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Leon County

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THE STATE OF TEXAS

COMBINED DEED RESTRICTION AMENDMENTS FOR HILLTOP LAKES

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF LEON §

The undersigned officers of the **PROPERTY OWNERS ASSOCIATION OF HILLTOP LAKES, INC.** (the "Association"), hereby amend the deed restrictions for the following sections of Hilltop Lakes, according to the map or plat records and deed records of LEON COUNTY, TEXAS:

1. List of Sections of Hilltop Lakes.

Sec.	Date Filed	Map & Plat	Date Filed	Restrictions
1	6/22/62	Vol. 1, page 129	2/13/63	Vol. 300, page 268
2	5/21/62	Vol. 1, page 131	2/14/63	Vol. 300, page 358
2A	6/13/67	Vol. 2, page 24	6/13/67	Vol. 344, page 66
3A	2/14/63	Vol. 1, page 136	2/14/63	Vol. 300, page 370
3B	10/14/63	Vol. 2, page 3	10/30/63	Vol. 308, page 6
3C	4/26165	Vol. 2, page 12	4/26/65	Vol. 325, page 325
3D	6/13/67	Vol. 2, page 25	6/13/67	Vol. 344, page 73
3E	6/13/67	Vol. 2, page 27	6/13/67	Vol. 344, page 87
4	11/14/62	Vol. 1, page 133	2/13/63	Vol. 300, page 280
4A	9/13/67	Vol. 2, page *31*	9/19/67	Vol. 345, page 647

5	3/11/63	Vol. 1, page 137	3/11/63	Vol. 301, page 243
6	6/13/67	Vol. 2, page 26	6/13/67	Vol. 344, page 80
6A	9/13/67	Vol. 2, page 32	9/19/67	Vol. 345, page 655
7	12/14/62	Vol. 1, page 135	2/14/63	Vol. 300, page 366
8A	10/14/68	Vol. 2, page 37	10/14/68	Vol. 352, page 822
8C	10/14/68	Vol. 2, page 36	10/14/68	Vol. 352, page 830
8D	5/21/70	Vol. 3, page 6	5/21/70	Vol. 362, page 201
9	1/31/78	Vol. 4, page 41	3/22/78	Vol. 442, page 238
10	1/31/78	Vol. 4, page 42	3/22/78	Vol. 442, page 274
10A	1/31/78	Vol. 4, page 43	3/22/78	Vol. 442, page 286
11	5/10/65	Vol. 2, page 14	5/10/65	Vol. 325, page 618
11A	5/10/65	Vol. 2, page 15	5/10/65	Vol. 325, page 625
11B	6/13/67	Vol. 2, page 29	10/23/67	Vol. 346, page 377
12A	3/14/78	Vol. 4, page 47	3/22/78	Vol. 442, page 199
12B	3/14/78	Vol. 4, page 50	3/22/78	Vol. 442, page 262
13	7/26/65	Vol. 2, page 17	7/26/65	Vol. 327, page 829
15	12/13/82	Vol. 4, page 131	12/13/82	Vol. 533, page 223
16	5/26/93	Bk 4 Plat 184/Env187A&B	7/30/93	Vol. 857, page 114

23	3/11/68	Vol. 2, page 35	4/16/68	Vol. 350, page 1
24	6/13/67	Vol. 2, page 28	6/13/67	Vol. 344, page 94
24A	8/10/71	Vol. 3, page 33	8/10/71	Vol. 371, page 547
25	5/21/70	Vol. 3, page 3	5/21/70	Vol. 362, page 183
26	5/11/64	Vol. 2, page 7	5/11/64	Vol. 313, page 474
27	5/21/70	Vol. 2, page 40	5/21/70	Vol. 362, page 165
31	12/19/67	Vol. 2, page 33	2/20/68	Vol. 349, page 155
32	6/13/67	Vol. 2, page 30	6/13/67	Vol. 344, page 116
33	11/14/80	Vol. 4, page 93	1/15/80	Vol. 473, page 105
34	5/21/70	Vol. 3, page 4	5/21/70	Vol. 362, page 189
35	5/21/70	Vol. 3, page 5	5/21/70	Vol. 362, page 195
36	5/21/70	Vol. 3, page 2	5/21/70	Vol. 362, page 177
36A	5/21/70	Vol.3, page 1	5/21/70	Vol. 362, page 221
36B	9/14/70	Vol. 3, Page 8	9/14/70	Vol. 364, page 221
36C	3/15/71	Vol. 3, page 9	4/26/71	Vol. 369, page 124
37	4/26/71	Vol. 3, page 26	3/29/73	Vol. 385, page 337

46A	3/15/71	Vol. 3, page 11	4/26/97	Vol. 369, page 115
46B	3/15/71	Vol. 3, page 13	4/26/71	Vol. 369, page 133
47A	5/15/72	Vol. 3, page 40	7/31/72	Vol. 379, page 248
47B	5/15/72	Vol. 3, page 41	7/31/72	Vol. 379, page 257
48A	5/15/72	Vol. 3, page 42	7/31/72	Vol. 379, page 176
48B	5/15/72	Vol. 3, page 43	7/31/72	Vol. 379, page 203
49A	5/15/72	Vol. 3, page 44	7/31/72	Vol. 379, page 185
49B	5/15/72	Vol. 3, page 45	7/31/72	Vol. 379, page 194
50	8/10/71	Vol. 3, page 34	8/10/71	Vol. 371, page 555
50A	8/10/71	Vol. 3, page 35	8/10/71	Vol. 371, page 563
50B	8/10/71	Vol. 3, page 36	8/10/71	Vol. 371, page 571
51	5/15/72	Vol. 3, page 46	7/31/72	Vol. 379, page 239
52	5/15/72	Vol.3, page 47	7/31/72	Vol. 379, page 230
60	11/15/72	Vol. 4, page 1	11/15/72	Vol. 382, page 51
62	1/31/78	Vol. 4, page 46	3/22/78	Vol. 442, page 187
62A	3/14/78	Vol. 4, page 49	3/22/78	Vol. 442, page 250
70	11/2/73	Vol. 4, page 5	11/2/73	Vol. 391, page 689
71	11/2/73	Vol. 4, page 6	11/2/73	Vol. 391, page 699
72	11/2/73	Vol. 4, page 7	11/2/73	Vol. 391, page 709
73	5/15/72	Vol. 3, page 48	7/31/72	Vol. 379, page 221
74	5/15/72	Vol. 3, page 49	7/31/72	Vol. 379, page 212
75	1/14/80	Vol. 4, page 91	1/15/80	Vol. 473, page 127
76	1/14/80	Vol. 4, page 92	1/15/80	Vol. 473, page 116
80	11/2/73	Vol. 4, page 8	11/2/73	Vol. 391, page 719
81	11/2/73	Vol. 4, page 9	11/2/73	Vol. 391, page 729
82	1/31/78	Vol. 4, page 44	3/22/78	Vol. 442, page 225
82A	1/31/78	Vol. 4, page 45	3/22/78	Vol. 442, page 212
83	11/2/73	Vol. 4, page 10	11/2/73	Vol. 391, page 739

84	11/2/73	Vol. 4, page 11	11/2/73	Vol. 391, page 749
85	11/2/73	Vol. 4, page 12	11/2/73	Vol. 391, page 759
86	3/14/78	Vol. 4, page 48	3/22/78	Vol. 442, page 298
88	5/29/80	Vol. 4, page 99	5/29/80	Vol. 478, page 379
89	6/25/80	Vol. 4, page 105	6/25/80	Vol. 479, page 532
90	6/25/80	Vol. 4, page 106	6/25/80	Vol. 479, page 544
100	5/27/71	Vol. 3, page 27	5/27/71	Vol. 370, page 60
101	3/15/71	Vol. 3, page 10	4/26/71	Vol. 369, page 142
102	3/15/71	Vol. 3, page 12	4/26/71	Vol. 369, page 151
103	3/15/71	Vol. 3, page 15	4/26/71	Vol. 369, page 160
104	3/15/71	Vol. 3, page 16	4/26/71	Vol. 369, page 169
105	3/15/71	Vol. 3, page 14	4/26/71	Vol. 369, page 178
106	3/15/71	Vol. 3, page 18	4/26/71	Vol. 369, page 187
107	3/15/71	Vol. 3, page 19	4/26/71	Vol. 369, page 196
108	3/15/71	Vol. 3, page 20	4/26/71	Vol. 369, page 205
109	3/15/71	Vol. 3, page 21	4/26/71	Vol. 369, page 214
110	3/15/71	Vol. 3, page 22	4/26/71	Vol. 369, page 223
111	3/15/71	Vol. 3, page 23	4/26/71	Vol. 369, page 232
112	3/15/71	Vol. 3, page 17	4/26/71	Vol. 369, page 241
113	5/27/71	Vol. 3, page 28	5/27/71	Vol. 370, page 68
114	5/27/71	Vol. 3, page 29	5/27/71	Vol. 370, page 76
115	5/27/71	Vol. 3, page 30	5/27/71	Vol. 370, page 84
116	5/27/71	Vol. 3, page 31	5/27/71	Vol. 370, page 92
117	5/27/71	Vol. 3, page 32	5/27/71	Vol. 370, page 100
118	11/2/73	Vol. 4, page 13	11/2/73	Vol. 391, page 769

Each section of Hilltop Lakes is referred to herein as the "Section ___ Restrictions" where the blank is filled in by the particular section number. The restrictions for Hilltop Lakes are referred to herein collectively as the "Hilltop Lakes Restrictions."

2. Amendment Language.

The Hilltop Lakes Restrictions, with the exception of Sections 15, 16, 33, 75, 76, 88, 89 and 90, are hereby amended by adding the following language (the "Amendment Language"):

Each such maintenance charge, together with interest commencing on the due date at a rate of interest to be set from time to time by the Board of Directors not in excess of the maximum lawful rate, costs of collection, late charges, reasonable attorney's fees and court costs, shall be a charge on the land and

shall be secured by a continuing lien upon the land against which each such maintenance charge is made. Each such maintenance charge, together with interest, costs of collection, late charges, and reasonable attorney's fees and court costs, shall also be the personal obligation of the person who was the Owner of such land at the time the such maintenance charge fell due.

3. Location of the Amendment Language.

The Amendment Language is added to the Restrictions for the separate sections of Hilltop Lakes as follows:

a. Sections 1, 2, 3A, 3B, 3C, 4, 5, 7 – at the end of Paragraph 14.
b. Sections 33, 75, 76, 88, 89, 90 – at the end of Paragraph 30.
c. Sections 9, 10, 10A, 12A, 12B, 62, 62A, 82, 82A, 86 -- at the end of Paragraph 31.
d. Sections 16, 60 -- at the end of Article V.
e. Sections 2A, 3D, 3E, 4A, 6, 6A, 8A, 8C, 8D, 11, 11A, 11B, 13, 23, 24, 24A, 25, 26, 27, 31, 32, 34, 35, 36, 36A, 36B, 36C, 37, 46A, 46B, 47A, 47B, 48A, 48B, 49A, 49B, 50, 50A, 50B, 51, 52, 70, 71, 72, 73, 74, 80, 81, 83, 84, 85, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118 -- at the end of Paragraph 15.
f. Section 15 – at the end of Paragraph 32.

4. Legal Authority for the Amendments.

With the exception of Sections 15, 16, 33, 75, 76, 88, 89 and 90, the Hilltop Lakes Restrictions authorize the officers of the Association to amend the Restrictions as follows:

a. "as new sections are developed" – Sections 1, 2, 7, 4, 5, 3a, 3b, 26, 11, 13, 11a, 3c, 6, 24, 31, 32, 11b, 2a, 3d, 3e;

b. "at any time" – Sections 4a, 6a, 23, 8a, 8c, 25, 27, 34, 35, 36, 36a, 36b, 8d; or

c. "from time to time" – Sections 37, 50, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 24a, 36c, 46a, 46b, 50a, 50b, 51, 52, 60, 73, 74, 47a, 47b, 48a, 48b, 49a, 49b, 70, 71, 72, 80, 81, 83, 84, 85, 118, 9, 10, 62, 82, 86, 10a, 12a, 12b, 62a, 82a.

Effective this 28th day of July, 2022.

PROPERTY OWNERS ASSOCIATION OF HILLTOP LAKES, INC.

By: _____

Name: William Johnson

President

By: _____

Name: Jimmie Miles

Vice President

By: _____

Name: Roy Borgman

Secretary

By: _____

Name: John Lagravier

Treasurer

THE STATE OF TEXAS §
§
COUNTY OF LEON §

This instrument was acknowledged before me on July 27th, 2022, by William Johnson, President of the Property Owners Association of Hilltop Lakes, Inc., a Texas nonprofit corporation, on behalf of said corporation.

Kathy L Aleman
My Commission Expires
03/17/2025
ID No. 132978973

Kathy L. Aleman
Notary Public, STATE OF TEXAS

THE STATE OF TEXAS §
§
COUNTY OF LEON §

This instrument was acknowledged before me on July 28th, 2022, by Jimmie Miles, Vice President of the Property Owners Association of Hilltop Lakes, Inc., a Texas nonprofit corporation, on behalf of said corporation.

Kathy L Aleman
My Commission Expires
03/17/2025
ID No. 132978973

Kathy L. Aleman
Notary Public, STATE OF TEXAS

THE STATE OF TEXAS §
§
COUNTY OF LEON §

This instrument was acknowledged before me on July 27th, 2022, by Roy Borgman, Secretary of the Property Owners Association of Hilltop Lakes, Inc., a Texas nonprofit corporation, on behalf of said corporation.

Kathy L Aleman
My Commission Expires
03/17/2025
ID No. 132978973

Kathy L. Aleman
Notary Public, STATE OF TEXAS

THE STATE OF TEXAS §
§
COUNTY OF LEON §

This instrument was acknowledged before me on July 28th, 2022, by John Lagravier, Treasurer of the Property Owners Association of Hilltop Lakes, Inc., a Texas nonprofit corporation, on behalf of said corporation.

Kathy L Aleman
My Commission Expires
03/17/2025
ID No. 132978973

Kathy L. Aleman
Notary Public, STATE OF TEXAS

RECORD AND RETURN TO:
BARSALOU & ASSOCIATES, PLLC
4635 SOUTHWEST FREEWAY, STE 580
HOUSTON, TX 77027

7140.0123