

Property Owners' Association of Hilltop Lakes, Inc.
Lake Rules and Regulations – Revised & Restated

I. Introduction

In the interest of safety and for your protection, the Property Owners' Association of Hilltop Lakes, Inc., (POA) has amended and restated the POA's Lakes Rules and Regulations for all lakes located in Hilltop Lakes. Please remember that respect for our neighbors is critical to the enjoyment of our lakes.

Watercraft and fishing are permitted on the following lakes: Tonkawa, Swan, Mirror, Kickapoo, and Cherokee. Fishing is permitted on the pond behind the Outdoor Patio Theater. Watercraft and fishing are not permitted on any ponds/lakes on the golf course or any other common property other than the five lakes listed above. Operation of all watercraft on these lakes is a privilege strictly governed by applicable federal and state laws, these rules and any amendments thereto promulgated by the POA.

The POA shall not be liable for any loss or injury sustained by any property owner or other persons using the lakes or arising out of the operation of the watercraft (as defined herein) in accordance with these Rules.

II. General Rules and Regulations

1. The use of the lakes, the common areas and the common facilities by a POA property owner is limited to that person's immediate family and their guests. "Immediate Family" means the property owner, his or her spouse, their parents, children, and grandchildren.

The final determination of a "guest" of the POA who can use our lakes and launch boats is made by the General Manager (the "GM" and/or Board of Directors of the POA (the "Board")). Employees of Hilltop Lakes with employee ID card/badge and their immediate family members are permitted to use our lakes.

2. All property owners and guests of property owners are responsible for understanding and complying with these rules prior to using the lakes of Hilltop Lakes. Property owners shall be responsible for the compliance with these rules by them and their guest(s). Ignorance of federal or state laws or these rules is not a defense.
3. The POA property owner shall be responsible for the conduct of such owner's guests.
4. Property owners are required to show PO ID card if requested to do so by POA security officers (contracted or employed). Unaccompanied guests are required to show 'guest pass'

if requested by POA security officers (contracted or employed). Inability to produce either PO ID cards or guest passes will cause the persons to be considered unauthorized users of the lakes/common areas and will be asked to leave or be considered trespassers.

5. Open carry and discharge of firearms, including homemade devices of any kind, are strictly prohibited upon any lake or common property in Hilltop Lakes.
6. No structure shall be erected or placed in the lakes of Hilltop Lakes by any property owner for any purpose without the prior written consent of the POA. Umbrellas and portable canopies shall be allowed for 'day use' only (no overnight use).
7. No garbage, trash or refuse of any kind shall be deposited in the lakes and no glass containers of any kind shall be allowed at or on the beach, lake, boat docks, lake parks, or any common property of Hilltop Lakes.
8. All boats and boat trailers must have a POA stickers prominently displayed at all times. Four decals must be applied as follows: one on the portside of the bow and one on starboard side of bow. *Two remaining decals will be placed, one on each of the watercraft trailer frame toward the tongue.* Stickers are available at the Welcome Center – the charge per watercraft is detailed in the current Fee Structure Sheet, also available at the Welcome Center or online at Hilltoplakes.com Guests of management may receive a temporary pass for their watercraft for a fee as defined in the Fee Structure Sheet.
9. Be respectful of your neighbors and the other users of the lakes; always use common sense.
10. Boats brought in from other lakes **MUST** use the boat wash station on Holster Hwy or be washed elsewhere, prior to entering any lake in Hilltop Lakes, to prevent spread of invasive vegetation and zebra mussels.
11. No watercraft are allowed within the designated beach swimming area.
12. All persons are strictly prohibited from running or inserting irrigation pumps, lines, or pipes into the lakes of Hilltop Lakes per Texas Commission on Environmental Quality.
13. All buoy markers must be obeyed. All designated areas behind the buoys are "no wake" zones and must be strictly obeyed. Watercraft shall leave no wake behind the buoys and in the coves while operating in those areas.
14. Skiing, wakeboarding, tubing, knee boarding, jet skiing or any similar recreational activity are only allowed on Lake Tonkawa and Swan.

15. Watercraft pulling skiers, wake boards, tubers, knee boards, or others traveling at wake speed (all hereinafter referred to as "Skier") must travel counterclockwise around the lake.
16. Boaters pulling Skiers must have an observer other than the driver aboard. The observer must be 12 years of age or older. Children under the age of 13 must wear a U.S. Coast Guard – approved life jacket, as per Texas State Law. Adults must have a properly fitting life jacket that is easily accessible.
17. No skiing, wakeboarding, tubing, knee boarding, or similar recreational activity ("Skiing") is permitted between official sunset and sunrise as defined by the U. S. Weather Bureau.
18. Absolutely no diving or swimming is allowed from Hilltop Lakes' piers or docks.
19. Watercraft shall be operated in compliance with Texas State Boating Laws at all times.
20. No watercraft shall be tied to buoys or spillway pipe structures at any time.
21. No vehicle or boat shall be parked in the boat launch area or concrete emergency spillway except to launch and load a boat - not more than 30 minutes.
22. No vehicle with or without a trailer should be parked on the launch pad at any time. Violations of this rule will result in the boat and/or vehicle being towed at the owner's expense.
23. Dumping/anchoring of trees, limbs, brush or other materials to create artificial fish habitat is prohibited unless specifically approved by the POA. Criteria for approval to propose artificial habitats include: type of material used, anchor method, water depth and geolocation of the habitat.

III. Boating Registration and Permits

1. All watercraft on Hilltop Lakes must have a current POA watercraft registration permit (sticker) issued at the Welcome Center – the fee for watercraft registration can be found in the current Fee Structure Sheet.
2. All Texas State Boating regulations apply on all lakes in Hilltop Lakes.
3. Boat registration requirements for use on lakes within Hilltop Lakes include:
 - No delinquency for any assessment accounts
 - Current POA Photo ID card
 - Valid state issued identification (with same name as boat registration or title if watercraft is motorized)
 - Proof of boat ownership (state registration or title is sufficient) or notarized boat lease
 - Trailer license plate number if applicable
 - Completion, including signature, of watercraft registration form which includes acknowledgements of receipt of the policy and the consequence of non-compliance
 - Payment of applicable watercraft registration fees (per Fee Structure Sheet)

4. Permits (stickers) may be purchased at the Welcome Center at a cost as defined in the current Fee Structure Sheet. Upon completion of boat registration and payment, staff will apply stickers to watercraft and trailers. Boat owners will be provided a copy of the POA's current Lakes Rules and Regulations.

IV. Boat Restrictions – No modifications of manufacturer's engine exhaust system are allowed.

V. Fishing: Rules and Regulations

1. Fishing is permitted by hook and line only in the lakes of Hilltop Lakes.
2. No commercial fishing shall be permitted in the lakes of Hilltop Lakes. Minnow traps for use as bait at Hilltop Lakes is permitted.
3. No trotlines, throw lines, limb lines, jugs, or yo-yos shall be utilized or placed in the lakes of Hilltop Lakes.
4. No harvesting of fish by muddying and use of lime, poison, explosives, or electrical devices shall be permitted.
5. Staking or otherwise marking of "fishing holes" is prohibited.
6. Grabbling boxes or other structures shall not be placed in the lakes of Hilltop Lakes.
7. No person shall place any fish or wildlife in any lake at Hilltop Lakes.

BAG LIMIT:

Bass — 5 fish limit 14" and over

Catfish — 5 fish limit over 12"

Crappie — 10 fish limit over 10"

Panfish — 15 fish limit

Limits are based on per person, per day.

All others are to be released.

VI. Penalties for Violations of Rules

1. Violation of any rule as stated herein is a violation for which one strike shall be assessed. The Lakes & Dams Committee has discretion, and ultimately the Board, in determining whether a rule has been violated.
2. Any property owner who accumulates three strikes in violation of the rules as herein described is subject to discipline by the Board.
3. Extenuating circumstances may be taken into consideration by the Lakes & Dams Committee in its proposed resolution to the Board.

4. The nature and extent of the penalties for violations of these rules is at the discretion of the Board. Penalties could include a warning, a fine (up to \$500.00), and/or temporary or permanent suspension of lake privileges.

5. Process:

a A violation report form can be obtained at the Hilltop Lakes website or from staff at the Welcome Center. The completed form can be filed with the staff at the Welcome Center and will be submitted to the ACC coordinator for next step.

b The POA will send the property owner written notice by mail when a violation occurs.

c When the third strike (third violation) occurs, the POA will send the owner written notice by certified mail (“certified notice”).

d The certified notice will:

i Describe the violation or property damage that is the basis for the suspension action or fine and state any amount due the POA from the owner;

ii Except for incurable violations as provided by Section 209.006(d), Texas Property Code, inform the owner that the owner:

1 is entitled to a reasonable period to cure the violation and avoid fine or suspension of privileges if the violation is curable and does not pose a threat to public health or safety;

2 may request a hearing under Section 209.007, Texas Property Code, on or before the 30th day after the date the certified notice was mailed to the owner; and

3 may have special rights or relief to the enforcement action under federal law, including Servicemember Civil Relief Act ([50 U.S.C. App. Section 501 et seq.](#)), if the owner is serving on active military duty;


iii specify the date by which the owner must cure the violation if the violation is of curable nature and does not pose a threat to public health or safety; and

iv be sent by certified mail to the owner at the owner’s last known address as shown on the POA’s records.

- e The date specified in the notice under paragraph c(iii) must provide a reasonable period to cure the violation if the violation is of curable nature and does not pose a threat to public health or safety.
- f Paragraphs (b), (c), and (d) do not apply to a violation for which the owner has been previously certified notice in the preceding six months.

This Policy is effective upon recordation in the Public Records of Leon County, and supersedes any policy on Lake Rules and Regulations 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 14th day of March 2024.

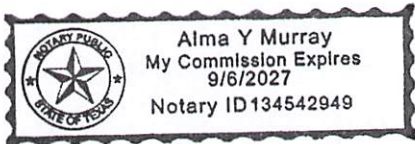


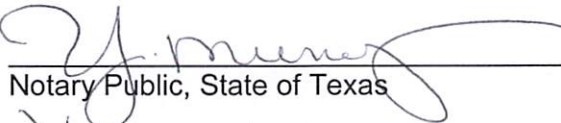
 Mark Record
 President
 Property Owners' Association of Hilltop Lakes, Inc.

STATE OF TEXAS)
)
 COUNTY OF LEON)

Before me, the undersigned authority, on this day personally appeared Bill Johnson, 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 this office this 15th day of March, 2024.





 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 00466894

Instrument Number: 2024- 00466894

As

Recorded On: March 18, 2024

Recordings

Parties: PROPERTY OWNERS ASSOC OF HILLTOP LAKES INC

To

TO THE PUBLIC

Billable Pages: 6

Recorded By: POA OF HILLTOP LAKES

Num Of Pages: 7

Comment: AMEND LAKE RULES

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

Recordings	35.00
Recording Charge:	35.00

**** 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:

Document Number: 2024- 00466894
Receipt Number: 183176
Recorded Date/Time: March 18, 2024 08:31:18A
Book-Vol/Pg: Bk-OR VI-1984 Pg-919

Record and Return To:

POA OF HILLTOP LAKES
HAND DELIVER 3/18/24
CENTERVILLE TX 75833