

Property Owners Association of Hilltop Lakes, Inc.
Resolution Regarding Maintenance Fee Waiver
Agreements
Revised & Restated

WHEREAS, the Board of Directors of the Property Owners' Association of Hilltop Lakes, Inc. (the "Board") is authorized by the Articles of Incorporation to commit the Association of Hilltop Lakes, Inc. (the "POA") to contracts/agreements with third parties;

WHEREAS, the Board has determined that there is a need to have a standard template for agreements to respond to requests for maintenance fee waivers ("Agreements") by contractors/investors/other individuals ("Investor") who own or intend to own lots within Hilltop Lakes, for the sole purpose of reselling said lots.

NOW, THEREFORE, LET IT BE RESOLVED AS FOLLOWS:

1. Agreements which allow for temporary waiver of maintenance fees shall be considered for any Investor who owns/purchases twenty (20) or more undeveloped lots within Hilltop Lakes.
2. Due to the potential significant investment by Investor, Agreements may be approved prior to the final closing/purchase of the lots and would be effective if the purchase is completed.
3. Templates for the basic terms/conditions of Agreements are established for two categories: Agreements involving 20-149 lots and Agreements involving 150 or more lots.
4. The initial versions of the two templates are approved with this resolution. Changes to the templates may be made from time to time by a majority vote of the Board in a meeting of the Board without the requirement to file a revised resolution/policy.
5. All lots to which the waiver will apply must be included as an exhibit in the Agreement.
6. Any Investor wishing to enter into an Agreement with the POA must own at least one lot that is subject to maintenance fees and is not included in the Agreement.
7. While the purpose of this resolution is to establish basic terms associated with Agreements, the Board has the authority to approve variations of the basic Agreements, as negotiated with Investors.
8. Each final Agreement shall be approved by the Board in a Board meeting and shall be completed, dated, and executed between the Investor and POA.

This Resolution is effective upon its recordation in the Public Records of Leon County and supersedes any policy, resolution, and rule regarding Maintenance Fee Waiver Agreements with Investors or Contractors that may have previously been in effect. Except as affected by Section 209 of the Texas Property Code and/or this Resolution, all other provisions contained in the Declaration, and any other dedicatory instruments shall remain in full force and effect.

CERTIFICATION

This is to certify that the foregoing Maintenance Fee Waiver Agreement was duly adopted by a majority of the Board of Directors, at a board meeting duly noticed and held on the 13th day June 2024.

PROPERTY OWNERS' ASSOCIATION OF HILLTOP LAKES, INC.

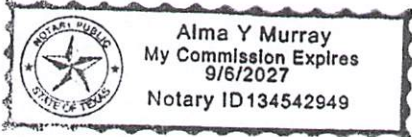
June 18, 2024
Date

[Signature]
Mark Record, President

STATE OF TEXAS §
 §
COUNTY OF LEON §

This instrument was acknowledged before me on 18 day of June, 2024 by Mark Record, President of the Property Owners Association of Hilltop Lakes, Inc., a Texas nonprofit corporation, on behalf of said corporation.

[Signature]
Notary Public, State of Texas



Leon County
Christie Wakefield
Leon County Clerk
Centerville, Texas 75833



70 2024 00469786

Instrument Number: 2024- 00469786

As

Recorded On: June 24, 2024

Recordings

Parties: PROPERTY OWNERS ASSOC OF HILLTOP LAKES INC

To

TO THE PUBLIC

Recorded By: POA OF HTL

Billable Pages: 2

Comment: RESOLUTION

Num Of Pages: 3

**** 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- 00469786

POA OF HTL

Receipt Number: 184872

HAND DELIVER 6/24/24

Recorded Date/Time: June 24, 2024 08:20:29A

CENTERVILLE TX 75833

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