

BURN PILE USE GUIDELINES

Property Owners' Association of Hilltop Lakes, Inc.

I. Definitions:

- a. Association – The Property Owners' Association of Hilltop Lakes, Inc.
- b. Burn Pile – area designated and managed by the Association for controlled burn of tree and shrub materials taken from lots within Hilltop Lakes.
- c. In Good Standing – property owner who is no more than 90 days delinquent on any/all maintenance fee assessments or special assessments.
- d. Property Owner (PO) – individual or designate of business owning one or more lots within Hilltop Lakes.

II. Purpose:

The "Burn Pile" is for exclusive use of property owners of Hilltop Lakes and is provided to property owners as a convenient way to dispose of permitted materials as listed below, that are the result of clean-up and occasional removal of trees from lots/yards. The burn pile is not intended for full loads due to full lot clearing (on-site 'controlled burn' is recommended when lot clearing permits are exercised – see ACC Guidelines Article 4.2.f for requirements).

III. Guidelines

- a. In general, the burn pile is open Tuesday – Saturday 8:00 a.m. – 3:00 p.m., excluding holidays. However, the burn pile may be closed from time to time as business needs require. Burn pile may also be closed during Leon County burn ban. Closings will be posted on the website (hilltoplakes.com) and at the Welcome Center.
- b. Burn pile is available for use by property owners who are in good standing with the Association
- c. To access the burn pile, property owners must provide their property owner ID card, issued by the Association, at the entry to the site.
- d. If requested by staff attendant, a government issued ID must also be provided before entry is permitted. All use of the site is logged by Association staff members.
- e. If a contractor is used for removal of trees or other permitted materials, the property owner must accompany the contractor and provide PO ID to request access.
- f. Property owners are responsible for behaviors of their contractors.
- g. Property owners/contractors must follow the instructions of the staff attendant while in the burn pile area (for example – where to offload)

IV. Materials

- a. Materials permitted in the burn pile include cut trees, limbs, shrubs, and leaves that are removed from lots within Hilltop Lakes.
- b. No materials brought from property outside Hilltop Lakes property are permitted.
- c. All tree trunks/limbs greater than 6" in diameter must be cut in sections no longer than 3 feet to be accepted at the burn pile.
- d. Materials prohibited in the burn pile include, but are not limited: to excessive dirt (i.e. from root of trees), household trash/garbage, construction materials (lumber, nails,

screws, shingles, paint/paint containers etc.), plastics, metals from any source, fuels, and any other inorganic materials.

V. Consequences of Non-Compliance

- a. Property owners who do not follow the guidelines (section III) will be asked to leave the premises immediately.
- b. Property owners or contractors who bring prohibited materials (section IV) to the burn pile may be banned from future use.

Approved and adopted by the Board on the 28th day of December, 2022.



Bill Johnson, President

Property Owners Association of
Hilltop Lakes, Inc.

STATE OF TEXAS §


§

KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF LEON §

Before me, the undersigned authority, on this day personally appeared Bill Johnson, President of Property Owners Association of Hilltop Lakes, Inc., a Texas non-profit corporation, known to me to be the person and office whose name is subscribed to the forgoing instrument and acknowledged to me that he has executed same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

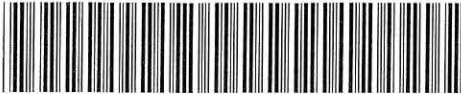
Given under my hand and seal of office this 3rd day of January, 2023.



Notary Public, State of Texas

My commission expires: 8/25/2026

Leon County
Christie Wakefield
Leon County Clerk
Centerville, Texas 75833



70 2023 00456315

Instrument Number: 2023- 00456315

As

Recordings

Recorded On: January 04, 2023

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: GUIDELINES

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

Recordings 20.00

Recording Charge: 20.00

**** 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- 00456315

Receipt Number: 175486

Recorded Date/Time: January 04, 2023 08:16:24A

Book-Vol/Pg: Bk-OR VI-1923 Pg-318

Record and Return To:

POA OF HILLTOP LAKES

HAND DELIVER 1-4-23

CENTERVILLE TX 75833
