

241022

DECLARATION OF PERPETUAL USE FOR LOT OWNERS OF
HILLTOP LAKES RESORT CITY, LEON COUNTY, TEXAS

KNOW ALL MEN BY THESE PRESENTS that J.B. Belin, Jr., Trustee ("Belin") is the owner of the following property located in Leon County, Texas (hereinafter called the "Property"):

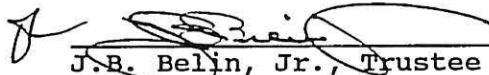
See Exhibit "A" attached hereto and incorporated herein by this reference.

NOW, THEREFORE, Belin hereby declares that the Property is now, and shall henceforth be, sold, conveyed, used, improved, occupied, resided upon, hypothecated, and held upon and subject to the provisions, conditions, restrictions, agreements and covenants herein set forth as follows:

1. All owners of lots in Hilltop Lakes Resort City ("Subdivision"), according to the maps and plats thereof recorded in Leon County, Texas, on Exhibit "B" attached hereto and incorporated herein by reference shall have the non-exclusive right and privilege (for so long as the hereinafter described "Restrictive Covenants" are in effect) to use the Property in accordance with the "Restrictive Covenants" recorded in Leon County, Texas, applicable to the Property, and in accordance with the Rules and Regulations for the Property, including, without limitation, the payment of assessments by the lot owner as provided in the Restrictive Covenants.

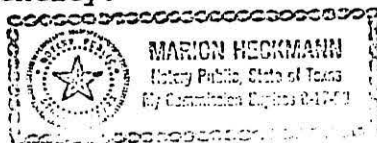
2. The right to use, hereinafter confirmed, is intended and imposed for the benefit of each owner of a lot in the Subdivision (and said owner's successors-in-interest), is binding on Belin, as well as any other person owning or otherwise acquiring any interest in the Property by any sale, transfer, or other disposition or encumbrance, whether voluntarily or involuntarily, or by consent or operation of the law, and shall operate as a covenant running with the Property.

EXECUTED this 9th day of August, 1993.


J.B. Belin, Jr., Trustee

STATE OF TEXAS
COUNTY OF Fort Bend
~~HARRIS~~

This instrument was acknowledged before me on August 9th, 1993, by J.B. Belin, Jr., Trustee of Hill-top Lakes Resort City, a Texas corporation, on behalf of said entity.




NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

Tennis courts, shuffleboard courts, volleyball courts, 18-hole golf course, basketball courts, horseshoe courts, archery range, two practice putting greens, interior lakes, badminton courts, swimming pool, parks and picnic tables, patio theater, campgrounds, clubhouse, paddle boats, and stables located in Hilltop Lakes Resort City, a rural subdivision in the J.M. Viesca Survey, A-30, Leon County, Texas, according to the respective plats recorded in the envelopes in the Plat Records of Leon County, Texas, for the sections of such subdivision, some of which sections are described in Exhibit "B" attached hereto.

O:\WPDOCS\4145186\6800093\EXHOXF01.BWM\0806931351

EXHIBIT "B"

HILLTOP LAKES
RESORT CITY
COVENANTS AND
RESTRICTIONS

VOLUME/PAGE

SECTION OF
HILLTOP LAKES
RESORT CITYPLAT RECORDS
LEON COUNTY, TEXASDEED RECORDS
LEON COUNTY, TEXAS

1	Volume 1, Page 129	Volume 300, Page 268
2	Volume 1, Page 131	Volume 300, Page 358
2A	Volume 2, Page 24	Volume 344, Page 66
3A	Volume 1, Page 136	Volume 300, Page 370
3B	Volume 2, Page 3	Volume 308, Page 6
3C	Volume 2, Page 12	Volume 325, Page 325
3D	Volume 2, Page 25	Volume 344, Page 73
3E	Volume 2, Page 27	Volume 344, Page 87
4	Volume 1, Page 133	Volume 300, Page 280
4A	Volume 2, Page 31	Volume 345, Page 647
5	Volume 1, Page 137	Volume 301, Page 243
6	Volume 2, Page 26	Volume 344, Page 80
6A	Volume 2, Page 32	Volume 345, Page 655
7	Volume 1, Page 135	Volume 300, Page 366
8A	Volume 2, Page 37	Volume 352, Page 822
8C	Volume 2, Page 36	Volume 352, Page 830
8D	Volume 3, Page 6	Volume 362, Page 201
9	Volume 4, Page F41/E122B	Volume 442, Page 238
10	Volume 4, Page F42/E123A	Volume 442, Page 274
10A	Volume 4, Page F43/E123B	Volume 442, Page 286
11	Volume 2, Page 14	Volume 325, Page 618
11A	Volume 2, Page 15	Volume 325, Page 625
11B	Volume 2, Page 29	Volume 346, Page 377
12A	Volume 4, Page F47/E125B	Volume 442, Page 199
12B	Volume 4, Page F50/E127B	Volume 442, Page 262
13	Volume 2, Page 17	Volume 327, Page 829
15	Volume 4, Page 131	Volume 533, Page 223
	Amended	Volume 533, Page 223
	Amended	Volume 716, Page 631
16	Env. 187A&B	Volume 857, Page 114
21	Volume 2, Page 4	Volume 309, Page 100
23	Volume 2, Page 35	Volume 350, Page 1
24	Volume 2, Page 28	Volume 344, Page 94
24A	Volume 3, Page 33	Volume 371, Page 547
25	Volume 3, Page 3	Volume 362, Page 183
26	Volume 2, Page 7	Volume 313, Page 474
27	Volume 2, Page 40	Volume 362, Page 165
31	Volume 2, Page 33	Volume 349, Page 155
32	Volume 2, Page 30	Volume 344, Page 116
33	Volume 4, Page 93	Volume 473, Page 105
34	Volume 3, Page 4	Volume 362, Page 189
35	Volume 3, Page 5	Volume 362, Page 195
	Amended	Volume 522, Page 752
36	Volume 3, Page 2	Volume 362, Page 177
	Amended	Volume 522, Page 752
36A	Volume 3, Page 1	Volume 362, Page 171
36B	Volume 3, Page 8	Volume 364, Page 221
36C	Volume 3, Page 9	Volume 369, Page 124
37	Volume 3, Page 26	Volume 385, Page 337
	Amended	Volume 522, Page 752
46A	Volume 3, Page 11	Volume 369, Page 115
	Amended	Volume 522, Page 752
46B	Volume 3, Page 13	Volume 369, Page 133
47A	Volume 3, Page 40	Volume 379, Page 248
47B	Volume 3, Page 41	Volume 379, Page 257
48A	Volume 3, Page 42	Volume 379, Page 176

48B	Volume 3, Page 43	Volume 379, Page 203
49A	Volume 3, Page 44	Volume 379, Page 185
49B	Volume 3, Page 45	Volume 379, Page 194
50	Volume 3, Page 34	Volume 371, Page 555
50A	Volume 3, Page 35	Volume 371, Page 563
50B	Volume 3, Page 36	Volume 371, Page 571
51	Volume 3, Page 46	Volume 379, Page 239
52	Volume 3, Page 47	Volume 379, Page 230
60	Volume 4, Page 1	Volume 382, Page 51
62	Volume 4, Page F46/E125A	Volume 442, Page 187
62A	Volume 4, Page F49/E127A	Volume 442, Page 250
70	Volume 4, Page 5	Volume 391, Page 689
71	Volume 4, Page 6	Volume 391, Page 699
72	Volume 4, Page 7	Volume 391, Page 709
73	Volume 3, Page 48	Volume 379, Page 221
74	Volume 3, Page 49	Volume 379, Page 212
75	Volume 4, Page 91	Volume 473, Page 127
76	Volume 4, Page 92	Volume 473, Page 116
80	Volume 4, Page 8	Volume 391, Page 719
81	Volume 4, Page 9	Volume 391, Page 729
82	Volume 4, Page F44/E124A	Volume 461, Page 214
	Amended	Volume 461, Page 214
82A	Volume 4, Page F45/E124B	Volume 442, Page 212
	Amended	Volume 461, Page 217
83	Volume 4, Page 10	Volume 391, Page 739
84	Volume 4, Page 11	Volume 391, Page 749
85	Volume 4, Page 12	Volume 391, Page 759
86	Volume 4, Page F48/ E126 A&B	Volume 442, Page 298
88	Volume 4, Page 99/ E152A&B	Volume 478, Page 379
89	Volume 4, Page 105	Volume 479, Page 532
90	Volume 4, Page 106	Volume 479, Page 544
100	Volume 3, Page 27	Volume 370, Page 60
101	Volume 3, Page 10	Volume 369, Page 142
102	Volume 3, Page 12	Volume 369, Page 151
103	Volume 3, Page 15	Volume 369, Page 160
104	Volume 3, Page 16	Volume 369, Page 169
105	Volume 3, Page 14	Volume 369, Page 178
106	Volume 3, Page 18	Volume 369, Page 187
107	Volume 3, Page 19	Volume 369, Page 196
108	Volume 3, Page 20	Volume 369, Page 205
109	Volume 3, Page 21	Volume 369, Page 214
110	Volume 3, Page 22	Volume 369, Page 223
111	Volume 3, Page 23	Volume 369, Page 232
112	Volume 3, Page 17	Volume 369, Page 241
113	Volume 3, Page 28	Volume 370, Page 68
114	Volume 3, Page 29	Volume 370, Page 76
115	Volume 3, Page 30	Volume 370, Page 84
116	Volume 3, Page 31	Volume 370, Page 92
117	Volume 3, Page 32	Volume 370, Page 100
118	Volume 4, Page 13	Volume 391, Page 769

THE STATE OF TEXAS
COUNTY OF LEON

I HEREBY CERTIFY that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 12th day of August, A.D. 1993, at 9:30 o'clock A M., and was duly recorded by me on the 17th day of August, A.D. 1993 in Vol. 858 page 405, of the official Records of said County.

WITNESS MY HAND and the seal of the County Court of said County, at my office in Centerville, Texas, the day and year last above written.

By Carla McEachern Deputy

MARGARET WELLS
County Clerk Leon County, Texas