

Property Owners' Association of Hilltop Lakes. Inc.
Hilltop Lakes Indian Woods Campgrounds
Campground Rules & Regulations
Revised and Restated

General Information:

Registration and payment are due immediately upon arrival. No exceptions. Payment methods accepted are Cash or Credit Card. Once payment is received, the camper will be given a receipt showing the expiration date. This receipt must always be displayed on the inside front windshield or window of RV registered to be seen by Hilltop Lakes Security and/or campground host.

As a guest of Indian Woods Campground, you are 'guest of management' and have access to use all recreational amenities, subject to the published rules governing their use, any fees for such use for non-member guests, during your stay. Be sure to ask for guest passes when you check in.

For after-hours check-in, please check in with the Camp Host.

- All RV's must be fully self-contained, well-kept and in good condition.
- A 10 MPH speed limit is strictly enforced.
- Maximum of six (6) people, one (RV) and two (2) vehicles per site. Additional persons \$10 per person per night.
- Person checking in for the site must be at least 21 years of age.
- No tent camping or sleeping in vehicles outside of the RV.
- Tents in designated area only.
- No sub-leasing is allowed.
- Campfires in designated areas only. Manufactured outdoor cooking/charcoal grills are permitted. Manufactured above ground fire pits are permitted if there is a proper fire arrestor used.
- No outdoor freezers/refrigerators, fencing, barriers or pallets, dog kennels, pens or dog run allowed. Portable pet crates are permitted.
- All water hoses/sewer lines must be free from leaks and sewer hoses must have a "do- nut" or threaded attachment into the sewer.
- Solicitation or signs for the sale of products/services will not be allowed.
- Reservation is viewed as a "two-way" agreement. We hold the space which you have reserved, turning away all future requests in return for payment of your deposit. No refunds once payment is processed; only credit for future stays within 30 days of original arrival date.
- A *911* accessible courtesy phone is located at the on-site comfort station.
- Rates are available for 30-day stays. A maximum length of stay is 4 months. After 4 months the length of stay may be extended by camp host or reservations department (at Welcome Center).
- CANCELLATIONS must be made 48 hours prior to scheduled arrival date. Cancellations not received within this time will be charged for one (1) night applicable fee, except for HOLIDAYS which will be charged for the entire scheduled reservation term.

CHECK-IN TIME 3 P.M. CHECK-OUT TIME 12 P.M.

CHILDREN AND VISITORS:

- All visitors must check-in at office. Visitors must comply with all Campground Rules and Regulations.

- You are responsible for the safety and conduct of your children and visiting guests.
- Children under the age of 14 must have adult supervision in all common areas.

ALCOHOL, SMOKING, DRUGS AND FIREARMS:

- Dispose of smoking materials in proper receptacles. Do not throw them on the ground. This includes your site area.
- Smoking is prohibited in HTL facility buildings.
- Absolutely no discharge or use of firearms or fireworks is allowed.
- All weapons shall be kept in compliance with all applicable state and federal laws.
- Hilltop Lakes and/or staff or any of its representatives will NOT be responsible for people of any age driving while under the influence.
- No criminal or drug related activity in or near the Campground will be tolerated.

PETS:

- All pets (dogs and cats) must ALWAYS be on a leash. Wildlife/farm animals are not considered pets and are not allowed.
- Pick up your pet's waste IMMEDIATELY and dispose of it properly. This includes around your site and anywhere within the campground property. This is a health issue for everyone and, if you do not comply, you will be asked to vacate the campground.
- Management reserves the right to refuse pets based on breed/behavior.
- Animals are the exclusive responsibility of their owners. Noisy pets will not be tolerated.
- Pets may not be left outside unattended.
- BEWARE!! There are snakes in the area. Do not feed birds/wildlife. Do not leave food out for any animals.

VEHICLE RULES:

- All persons must have a valid driver's license to operate any motorized vehicle on the campground property, including golf carts.
- No parking on the street or on the grass.
- Park your vehicle in your assigned site only. Any vehicle parked in a vacant site without Management approval will be charged for the space at the daily rate.
- The operation of dirt bikes or minibikes is prohibited. A licensed driver is required for all motorized vehicles. All ATV/UTV's must get a temporary pass from the Welcome Center. Golf carts must be well maintained and compliant with local laws.
- No repairs or washing of vehicles or RVs is allowed unless approved by Management.
- Skateboards and in-line skates are not permitted inside the campground.

BEHAVIOR AND NUISANCES:

- Excessive noise/nuisances created by guests/visitors or pets will not be tolerated. An after-hours disturbance fee may be assessed for any calls received. Quiet time is 10 pm - 7am.
- Common courtesy shall prevail between all persons on Hilltop Lakes property. Obnoxious, profane, abusive, or threatening language, behavior and/or actions directed at Hilltop Lakes personnel or guests, or that could adversely affect the enjoyment of other parties utilizing our facility is

prohibited. Anyone engaging in such activity will be required to leave the campground immediately without refund at the sole discretion of Campground Management.

Damage to Campground property, including but not limited to restrooms, utilities, landscaping, vehicles, streetlights, or signage is strictly prohibited. Guests will be held responsible for the repair of any damages. We reserve the right to refuse service to anyone. Hilltop Lakes assumes no responsibility for fire, theft, vandalism, natural happenings, injury, accidents, or losses from any cause. Hilltop Lakes is not responsible for damage to vehicles caused by other guests/visitors. Hilltop Lakes is not responsible for any personal property. Hilltop Lakes reserves the right to limit the stay and number of persons per site. Willful violation of these rules will result in termination of tenancy and barring from the property. These Rules & Regulations supersede any previously written or discussed. Rules & Regulations and rates may be changed at any time without prior notice. Please report any problems to Campground Management immediately. Please notify Campground Management of any incident or accidents as soon as possible. For emergencies dial "911".

Property Owners' Association of Hilltop Lakes. Inc. Hilltop Lakes Indian Woods Campgrounds Campground Rules & Regulations Revised and Restated Approved and adopted by the Board on this 3rd day of April, 2023.

Bill Johnson
Bill Johnson
President
Property Owners Association of Hilltop Lakes, Inc.

STATE OF TEXAS }
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COUNTY OF LEON }

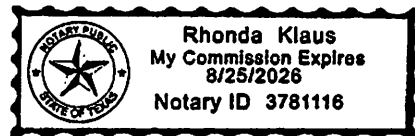
Before me, the undersigned authority, on this day personally appeared President of Property Owners Association of Hilltop Lakes, a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledge to me that he/she had executed the same as 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 9th day of June, 2023.

Rhonda Klaus
Notary Public, State of Texas

Rhonda Klaus
Printed Name

My Commission expires: 8/25/2026



Leon County
Christie Wakefield
Leon County Clerk
Centerville, Texas 75833



70 2023 00460027

Instrument Number: 2023- 00460027

As

Recorded On: June 09, 2023

Recordings

Parties: PROPERTY OWNERS OF HILLTOP LAKES INC

To

TO THE PUBLIC

Billable Pages: 3

Recorded By: HILLTOP LAKES PROPERTY OWNERS ASSOC

Num Of Pages: 4

Comment: REGULATIONS

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

Recordings	24.00
Recording Charge:	24.00

**** 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: 2023- 00460027
Receipt Number: 178453
Recorded Date/Time: June 09, 2023 03:41:55P
Book-Vol/Pg: Bk-OR VI-1945 Pg-404

Record and Return To:

HILLTOP LAKES PROPERTY OWNERS ASSOC
HAND DEL
6/12/2023.
CENTERVILLE TX 75833