

GUIDELINES
PROPERTY OWNERS ASSOCIATION OF HILLTOP LAKES
USE OF FACILITIES POLICY

All meetings rooms and recreational facilities are owned by the Property Owners Association of Hilltop Lakes and are primarily for the use of property owners and their guests. A property owner's maintenance account must be current to use any facility or equipment of the Association. All facilities are used at the risk and responsibility of the user, and the user shall hold the association harmless from damage or claims by virtue of such use.

Boisterous, rough, or dangerous activities or behavior, or behavior that interferes with the permitted use of facilities by others, is prohibited.

Specific portions of the recreational facilities such as, but not limited to, any meeting rooms (Tonkawa Room, Welcome Center Conference Room, Magnolia Room, Community Center, Old Water Department Room, etc.) must be reserved or scheduled for various purposes. A deposit, if applicable, will be required at the time of booking to reserve the facility. Reservations and schedules will be developed by management personnel, and published on the website and community calendar.

Property owners will direct and control the activities of themselves, their family members, and guests in order to conform to the regulations. Property owners will be responsible for violations or damage caused by themselves, their family members, or guests. The property owner or spouse must be present during the entire activity, party, event or function that was arranged for private use.

Property owners, their guests, and guests of management may be summarily ejected from a recreational facility by management personnel in the event of violation of these regulations and suspended from using the facility.

Recreational facilities will be used only for their designated purposes. Picnic areas, equipment, and surrounding areas will be properly used, and may not be abused, overcrowded, vandalized, or operated in such a way as to prevent or interfere with permitted play or use by others.

Property owners may reserve rooms or portions of meeting rooms for social occasions, private parties, and other uses. Fees for use of the

rooms are attached, if applicable. A \$100.00 refundable clean-up and damage deposit is payable the week of the event. Property owners using the rooms will be responsible for setting up, cleaning and restoring chairs and tables, equipment, kitchen and cooking facilities (if applicable), and conditions as they were before commencement of the activity.

Various rooms and facilities will be provided for individual use and enjoyment. They may be used only for their designated purposes. Room and facility availability may be limited; please schedule your event with the Activities Director. Equipment will be used only for its intended purpose and in accordance with the manufacturer's instructions. Property owners using the rooms will not exceed the room capacity posted. Groups who are disruptive or noisy will be asked to leave, and rooms will not be made available to groups who have been shown to be disruptive or noisy.

ROOMS AT THE ARROWHEAD LODGE:

Access to the bar must be prohibited when the activity is primarily for young people under legal age.

T.A.B.C. rules govern alcohol sales in private clubs and must take priority over all other rules, and must be strictly enforced.

The Overlook Restaurant has the first right of refusal to cater any event held at the Arrowhead Lodge.

Property owners may furnish snack foods such as nuts, popcorn, trail mix or goldfish for property owners' special events of a social nature.

CANCELLATIONS:

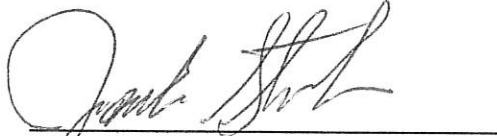
All cancellations for meeting rooms incur a \$50.00 cancellation fee.

NON-SMOKING ESTABLISHMENT:

We are a non-smoking facility. Please smoke outside only. If you smoke inside, there will be a charge of \$350 to clean.

This Policy is effective upon recordation in the Public Records of Leon County, and supersedes any policy on Use of Facilities Policy 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 14th day of June, 2012.

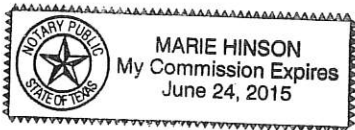


Jack Stork
President
Property Owners Association of Hilltop Lakes

STATE OF TEXAS)
)
COUNTY OF LEON)

Before me, the undersigned authority, on this day personally appeared Jack Stork, President of Property Owners Association of Hilltop Lakes, 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 14 day of August 2012.



Marie Hinson
Notary Public, State of Texas

MARIE HINSON
Printed Name

My Commission expires: 06-24-2015