

PROPERTY OWNERS ASSOCIATION

Dear Visitor,

We would like to take a moment to WELCOME YOU AND YOUR FAMILY to Hilltop Lakes. Whether you have found yourself here for a weekend getaway or are planning to make Hilltop Lakes "HOME," Hilltop Lakes has amenities and features that are sure to please everyone.

Hilltop Lakes is located on 4,400 acres and offers our property owners a little bit of everything. Hilltop Lakes is home to about 1,200 residents and a place to relax and/or vacation for another 4,000 property owners.

The Property Owners Association of Hilltop Lakes, Inc. is dedicated to operating and maintaining a high-quality residential community which includes amenities and services for the benefit of its resident and non-resident property owners. The operations are conducted in such a way as to provide a welcoming, friendly community which emphasizes quality of life in a safe environment at a reasonable cost.

Our staff is delighted you are here. We sincerely hope your experiences will encourage you to introduce others to the beauty of Hilltop Lakes.



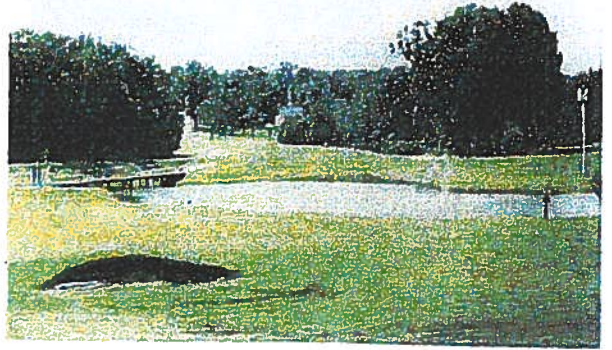
Sincerely,

Hilltop Lakes Management Staff
P.O. Box 1242 Hilltop Lakes, TX 77871
Welcome Center, 3 Hilltop Dr.
Phone: 936-855-2222
www.hilltoplakes.com

Hilltop Lakes Amenities

The following amenities are included with property ownership at Hilltop Lakes, all surrounded by a peaceful, country setting complete with wildlife.

- ❖ Private 18-hole Golf Course
- ❖ Miniature Golf
- ❖ Tennis Courts
- ❖ Private Swimming Pool
- ❖ Five Private Lakes Stocked and Managed for Fishing and Watercraft
- ❖ Playgrounds and Picnic Areas
- ❖ Stables
- ❖ Motels and Villas
- ❖ Campground
- ❖ Restaurant
- ❖ Private 3,000 ft. Lighted Paved Airstrip for Public Use
- ❖ Banquet Rooms
- ❖ Meeting Rooms ...and more



Information

For information on purchasing property or information about our accommodations, please contact management staff at 936-855-2222 or visit our Welcome Center, at 3 Hilltop Dr. Hilltop Lakes, TX 77871.

Hours of Operation:

Welcome Center - Front Desk/Reservations 936-855-2222

Monday – Saturday8:00 am to 5:00 pm

Sunday10:00 am to 3:00 pm

Administrative Offices

Monday – Friday.....8:00 am to 5:00 pm

Pro Shop - 936-855-2100

Please call the Pro Shop for hours

Bella Sara Restaurant.....936-855-9044

Wed – Sunday.....11:00 am to 9:00 pm

THE BEST PLACE TO CALM YOUR HEART AND MIND

PEACEFUL PLACES

&

FRIENDLY FACES



PROPERTY OWNERS ASSOCIATION

FEE STRUCTURE

Effective 1/1/2024

Applicable Tax not included in Fees

ASSOCIATION MAINTENANCE FEES PER MONTH

Improved Lots (Lots with home)	\$131
Unimproved Lot	\$ 60

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
Garage, Home addition/Remodeling to Existing Structure	\$ 150
Outbuildings & Other Structures	\$ 250
Lot Clearing	\$ 150
Water Well	\$ 150
Septic Tank Installation	\$ 75
Failure to Clean Up	cost+ \$ 250
Failure to acquire Permit prior to initiation of job	3X Fee listed
Penalties	See ACC Guidelines
CULVERT INSTALLATION	See Policy

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

Campground Pavilion	(hrly)	\$ 75	\$ 50
	(day)	\$200	\$150
Community Center	(hrly)	\$ 50	\$ 25
	(day)	\$500	\$250
Tonkawa Room	(hrly)	\$ 80	\$ 40
	(day)	\$800	\$400
Outdoor Theater	(hrly)	\$ 50	\$ 25
	(day)	\$500	\$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		\$ 25
Guest Weekend		\$ 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

MISCELANEOUS FEES

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

VIOLATION OF RULES FINE

- 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.