Policy

LODGING

MIRROR LAKE INN & VILLAS*	Guest Rate	Member Rate
1 Queen	\$100	\$ 80
2 Queen	\$120	\$100
Suite	\$165	\$145
Small Villa	\$155	\$135
Large Villa #29 & 30)	\$175	\$150

*Price subject to taxes, includes access to all amenities

INDIAN WOODS CAMPGROUND	Guest Rate	Member Rate
RV (Monthly)	\$625	\$470
RV Nightly	\$ 50	\$ 30
Tent Sites	\$ 25	\$ 20

Note: Campground prices includes water, electricity and access to all amenities

FACILITY RENTALS

Campground Pavilion	(hrly)	\$ 75	\$ 50
	(day)	\$200	\$150
Community Center	(hrly)	\$ 50	\$ 25
	(day)	\$500	\$250
Tonkawa Room	(hrly)	\$ 80	\$ 40
	(day)	\$800	\$400
Outdoor Theater	(hrly)	\$ 50	\$ 25
	(day)	\$500	\$250

All pricing includes 1 setup/breakdown on day of rental

Additional fees for multiple setups

\$100.00 Cleaning Deposit Required for each rental

REGISTRATION FEES

Annual Watercraft Decal / Property Owner**	
Motorized or 14' + length	\$ 20
Non-Motorized of < 14' length	\$ 10
**Max 4 per category per Property Owner	
Watercraft Decal / Guest of Management	
All Watercraft	\$ 25 per stay
ATV/UTV Decal	NO CHARGE

GOLF FEES

Annual Private Cart Trail Fee	Jan-Jun	Jul-Dec
First Cart	\$250	\$125
Second Cart	\$150	\$ 75

Guest Weekday	\$ 25
Guest Weekend	\$ 35
Cart 9 holes	\$ 18
Cart 18 holes	\$ 32
Driving Range Balls	Small Large
	\$ 3 \$ 5
Range Pass - 20 Buckets	\$ 60
Annual Range Pass	\$ 155
Clubs per day	\$ 6
Pull Carts per day	\$ 2
Turner/Holland Pavilion	\$ 40

MISCELLANEOUS FEES

Outdoor Storage	\$ 20/Month
Records Request	See Policy
Copies per page	\$.25
Fax 1 st Page	\$ 2.00
Fax additional page(s)	\$ 1.00
Resale Packet	\$ 250.00

VIOLATION OF RULES FINE

- Step 1 - \$ 50 if not resolved in 10 days
 - Step 2 - \$150 continued or repeated violation
 - Step 3 - \$350 30 days after notice of step 2
 - Step 4 - \$750 30 days after notice of step 3
- \$400 fee will be assessed each additional month

Note: Member Rates Available to Property Owner "in good standing" (non-delinquent on maintenance fees and no outstanding rules/deed restriction violations). Property Owners not "in good standing" are subject to Guest Rates.

PROPERTY OWNERS ASSOCIATION, INC
FEE STRUCTURE REVISED

Revised: 12/28/2023 Effective 1/1/2024

This Policy is effective upon recordation in the Public Records of Leon County and supersedes any policy on the **Fee Structure** which may have previously been in effect. Except as affected by Section 2009.005 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.

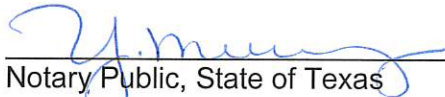


Mark Record
President
Property Owners Association of Hilltop Lakes

STATE OF TEXAS)
)
COUNTY OF LEON)

Before me, the undersigned authority, on this day personally appeared William Johnson, 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 18 day of 28, 2023.

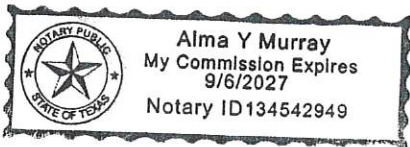


Notary Public, State of Texas

Alma Y Murray

Printed Name

My Commission expires: 9-6-2027



Leon County
Christie Wakefield
Leon County Clerk
Centerville, Texas 75833



70 2024 00464908

Instrument Number: 2024- 00464908

Recorded On: January 02, 2024

As
Recordings

Parties: PROPERTY OWNERS ASSOC OF HILLTOP LAKES INC

To
TO THE PUBLIC

Billable Pages: 2

Recorded By: POA OF HILLTOP LAKES

Num Of Pages: 3

Comment: NOTICE OF FEE STRUCTURE

**** Examined and Charged as Follows: ****

Recordings	19.00
Recording Charge:	19.00

**** THIS PAGE IS PART OF THE INSTRUMENT ****

I hereby certify that the within and foregoing was recorded in the Clerk's Office For: Leon County, TX

File Information:

Record and Return To:

Document Number: 2024- 00464908

POA OF HILLTOP LAKES

Receipt Number: 181885

HAND DELIVER 1/2/24

Recorded Date/Time: January 02, 2024 08:27:09A

CENTERVILLE TX 75833

Book-Vol/Pg: Bk-OR VI-1973 Pg-506
