

\*\*\*\*\* Electronically Recorded Document \*\*\*\*\*

## Leon County

Christie Wakefield  
Leon County Clerk  
Centerville, TX

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Parties:

Direct- PROPERTY OWNERS ASSOC OF HILLTOP  
Indirect- PUBLIC

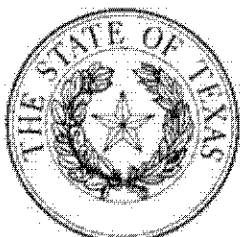
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MANAGEMENT CERTIFICATE for  
PROPERTY OWNERS ASSOCIATION OF HILLTOP LAKES, INC.

Pursuant to Section 209.004 of the Texas Property Code, Property Owners Association of Hilltop Lakes, Inc. (the "Association") hereby files the following Management Certificate.

**1. Name of the Subdivision:**

Hilltop Lakes

**2. Name of the Property Owners Association:**

Property Owners Association of Hilltop Lakes, Inc.

**3. Recording Data for the Subdivision and Declaration:**

\*Unless otherwise noted, all documents filed of record in the Real Property Records of Leon County, Texas.

| Sec.                | Date Filed | Map & Plat       | Date Filed        | Restrictions                                 | Amendment<br>Withdrawn |
|---------------------|------------|------------------|-------------------|----------------------------------------------|------------------------|
| 1                   | 6/22/62    | Vol. 1, page 129 | 2/13/63           | Vol. 300, page 268<br>Dev.                   |                        |
| 1 Amended           |            |                  | 6/8/82<br>1/5/89  | Vol. 522, page 748<br>Vol. 729, page 106-109 | 1/5/1989               |
| 2                   | 5/21/62    | Vol. 1, page 131 | 2/14/63           | Vol. 300, page 358<br>Subdiv. Dedication     |                        |
| 2 Amended           |            |                  | 6/8/82<br>1/5/89  | Vol. 522, page 748<br>Vol. 729, page 106-109 | 1/5/1989               |
| 2A<br>2A<br>Amended | 6/13/67    | Vol. 2, page 24  | 6/13/67<br>6/8/82 | Vol. 344, page 66 Dev.<br>Vol. 522, page 752 |                        |
| 3A                  | 2/14/63    | Vol. 1, page 136 | 2/14/63           | Vol. 300, page 370<br>Dev.                   |                        |
| 3A Amended          |            |                  | 6/8/82<br>1/5/89  | Vol. 522, page 748<br>Vol. 729, page 106-109 | 1/5/1989               |
| 3B                  | 10/14/63   | Vol. 2, page 3   | 10/30/63          | Vol. 308, page 6 Dev.                        |                        |
| 3B Amended          |            |                  | 6/8/82<br>1/5/89  | Vol. 522, page 748<br>Vol. 729, page 106-109 | 1/5/1989               |

|            |          |                  |                  |                                              |          |
|------------|----------|------------------|------------------|----------------------------------------------|----------|
| 3C         | 4/26/65  | Vol. 2, page 12  | 4/26/65          | Vol. 325, page 325<br>Dev.                   |          |
| 3C Amended |          |                  | 6/8/82<br>1/5/89 | Vol. 522, page 748<br>Vol. 729, page 106-109 | 1/5/1989 |
| 3D         | 6/13/67  | Vol. 2, page 25  | 6/13/67          | Vol. 344, page 73 Dev.                       |          |
| 3D Amended |          |                  | 6/8/82           | Vol. 522, page 752                           |          |
| 3E         | 6/13/67  | Vol. 2, page 27  | 6/13/67          | Vol. 344, page 87 Dev.                       |          |
| 3E Amended |          |                  | 6/8/82           | Vol. 522, page 752                           |          |
| 4          | 11/14/62 | Vol. 1, page 133 | 2/13/63          | Vol. 300, page 280<br>Dev.                   |          |
| 4 Amended  |          |                  | 6/8/82<br>1/5/89 | Vol. 522, page 748<br>Vol. 729, page 106-109 | 1/5/1989 |
| 4A         | 9/13/67  | Vol. 2, page 3f  | 9/19/67          | Vol. 345, page 647<br>Dev.                   |          |
| 4A Amended |          |                  | 6/8/82           | Vol. 522, page 752                           |          |
| 5          | 3/11/63  | Vol. 1, page 137 | 3/11/63          | Vol. 301, page 243<br>Dev.                   |          |
| 5 Amended  |          |                  | 6/8/82<br>1/5/89 | Vol. 522, page 748<br>Vol. 729, page 106-109 | 1/5/1989 |
| 6          | 6/13/67  | Vol. 2, page 26  | 6/13/67          | Vol. 344, page 80 Dev.                       |          |
| 6 Amended  |          |                  | 6/8/82           | Vol. 522, page 752                           |          |
| 6A         | 9/13/67  | Vol. 2, page 32  | 9/19/67          | Vol. 345, page 655<br>Dev.                   |          |
| 6A Amended |          |                  | 6/8/82           | Vol. 522, page 752                           |          |
| 7          | 12/14/62 | Vol. 1, page 135 | 2/14/63          | Vol. 300, page 366<br>Subdiv. Dedication     |          |
| 7 Amended  |          |                  | 6/8/82<br>1/5/89 | Vol. 522, page 748<br>Vol. 729, page 106-109 | 1/5/1989 |
| 8A         | 10/14/68 | Vol. 2, page 37  | 10/14/68         | Vol. 352, page 822<br>Dev.                   |          |
| 8A Amended |          |                  | 6/8/82           | Vol. 522, page 752                           |          |
| 8C         | 10/14/68 | Vol. 2, page 36  | 10/14/68         | Vol. 352, page 830                           |          |
| 8C Amended |          |                  | 6/8/82           | Vol. 522, page 752                           |          |

|                |          |                            |          |                                 |
|----------------|----------|----------------------------|----------|---------------------------------|
| 8D             | 5/21/70  | Vol. 3, page 6             | 5/21/70  | Vol. 362, page 201<br>Dev.      |
| 8D Amended     |          |                            | 6/8/82   | Vol. 522, page 752              |
| 9              | 11/31/78 | Vol. 4, page F411E122B     | 3/22/78  | Vol. 442, page 238              |
| 10             | 1/31/78  | Vol. 4, page F421E123A     | 3/22/78  | Vol. 442, page 274              |
| 10A            | 1/31/78  | Vol. 4, page F431E123B     | 3/22/78  | Vol. 442, page 286              |
| 11             | 5/10/65  | Vol. 2, page 14            | 5/10/65  | Vol. 325, page 618<br>Dev.      |
| 11 Amended     |          |                            | 6/8/82   | Vol. 522, page 752              |
| 11A            | 5/10/65  | Vol. 2, page 15            | 5/10/65  | Vol. 325, page 625<br>Dev.      |
| 11A<br>Amended |          |                            | 6/8/82   | Vol. 522, page 752              |
| 11B            | 6/13/67  | Vol. 2, page 29            | 10/23/67 | Vol. 346, page 377              |
| 11B<br>Amended |          |                            | 6/8/82   | Vol. 522, page 752              |
| 12A            | 3/14/78  | Vol. 4, page F471E125B     | 3/22/78  | Vol. 442, page 199              |
| 12B            | 3/14/78  | Vol. 4, page F501E127B     | 3/22/78  | Vol. 442, page 262              |
| 13             | 7/26/65  | Vol. 2, page 17            | 7/26/65  | Vol. 327, page 829<br>Dev.      |
| 13 Amended     |          |                            | 6/8/82   | Vol. 522, page 752              |
| 15             | 12/13/82 | Vol. 4, F1311E170A&B       | 12/13/82 | Vol. 533, page 223              |
| 16             | 5/26/93  | Bk 4 Plat<br>184/Env187A&B | 7/30/93  | Vol. 857, page 114              |
| 19             | 4/26/71  | Vol. 3, page 24            |          |                                 |
| 19A            | 4/26/71  | Vol. 3, page 25            |          |                                 |
| 21             | 11/26/63 | Vol. 2, page 4             | 12/18/63 | Vol. 309, page 100              |
| 23             | 3/11/68  | Vol. 2, page 35            | 4/16/68  | Vol. 350, page 1 Dev.           |
| 23 Amended     |          |                            | 6/8/82   | Vol. 522, page 752              |
| 24             | 6/13/67  | Vol. 2, page 28            | 6/13/67  | Vol. 344, page 94 Dev.          |
| 24 Amended     |          |                            | 6/8/82   | Vol. 522, page 752              |
| 24A            | 8/10/71  | Vol. 3, page 33            | 8/10/71  | Vol. 371, page 547<br>Pre. Dev. |
| 25             | 5/21/70  | Vol. 3, page 3             | 5/21/70  | Vol. 362, page 183<br>Dev.      |
| 25 Amended     |          |                            | 6/8/82   | Vol. 522, page 752              |
| 26             | 5/11/64  | Vol. 2, page 7             | 5/11/64  | Vol. 313, page 474<br>Dev.      |

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|----------------|----------|-----------------------------|---------|---------------------------------|
| 26 Amended     |          |                             | 6/8/82  | Vol. 522, page 752              |
| 27             | 5/21/70  | Vol. 2, page 40             | 5/21/70 | Vol. 362, page 165<br>Dev.      |
| 27 Amended     |          |                             | 6/8/82  | Vol. 522, page 752              |
| 31             | 12/19/67 | Vol. 2, page 33             | 2/20/68 | Vol. 349, page 155<br>Pre. Dev. |
| 31 Amended     |          |                             | 6/8/82  | Vol. 522, page 752              |
| 32             | 6/13/67  | Vol. 2, page 30             | 6/13/67 | Vol. 344, page 116<br>Pre. Dev. |
| 32 Amended     |          |                             | 6/8/82  | Vol. 522, page 752              |
| 33             | 11/14/80 | Vol. 4, page<br>F931E149A&B | 1/15/80 | Vol. 473, page 105              |
| 34             | 5/21/70  | Vol. 3, page 4              | 5/21/70 | Vol. 362, page 189              |
| 34 Amended     |          |                             | 6/8/82  | Vol. 522, page 752              |
| 35             | 5/21/70  | Vol. 3, page 5              | 5/21/70 | Vol. 362, page 195<br>Pre. Dev. |
| 35 Amended     |          |                             | 6/8/82  | Vol. 522, page 752              |
| 36             | 5/21/70  | Vol. 3, page 2              | 5/21/70 | Vol. 362, page 177<br>Dev.      |
| 36 Amended     |          |                             | 6/8/82  | Vol. 522, page 752              |
| 36A            | 5/21/70  | Vol.3, page 1               | 5/21/70 | Vol. 362, page 221<br>Dev       |
| 36A<br>Amended |          |                             | 6/8/82  | Vol. 522, page 752              |
| 36B            | 9/14/70  | Vol. 3, Page 8              | 9/14/70 | Vol. 364, page 221<br>Dev.      |
| 36B<br>Amended |          |                             | 6/8/82  | Vol. 522, page 752              |
| 36C            | 3/15/71  | Vol. 3, page 9              | 4/26/71 | Vol. 369, page<br>124Pre. Dev.  |
| 36C<br>Amended |          |                             | 6/8/82  | Vol. 522, page 752              |
| 37             | 4/26/71  | Vol. 3, page 26             | 3/29/73 | Vol. 385, page 337              |
| 37 Amended     |          |                             | 6/8/82  | Vol. 522, page 752              |

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|----------------|-----------|-----------------------------|-----------|----------------------------------|
| 46A            | 3/15/71   | Vol. 3, page 11             | 4/26/1971 | Vol. 369, page 115<br>Pre. Dev   |
| 46A<br>Amended |           |                             | 6/8/82    | Vol. 522, page 752               |
| 46B            | 3/15/71   | Vol. 3, page 13             | 4/26/71   | Vol. 369, page 133<br>Pre. Dev.  |
| 46B<br>Amended |           |                             | 6/8/82    | Vol. 522, page 752               |
| 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<br>Pre. Dev.  |
| 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<br>Pre. Dev.  |
| 49A            | 5/15/72   | Vol. 3, page 44             | 7/31/72   | Vol. 379, page 185<br>Pre. Dev.  |
| 49B            | 5/15/72   | Vol. 3, page 45             | 7/31/72   | Vol. 379, page 194<br>Pre. Dev.  |
| 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,<br>Pre. Dev. |
| 52             | 5/15/72   | Vol.3, page 47              | 7/31/72   | Vol. 379, page 230<br>Pre. Dev.  |
| 60             | 11/15/72  | Vol. 4, page 1              | 11/15/72  | Vol. 382, page 51 Dev.           |
| 60 Amended     | 12/11/02  | Bk OR Vol. 01129, page 734  | 12/11/02  | Bk OR Vol. 01129,<br>page 734    |
| 62             | 1/31/78   | Vol. 4, page F46/E125A      | 3/22/78   | Vol. 442, page 187               |
| 62A            | 3/14/78   | Vol. 4, page F49/E127A      | 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             | 11/2/1973 | 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<br>Pre. Dev.   |
| 74             | 5/15/72   | Vol. 3, page 49             | 7/31/72   | Vol. 379, page 212<br>Pre. Dev.  |
| 75             | 1/14/80   | Vol. 4, page<br>F91/E147A&B | 1/15/80   | Vol. 473, page 127               |
| 76             | 1/14/80   | Vol. 4, page<br>F921E148A&B | 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               |

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|-------------|---------|--------------------------|---------|-------------------------|
| 82          | 1/31/78 | Vol. 4, page F441E124A   | 3/22/78 | Vol. 442, page 225      |
| 82 Amended  | 4/3/79  | Vol. 4, page 44          | 4/3/79  | Vol. 461, page 214      |
| 82A         | 1/31/78 | Vol. 4, page F451E124B   | 3/22/78 | Vol. 442, page 212      |
| 82A Amended | 4/3/79  | Vol. 4, page 45          | 4/3/79  | Vol. 461, page 217      |
| 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, pgF481E126A&B    | 3/22/78 | Vol. 442, page 298      |
| 88          | 5/29/80 | Vol. 4, page F991E152A&B | 5/29/80 | Vol. 478, page 379      |
| 89          | 6/25/80 | Vol. 4/105, page 156A&B  | 6/25/80 | Vol. 479, page 532      |
| 90          | 6/25/80 | Vol. 4/106, page 157A&B  | 6/25/80 | Vol. 479, page 544      |
| 100         | 5/27/71 | Vol. 3, page 27          | 5/27/71 | Vol. 370, page 60 Dev.  |
| 101         | 3/15/71 | Vol. 3, page 10          | 4/26/71 | Vol. 369, page 142 Dev. |
| 102         | 3/15/71 | Vol. 3, page 12          | 4/26/71 | Vol. 369, page 151 Dev. |
| 103         | 3/15/71 | Vol. 3, page 15          | 4/26/71 | Vol. 369, page 160 Dev. |
| 104         | 3/15/71 | Vol. 3, page 16          | 4/26/71 | Vol. 369, page 169 Dev. |
| 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 Dev. |
| 107         | 3/15/71 | Vol. 3, page 19          | 4/26/71 | Vol. 369, page 196 Dev. |
| 108         | 3/15/71 | Vol. 3, page 20          | 4/26/71 | Vol. 369, page 205 Dev. |
| 109         | 3/15/71 | Vol. 3, page 21          | 4/26/71 | Vol. 369, page 214 Dev. |
| 110         | 3/15/71 | Vol. 3, page 22          | 4/26/71 | Vol. 369, page 223 Dev. |
| 111         | 3/15/71 | Vol. 3, page 23          | 4/26/71 | Vol. 369, page 232 Dev. |
| 112         | 3/15/71 | Vol. 3, page 17          | 4/26/71 | Vol. 369, page 241 Dev. |
| 113         | 5/27/71 | Vol. 3, page 28          | 5/27/71 | Vol. 370, page 68 Dev.  |
| 114         | 5/27/71 | Vol. 3, page 29          | 5/27/71 | Vol. 370, page 76 Dev.  |
| 115         | 5/27/71 | Vol. 3, page 30          | 5/27/71 | Vol. 370, page 84 Dev.  |
| 116         | 5/27/71 | Vol. 3, page 31          | 5/27/71 | Vol. 370, page 92 Dev.  |

|     |         |                 |         |                            |
|-----|---------|-----------------|---------|----------------------------|
| 117 | 5/27/71 | Vol. 3, page 32 | 5/27/71 | Vol. 370, page 100<br>Dev. |
| 118 | 11/2/73 | Vol. 4, page 13 | 11/2/73 | Vol. 391, page 769         |

Declaration of Perpetual use for lot owners of Hilltop Lakes Resort City, Leon County, Tx  
All 11/12/93 Vol. 858, page 405  
Sections

**4. Combined Deed Restriction Amendments:**

The restrictions for Hilltop Lakes are referred to herein collectively as the "Hilltop Lakes Restrictions." The Hilltop Lakes Restrictions, with the exception of Sections 15, 16, 33, 75, 76, 88, 89 and 90, were amended by that certain instrument entitled "COMBINED DEED RESTRICTION AMENDMENTS FOR HILLTOP LAKES," dated July 28, 2022 and recorded on July 29, 2022 in the property records of Leon County, Texas, under Document Number 2022-453095

**5. Name and Mailing Address of the Association:**

Property Owners Association of Hilltop Lakes, Inc.  
P.O. Box 1242  
Hilltop Lakes, TX 77871

**6. Names & Mailing Address of Designated Representative for the Association:**

Annette Craig  
General Manager  
Property Owners Association of Hilltop Lakes, Inc  
3 Hilltop Lakes Drive  
P.O. Box 1242  
Hilltop Lakes, Texas 77871  
(936) 855-2222 telephone

**7. Website address where homeowners may access the Association's dedicatory instruments:**

[www.hilltoplakes.com](http://www.hilltoplakes.com)

**8. Amount and description of fees charged by the Association for property transfers in the subdivision:**

Transfer Fees -

Improved lots (lot with dwelling) is \$300; additional unimproved lots that are contiguous to the improved lot - \$50 (for up to 3 full sized lots)

Unimproved lots - \$100 for first lot, with same \$50/lot contiguous up to 3 additional full-sized lots.



1/2 sized lots (lots with dwellings) are \$300, but contiguous are up to 7 lots and for \$25/each. Unimproved half lot is \$50 for first, with up to 7 contiguous at \$25/each.

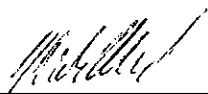
If more than the allotted contiguous lots are involved, unimproved lots are \$100 for the 5th lot and 1/2 price for the next 3 contiguous lots.

Resale Certificate - \$250.00

Resale Certificate Updates - \$50.00

Date: 2/15/2024

PROPERTY OWNERS ASSOCIATION OF HILLTOP LAKES, INC.

By:   
Mark Record, President

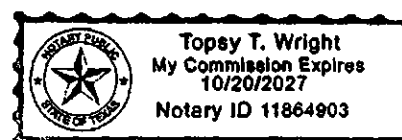
STATE OF TEXAS           §  
                                     §  
COUNTY OF LEON         §

This instrument was acknowledged before me on 15<sup>th</sup> of Feb 2024 by Mark Record, President of the Property Owners Association of Hilltop Lakes, Inc., a Texas nonprofit corporation, on behalf of said corporation.

  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

After recording, return to:

Property Owners Association of Hilltop Lakes, Inc.  
3 Hilltop Lakes Drive  
Hilltop Lakes, TX 77871



7140.0006