

Hilltop Lakes

Property Owners Association



Dear New Property Owner & 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 now call Hilltop Lakes “HOME”, Hilltop Lakes has the amenities and features that are sure to please everyone. This packet has been especially prepared for you in order to better inform you of our community. Should you have any questions that are not answered in this packet, please feel free to contact us at 936-855-2222 or visit our website, www.hilltoplakes.com. In closing, our staff looks forward to making each of your succeeding visits a delightful experience and encourages you to introduce others to the beauty of Hilltop Lakes.

Sincerely,

The Staff & Management of Hilltop Lakes.

P.O.Box 1242 Hilltop Lakes, TX 77871

Phone: 936-855-2222 Fax: 936-855-2754

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General Information

When was Hilltop Lakes established?

Hilltop Lakes was founded in 1962 on a 4,400 acre ranch by developer, J.B. Belin. In June 1998, the property owners purchased the community from Belin and formed their own company now known as the Property Owners Association of Hilltop Lakes, Inc. A nine person elected Board of Directors governs the community with a day to day management being provided by a General Manager.

What is the total acreage of Hilltop Lakes?

Hilltop Lakes is a total of 4,420 acres and 150 miles of road.

What is the average size of a lot?

The average lot size is 80' x 120' (9600 sq. ft.)

What are the current monthly dues?

Dues are currently \$65.00 per month for Property Owners who own a house in Hilltop Lakes. Those Property Owners who own a lot pay \$35.00 per month.

How many homes are in Hilltop Lakes?

There are approximately 620 homes.

How many people live in Hilltop Lakes?

Approximately 1200 + people live in Hilltop Lakes.

Can you build your own house?

Yes. You can contract and/or build your own home subject to the deed restrictions and approval from the Architectural Control Committee.

Can any builder be used?

Yes, Property Owners may use any builder they prefer provided they abide by the rules and regulations in the deed restrictions.

What is the minimum square footage you can build?

The square footage varies depending on the sections. Some require only 800 sq.ft. minimum while others require up to 1,400 sq. ft. minimum. You may pick up a copy of the deed restrictions of your section in the Welcome Center.

General Information

Are mobile homes allowed at Hilltop Lakes?

No. Mobile homes are prohibited in the community per our deed restrictions.

Who provides the Utilities?

Water- Hilltop Lakes Water Supply

Sewage- Sewage disposal is by individually owned septic tanks.

Electric- Navasota Valley Electric Cooperative, Inc. in Franklin, TX 77856

Gas- Natural gas is not available but butane gas is available from Leon Gas Company in Flynn TX 77855

Telephone and Internet- Windstream Communications

Who provides mail services for Hilltop Lakes?

Hilltop Lakes has a post office which is located near the front of the community. Door to door mail deliveries are not available. Post office box rental is available.

Who provides police and emergency services?

The Leon County Sheriffs Department provides Hilltop Lakes with 24 hr patrol. We also have our own Volunteer Fire Department along with Volunteer E.M.S.

Are the accommodations open to the public?

Yes. You are not required to be a Property Owner to stay at any of our accommodations. You do however receive a discount for being a Property Owner.

Is the golf course open to the public?

The golf course is not open to the public. It's for owners, guest of owners, or guest of management. Property Owners are not required to pay a green fee.

Are there any other amenities open to the public?

The restaurant is open to the public, and our private paved/lighted airstrip is available for public use. Please keep in mind that the airstrip is LAND AT YOUR OWN RISK. Amenities such as lakes, swimming pool, and Kickapoo Club are for Property Owner use only.

Staff Directory

Phone: 936.855.2222

Fax: 936.855.2754

www.hilltoplakes.com

Name, Extension, and Email

Administrative/ACC Assistant-Connie Saxton	168	connies@hilltoplakes.com
Director of Finance-Kelley Hamontree	172	kellyh@hilltoplakes.com
Property Deeds/Cust. Serv./AP- Patti Clark	167	customerservice@hilltoplakes.com
Collections-Jeannie Davis	164	collections@hilltoplakes.com
Accounts Receivable- Anita Glasgow	169	accountsreceivable@hilltoplakes.com
Activities Coordinator-	175	activities@hilltoplakes.com
Reservation Supervisor-Susan Aguirre	178	reservations@hilltoplakes.com
Reservation Clerk-Mikayla Imhoff	178	reservations@hilltoplakes.com
Housekeeping – Debra Warren	213	

Direct Dial Numbers

General Maintenance – 936-855-2822 or 936-855-2080	Restaurant – 936-985-5755
HTL Water Supply – 936-855-2995	Reservations – 936-855-2222
Pro Shop – 936-855-2100	Teen Center/Pool – 936-855-2546
Golf Course Maintenance – 936-855-2138	Stables – 963-855-2842
Post Office – 936-855-2711	Pilots Lounge – 936-855-1892
Leon County Non-Emergency – 903-536-2749	HTL Security – 936-855-2813
	Emergency – 911

Hours of Operation

Administrative Offices

Monday – Friday8:00 am to 5:00 pm

Front Desk/Reservations

Monday – Saturday8:00 am to 5:00 pm

Sunday10:00 am to 3:00 pm

Water Supply Corporation

Monday – Friday8:00 am to 5:00 pm

Overlook Restaurant (Call to verify hours)

Monday – Thursday11:00 am to 8:00 pm

Friday- Saturday 9:00 am to 8:00 pm

Sunday11:00 am to 3:00 pm

Post Office

Monday – Friday9:00 am to 2:00 pm

Saturday9:00 am to 12 noon

Pro Shop

Please call the Pro Shop for hours...936-855-2100

All hours subject to change without notice.

Golf Course

Green and Trail Fees

Guest of Property Owner

Weekdays.....	\$20.00
Weekends & Holidays.....	\$25.00

Guest of Other

Weekdays.....	\$25.00
Weekends & Holidays.....	\$35.00

Carts

Nine Holes.....	\$15.00
Eighteen Holes.....	\$25.00

Annual Cart Fees

After July 1st, each year

1st Cart.....\$125.00

1st Cart.....\$62.50

2nd Cart.....\$ 75.00

2nd Cart.....\$37.50

Driving Range

Small Bucket.....	\$3.00
Large Bucket.....	\$5.00
Range Pass (20 Buckets).....	\$60.00
Annual Pass.....	\$155.00

Rentals and Dress Code

Clubs.....\$6.00 per day

Men and Ladies: Shirt with collar (women not required) and sleeves, slacks or shorts/skirts, golf shoes with soft spikes, tennis type shoes with cushion soles.

Not allowed: Overalls, cutoffs, coveralls, bathing suits, torn or ripped jeans, muscle shirts, tank tops, halter tops, spaghetti straps, bare midriff, golf shoes with metal spikes.

Stop by the Welcome Center for the complete Golf Course rules and regulations.

Tax not included.

Overlook Restaurant

936-985-5755

To go orders available

Restaurant Hours

<i>Mon – Thurs</i>	<i>11:00 am – 8:00 pm</i>
<i>Fri & Sat.</i>	<i>9:00 am – 8:00 pm</i>
<i>Sun</i>	<i>11:00 am – 3:00 pm</i>

*Catering and Banquet Facilities
Available*

Mirror Lake Inn & Hillside Villas

Check in at 3:00 pm

Call to reserve rooms

Check out at 12:00 pm

936-855-2222

Rates for

Property Owners

Reg. Room.....\$70.00

Suite....95.00

1 Bed Villas...\$100.00

Small 2 Bed Villas \$110.00

Large 2 Bed Villas \$120.00

Summer Rates for

Non-Property Owners

May 1st – September 30th

Reg. Room.....\$90.00

Suite.... \$115.00

1 Bed Villas...\$120.00

Small 2 Bed Villas...\$130.00

Large 2 Bed Villas....\$145.00

Winter Rates for

Non-Property Owners

October 1st – April 30th

Reg. Room.....\$80.00

Suite.... \$105.00

1 Bed Villas...\$110.00

Small 2 Bed Villas...\$120.00

Large 2 Bed Villas....\$135.00

All rooms are non-smoking.

We do NOT allow pets.

Rollaways are available.

We require a 48 hour cancellation.

Prices are subject to change without notice.

Tax not included.

Indian Woods Campground

38 RV Spots

Property Owner Rates

Nightly.....\$17.00
Monthly (Summer) \$350.00
Monthly (Winter) \$275.00

Non-Property Owner Rates

Nightly.....\$21.00
Monthly (Summer).....\$450.00
Monthly (Winter).....\$350.00

20 Tent Sites

Property Owners.....\$13.00

Non-Property Owners.....\$15.00

- All RV Hookups include: water, electricity, and sewer (you must have sewer doughnut).
- No more than 2 tents per site.
- Monthly stays must be paid in advance. No refunds.
- No tents allowed in the RV spaces.
- Check in is at 3:00 pm
- Sunday's Check In is at 1:00 pm
- Check out is at 2:00 pm
- Courtesy phone is available at the Comfort Station
- For a full set of rules and regulations please ask the Front Desk at the Welcome Center.

Activities Available

Please carry your PO Card at all times

•5 Lakes:

Cherokee, Tonkawa, Swan, Mirror, and Kickapoo. These lakes are available year round with no fishing license required. Swimming is only allowed at Lake Tonkawa in our designated swimming area. Only Property Owners are permitted to place watercraft on the lakes. Each watercraft must have the current boat sticker which can be acquired at the Front Desk of the Welcome Center. Please verify which lakes allow gasoline motors prior to placing watercraft on any of the lakes. Full fishing and boating rules and regulations are available at the Front Desk.

•Pool and Teen Center

Opens Memorial Day through Labor Day; hours are from 10:00 am to 8:00 pm. No lifeguards are on duty. Children under 12 years of age must be accompanied by an adult, 18 years of age or older. Guests not accompanied by a property owner shall need the owner's card or a guest pass, which can be picked up at the Front Desk. Motel and RV guests will be given a pass for the duration of the stay. Absolutely NO food or beverages including coolers are allowed inside these areas. Complete set of rules available at the Welcome Center.

•Putt-Putt, Tennis, Beach Volleyball, Badminton, Baseball/Softball, and Horse Shoes

Equipment for these activities can be picked up at the Welcome Center. All equipment requires a form of I.D. deposit and will be returned when the equipment is returned without damages.

•Fitness Center

The Fitness Center is available to Property Owners and Guests of Management only. Usage limit of 45 minutes per machine. No persons under the age of 12. Persons between the ages of 12 and 18 must be accompanied by a parent or guardian. Appropriate attire is required. Tennis shoes only, no swim wear or cut offs. Towels are not provided by Hilltop Lakes. For information please contact the Welcome Center.

Hillstop Lakes Airport Policy

The following rules and regulations are based on the premise that airport property is provided for the use of aircraft and aircraft support equipment, but recognizing that it is necessary for maintenance and emergency vehicles to have access.

1. Only aircraft and related support equipment are allowed on airport property.
2. Golf carts used for support and towing shall display a 3" x 3" orange and white checkered "airport flag" while on airport.
3. Golf cart egress/ingress to and from airport city and golf course shall be via approved cart path or public roadways.
4. Maintenance vehicles shall display an 'airport flag' while on airport property.
5. Emergency vehicles shall operate visual warning lights while on airport property.
6. Other vehicles, pedestrians, bicycles, skateboards, roller blades and similar items are not allowed on the airport runways, taxiways or run-up pads.
7. Pedestrians are expected to use due caution in the tie down area.
8. Equestrian traffic shall remain on easement property only.
9. The General Manager can approve temporary deviations from this policy when requests are presented to him in writing.

Hilltop Lakes Airport

This is a private airport not subject to FAA standards.

LAND AT YOUR OWN RISK.

Take offs and landings are NOT permitted between sunset and sunrise when runway lights are inoperable!

Airport Designation - OTE4 Location 31° - 04.94N 096° - 12.88W

Elev. 501' Var. 08° E

Right Hand Traffic Runway 17

Left Hand Traffic Runway 35

CTAF 122.9

VOR 110.8 LOA

LEONA Radio 122.1 110.8

Use College Station Altimeter Setting

Runway Lights on During Night Hours

Runway – Asphalt

Runway Length - 3000 ft.

South Overrun - 500 ft.

North Overrun - 200 ft.

Fuel - No

Repairs – No

Pilots Lounge - 936-855-1892

Landing Strip is a 1/4 mile from Overlook Restaurant, Mirror Lake Inn and Hillside Villas.

Watch for deer on runway.



Hilltop Lakes Equestrian Center

- Hilltop Lakes Stables is managed entirely by volunteers.
- All horses are 100% self-boarded – you must care for your own horse.
- Overnight boarding is available. Call the numbers below to verify pricing.
- Monthly boarding is available to property owners who are current on all dues.
- Boarding fees include: pasture turnout, stall, feed and tack space.
- Horse owner is responsible for all necessary equestrian equipment.
- Negative Coggins is required before horse can be boarded.
- All horses must have current vaccinations.
- You must call the stables manager in advance to arrange for any boarding.

Barn Manager-Al Hooper 936.348.0321.

President: Al Hooper 936.348.0321

Thank You

Hilltop Lakes' Staff and Management would like to personally thank you for visiting us. Not only is Hilltop Lakes a great place to visit but it's an even better place to live!