



Leon County  
Christie Wakefield  
Leon County Clerk  
Centerville, Texas 75833

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Instrument Number: 2024- 00474374

Recorded On: December 20, 2024                      As  
Recordings

Parties: PROPERTY OWNERS ASSN OF HILLTOP LAKES  
To  
TO THE PUBLIC

Billable Pages: 2

Recorded By: PROPERTY OWNERS ASSN OF HILLTOP LAKES

Num Of Pages: 3

Comment: FEE STRUCTURE

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

Recordings              19.00

Recording Charge:              19.00

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**\*\* 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- 00474374	PROPERTY OWNERS ASSN OF HILLTOP LAKES
Receipt Number: 187704	HAND DEL 936 855 2222
Recorded Date/Time: December 20, 2024 08:23:00A	CENTERVILLE TX 75833
Book-Vol/Pg: Bk-OR VI-2039 Pg-727	

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PROPERTY OWNERS ASSOCIATION

## FEE STRUCTURE

Effective 1/1/2025

Applicable Tax not included in Fees

### ASSOCIATION MAINTENANCE FEES PER MONTH

Improved Lots (Lots with home)	\$141
Unimproved Lot	\$ 68

### TRANSFER FEES

Improved Lot (Lot with home)	\$300
Unimproved Lot	\$100
Contiguous Lots (up to 3) per lot	\$ 50

### ARCHITECTURAL PERMIT FEES

New Home (Includes lot clearing, septic & inspections)	\$2,500
Outbuildings & Other Structures (not attached to home)/Retaining	
Wall/Bulkhead Piers/Docks/Swimming Pools	\$ 250
Attached Garage, Home addition/Remodeling to Existing	
Structure/Driveway/Fence/Decks/Courtyards/Solar Panels	\$ 150
Septic Tank Installation	\$ 75
Permit Required-No Fee:	
Water Well/Rainwater Recovery System/Flag pole	
Penalties	See ACC Guidelines

### LODGING

MIRROR LAKE INN & VILLAS*	Guest Rate	Member Rate
1 Queen	\$100	\$ 80
2 Queen	\$120	\$100
Suite	\$165	\$145
Small Villa	\$155	\$135
Large Villa #29 & 30)	\$175	\$150

\*Price subject to taxes, includes access to all amenities

INDIAN WOODS CAMPGROUND	Guest Rate	Member Rate
RV (Monthly)	\$625	\$470
RV Nightly	\$ 50	\$ 30
Tent Sites	\$ 25	\$ 20

Note: Campground prices includes water, electricity and access to all amenities

### FACILITY RENTALS

		Guest Rate	Member Rate
Campground Pavilion	(hrly)/(daily max)	\$75/\$200	\$50/\$150
Community Center	(hrly)/(daily max)	\$50/\$500	\$25/\$250
Tonkawa Room	(hrly)/(daily max)	\$80/\$800	\$40/\$400
Outdoor Theater	(hrly)/(daily max)	\$50/\$500	\$25/\$250

All pricing includes 1 setup/breakdown on day of rental

Additional fees for multiple setups

\$100.00 Cleaning Deposit Required for each rental

### REGISTRATION FEES

Annual Watercraft Decal / Property Owner**	
Motorized or 14' + length	\$ 20
Non-Motorized of < 14' length	\$ 10
**Max 4 per category per Property Owner	
Watercraft Decal / Guest of Management	
All Watercraft	\$ 25 per stay
ATV/UTV Decal	NO CHARGE

### GOLF FEES

Annual Private Cart Trail Fee	Jan-Jun	Jul-Dec
First Cart	\$250	\$125
Second Cart	\$150	\$ 75
Guest Weekday Greens Fee		\$ 25
Guest Weekend Greens Fee		\$ 35
Cart 9 holes		\$ 18
Cart 18 holes		\$ 32
Driving Range Balls	Small	Large
	\$ 3	\$ 5
Range Pass - 20 Buckets		\$ 60
Annual Range Pass		\$ 155
Clubs per day		\$ 6
Pull Carts per day		\$ 2
Turner/Holland Pavilion		\$ 40

### MISCELLANEOUS FEES

Outdoor Storage	\$ 20/Month
Records Request	See Policy
Copies per page	\$ .25
Fax 1 <sup>st</sup> Page	\$ 2.00
Fax additional page(s)	\$ 1.00
Resale Packet	\$ 250.00
CULVERT INSTALLATION	See Policy

### VIOLATION OF RULES - FINES

- Step 1 - \$ 50 if not resolved in 10 days
- Step 2 - \$150 continued or repeated violation
- Step 3 - \$350 30 days after notice of step 2
- Step 4 - \$750 30 days after notice of step 3
- \$400 fee will be assessed each additional month


**Note: Member Rates Available to** Property Owner "in good standing" (non-delinquent on maintenance fees and no outstanding rules/deed restriction violations). Property Owners not "in good standing" are subject to Guest Rates.

## 2025 FEE STRUCTURE

### CERTIFICATION

I certify that a majority of the Board of the Association adopted the foregoing policy, at a duly called and convened meeting of the Board on December 14, 2024.

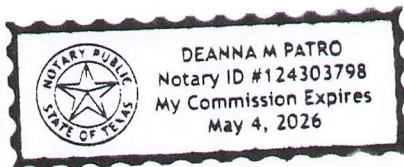
Property Owners Association of Hilltop Lakes, Inc.

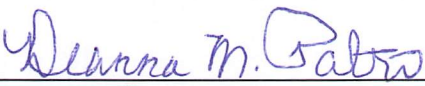
  
\_\_\_\_\_  
Mark Record, President

STATE OF TEXAS    )  
                              )  
COUNTY OF LEON    )

Before me, the undersigned authority, on this day personally appeared William, (Bill) Johnson, President of Property Owners Association of Hilltop Lakes, Inc., 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 office this 19 day of December, 2024.



  
\_\_\_\_\_  
Notary Public, State of Texas

DEANNA M. PATRO  
\_\_\_\_\_  
Printed Name

My Commission expires: 5/4/2026

