

# AMENDED AND RESTATED HILLTOP LAKES GOLF COURSE RULES AND REGULATIONS

## PROPERTY OWNERS' ASSOCIATION OF HILLTOP LAKES, INC.

The Property Owners' Association of Hilltop Lakes, Inc. has approved these rules and regulations to enhance all golfers' experience on the course. Golf Course Personnel have the authority to enforce them. Property Owners and guests who do not adhere to staff directions will be in violation. In addition to being subject to fines outlined in the Fine Structure Policy, players with multiple violations may have privileges to the golf course suspended. The first suspension of golf course privileges resulting from multiple violations will be for a period of 30 days. Additional violations within a six-month period after a suspension will be referred to the Board of Directors for action that may include longer suspension and/or fines.

We look forward to your cooperation.

### BEFORE PLAYING

1. All members and guests must scan in or sign in at pro shop before starting each round of play.
2. Personal carts must be registered, trail fee paid, and current sticker attached permanently to be on course. Stickers issued for one cart only – no transfers.
3. Property owners in section 1, 2, 3A, 3B, 4, 5 7, & 26 who bring guests at no cost, must play with their guests. This effectively limits a property owner to 3 free guests unless the pro shop approves a fivesome.
4. Active-duty military persons can play golf free if playing as a guest with a property owner.
5. Children under the age of 13 are not permitted on the golf course, putting green, or driving range without adult supervision or permission from the pro shop.
6. Each player must have his/her own bag and clubs to play.

7. Limit golf carts to two adult players/riders. Driver must have a valid driver's license to drive ANY golf cart on the course.
8. All players must start on #1 tee unless given permission by pro shop personnel. If players are given permission to start play on #10, players coming off #9 and continuing to #10 have priority and must be let through.
9. No more than foursome unless given permission by pro shop personnel. On weekends and holidays, no fivesomes allowed until after 12:00 p.m. and only with permission from pro shop personnel at that time.
10. Prior to playing, check at pro shop for special play rules, i.e., cart path only, use temporary greens, restricted areas, etc.
11. Observe and comply with all posted signs.
12. Rental carts must be driven on golf course only and keys must be returned to pro shop upon return.
13. No practicing on the golf course.
14. The course (front nine, back nine, or all eighteen holes) may be closed for maintenance or due to weather at golf course superintendent's discretion. Do not enter closed areas of the golf course. If a single hole is closed, remain on cart path to travel to the next hole, unless signage directs otherwise.
15. For safety, all golf cart travel to/from the golf pro shop or any other destination while not actively playing a round of golf must be on roads and not on golf course or golf course cart trails.

### **WHILE PLAYING**

16. Exercise common 'golf etiquette' while playing, including the following:  
Maintain an appropriate pace – 'ready golf' is recommended for casual games. Spend 3 minutes or less looking for lost balls. Let faster players through, if the next hole is clear. Do not hit into others in front of you on the course. Do not drive cart through a hole while others are playing that hole.
17. Help keep the golf course in good playing condition - repair all ball marks on greens; sand divots on the fairways and tees; rake bunkers.

18. Keep carts 30 yards (or behind markers) from edge of all greens and tee boxes unless on concrete path. Keep all carts on concrete cart path at all tee boxes. Pull carts are not allowed on greens.
19. When fairways are closed by the golf course superintendent, all carts must remain on cart path. When "Keep Carts On Path" or "Cart Path Only" are posted, carts shall not travel on fairways or roughs.
20. Keep carts on concrete cart path for all par 3 holes.
21. All carts must stay on concrete cart path and use 90-degree rule to get to your ball. Do not drive down the course in rough on opposite side of fairway from the cart path.
22. Golf course is closed 30 minutes after sundown.
23. Please respect the rights and privacy of our homeowners when retrieving balls from yards. Please remember that players can be held responsible for damage to private property.
24. Do not litter - use trash containers to dispose of trash on the golf course.
25. White stakes on edge of fairways are played as lateral hazard. If outside of white stakes, player takes up to 2 club lengths on line of flight from the lateral hazard.
26. No sunflower seed shells, pistachio shells, cigar and cigarette butts permitted on greens.

#### **AT ALL TIMES WHILE AT/ON THE COURSE**

27. Treat others with respect – use of profane or abusive language toward another player or staff will not be permitted and will subject the individual to immediate removal from the golf course.
28. Walking and jogging on the golf course cart trail is permitted ONLY BEFORE pro shop opens each morning.
29. Riding bicycles or hover boards; pulling/pushing strollers or wagons; using skates, skateboards or motorized vehicles (besides registered golf carts); and all recreational activity besides golf (frisbee, catch, baseball/football, etc.) are prohibited on the golf course.
30. No fishing on golf course lakes.
31. Pets are not permitted on golf course at any time.

32. On the Driving Range - for safety purposes, always hit from where the bag stands are located. Do not hit from mats when bag stands are placed in front of mats. When mats are being used and all mats are occupied, wait until a mat is vacated to hit range balls. Do not hit from grass if mats are being used. Sand divots after hitting and before leaving driving range.
33. Ice is provided for golfers in an active round or while using the driving range. The ice is not available for general access by any Property Owners and ice should not be taken for any use off the golf course (ex. to take home; to take to parties; to use while driving cart/atv around Hilltop Lakes property, etc.).

### **GOLF COURSE RATE SCHEDULE**

Fees associated with Golf Course are included in the POA's current Fee Structure sheet. All rates are subject to the applicable sales & use taxes.

### **GOLF COURSE DRESS CODE**

Proper golf attire is required on the golf course:

MEN:	Shirts with collar and sleeves Mock turtlenecks with sleeves Slacks or shorts, neat in appearance
Not Allowed:	Overalls, cutoffs, coveralls, bathing suits Torn or ripped jeans, muscle shirts or tank tops
LADIES:	Shirts with collar and sleeves preferred Skirts, slacks, or shorts, neat in appearance
Not Allowed:	Cut offs, bathing suits, halter tops, spaghetti straps, bare midriff, torn or ripped jeans
FOOTWEAR:	Golf shoes with soft spikes and shoes with soft/cushioned soles

Not allowed: Golf shoes with metal spikes, boots, hard sole shoes

This Policy is effective upon recordation in the Public Records of Leon County and supersedes any policy on Golf Course Rules which may have previously been in effect, except as affected by Section 209.005 and/or by this Policy, all other provisions contained in the Declarations, or any other dedicatory instruments of the Association shall remain in full force and effect.

Approved and adopted by the Board on this 3<sup>rd</sup> day of April, 2023.



William Johnson, President

Property Owners' Association of Hilltop Lakes, Inc.

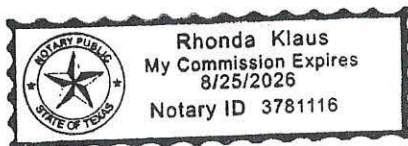
STATE of TEXAS }

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COUNTY OF LEON }

Before me, the undersigned authority, on this day personally appeared Annette Craig, President of the 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 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 17<sup>th</sup> day of April, 2023.



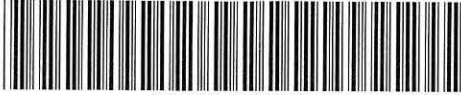
Notary Public, State of Texas



Printed Name

My Commission expires: 8/25/2026

Leon County  
Christie Wakefield  
Leon County Clerk  
Centerville, Texas 75833



70 2023 00458741

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Instrument Number: 2023- 00458741

As

Recorded On: April 18, 2023

Recordings

Parties: PROPERTY OWNERS ASSOC OF HILLTOP LAKES INC

To

TO THE PUBLIC

Recorded By: POA OF HILLTOP LAKES

Billable Pages: 5

Num Of Pages: 6

Comment: AMENDED RULES AND REG

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

Recordings 32.00

Recording Charge: 32.00

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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:**

Document Number: 2023- 00458741

Receipt Number: 177507

Recorded Date/Time: April 18, 2023 08:20:34A

Book-Vol/Pg: Bk-OR VI-1937 Pg-737

**Record and Return To:**

POA OF HILLTOP LAKES

HAND DELIVER 4-18-23

CENTERVILLE TX 75833

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