

Property Owners' Association of Hilltop Lakes

SWIMMING POOL & TEEN CENTER RULES

REVISED & RESTATED

Hilltop Lakes' swimming pools and teen center are private amenities. They are for Hilltop Lakes' property owners and their guests.

Pools open no earlier than May 1 and close no later than October 31, dependent on weather. Pools are staffed Memorial Day weekend through Labor Day weekend. Pool hours are from 10:00 a.m. to 8:00 p.m.

No one is allowed in pools when gates are locked. All property owners and guests will be required to check in with staff at the pool/teen center, using ID cards issued by the Association. Prior to Memorial Day, and after Labor Day, property owners and guests must sign in, providing section/block/lot and name – sign in sheet will be on clip board on the wall at the pool.

**THERE ARE NO LIFEGUARDS ON DUTY. USE of THE POOLS IS AT OWN RISK.**

The following general rules shall apply:

Property owners shall be prepared to present their property owner card when entering the pool area. (A property owner is defined as the deed holder and/or dependent children up to age 21.) Property owners must be current on their maintenance fees, or they may be denied use of the pool.

The Teen Center is for use by persons 13 years of age through 19 years of age. Children under the age of 13 are not permitted in the teen center.

Children under 12 years of age must be accompanied by a person **18** years of age or older to enter the Pool area.

Guests accompanied by a property owner are not required to obtain a guest pass wristband to enter the pool area or teen center. Guests not accompanied by a property owner must have a wrist band to be permitted to enter the pool/teen center area. Wrist bands are available at the Welcome Center during business hours, property owners must be present to obtain wrist bands. Up to 4 guests are allowed per maintenance fee to use the pool or teen center without charge. Any guest beyond four will be charged \$2.00 per day. Wrist bands are color coded for one day use only.

The Property Owner is responsible for all actions of their guests.

Motel, Villa and RV Park/Campground guests are considered guests of management and will be provided with a guest pass and color-coded wrist bands for pool/teen center access for the duration of their visit and the fee will be considered a part of their bill. No further fee will be required. Color coded wrist bands are required for pool/teen center entry. Guests of management only include those staying in Hilltop Lakes accommodations and are not permitted to bring additional guests.

As with other amenities, the owner of rental property will determine the renters' rights according to the renters' policy.

Employees and their immediate family members may use the pool by showing their Hilltop Lakes employment I.D. (Refer to "Employee Handbook- "Use of Amenities")

1. Part-time employees (employee only) are allowed use of the amenities.
2. Family of full-time employees who are dependents of and reside at the home of the employee is allowed use of amenities with the exception of the golf course.
3. Full-time and part-time employees CANNOT invite guests as a part of the employee privileges.

Free guest status is not applicable when a property owner sponsors/invites groups from churches, schools or other organizations. Each member of the group shall be charged a \$2.50 fee.

All rules, signs and notices posted by Hilltop Lakes will be enforced.

With the exception of water in non-glass containers, no food, beverages, or coolers are allowed inside pool gates.

No horseplay will be allowed. This includes, but is not limited to, running, diving, pulling, or hanging onto pool rope, pushing, shoving, or other actions as determined by Teen Center/Pool attendant.

Human Waste in the swimming pool will result in immediate closure:

- All guests will be asked to vacate and pool gates will be locked.
- Pool gates will remain locked, and no one will not be permitted into area until chemical levels are determined to be safe.
- Persons found guilty of depositing human waste will be barred from the Teen Center and pool for the remainder of the season.

All diaper babies must have swim diapers when entering either pool:

- Swim diapers are available for sale in Teen Center.

Proper swim attire is required:

- Cutoffs of any type are not allowed.
- Only swim (water) shoes will be allowed. No tennis shoes or boots.

No patio furniture is allowed in pool.

Exercise and swimming lessons times:

The swimming pool is open to property owners for exercise from 8:00 a.m. to 10:00 a.m. Tuesday through Friday, except holidays. Exercise is defined as: swimming laps, water aerobics, rehab exercise and water-resistant strength exercise. The deep end of the pool will be designated for lap swimming when a swimmer is present. Lap walkers may use the shallow part of the pool, taking care not to disrupt a group class. The responsibility for forming and carrying out group exercise will be the responsibility of the group wishing to use the pool area. Hilltop Lakes will not provide instructors, initiate classes, or be responsible for any actions by instructors or class participants. Anyone performing rehab exercises is allowed an assistant in the pool. This is by no means "open swim" from 8 a.m. to 10 a.m. For safety reasons, only participants and assistants as listed above will be allowed in the pool areas during exercise

time. Participants attend and swim at their own risk. No lifeguard will be on duty. No horseplay, running, or disruptive behavior is allowed. All rules posted at the pool are to be followed. Music may be played at a low volume to accompany exercise unless it interferes with other's ability to communicate with their group. Groups and individual exercisers using the pool are to respect each other and work together to make this a successful program.

Please be advised that anyone refusing to adhere to the above rules will be asked to leave the Pool/Teen Center. Leon County Deputies will be dispatched if necessary. Swimmers who persist in violating rules will be referred to the Board of Directors for action, including suspension of privileges.

This Policy is effective upon recordation in the Public Records of Leon County and supersedes any policy on Swimming Pool and/or Teen Center Rules 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 5<sup>th</sup> day of June, 2023.



Bill Johnson

President

Property Owners Association of Hilltop Lakes, Inc.

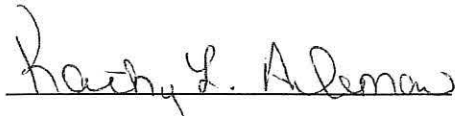
STATE OF TEXAS }

}

COUNTY OF LEON }

Before me, the undersigned authority, on this day personally appeared 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/she 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 7<sup>th</sup> day of June, 2023.

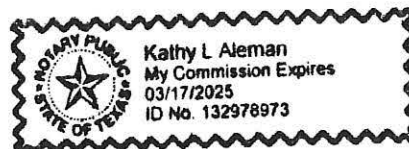


Notary Public, State of Texas



Printed Name

My Commission expires: 3-17-23



Leon County  
Christie Wakefield  
Leon County Clerk  
Centerville, Texas 75833



70 2023 00459963

---

Instrument Number: 2023- 00459963

As

Recorded On: June 07, 2023

Recordings

Parties: PROPERTY OWNERS ASSOC OF HILLTOP LAKES

To

TO THE PUBLIC

Billable Pages: 3

Recorded By: POA OF HILLTOP LAKES

Num Of Pages: 4

Comment: RESTATED AND REVISED RULE

---

**\*\* Examined and Charged as Follows: \*\***

Recordings 24.00

Recording Charge: 24.00

---

**\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\***

I hereby certify that the within and foregoing was recorded in the Clerk's Office For: Leon County, TX

**File Information:**

Document Number: 2023- 00459963

Receipt Number: 178397

Recorded Date/Time: June 07, 2023 04:02:08P

Book-Vol/Pg: Bk-OR VI-1945 Pg-3

**Record and Return To:**

POA OF HILLTOP LAKES

HAND DELIVER 6-7-23

CENTERVILLE TX 75833

---