

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"):

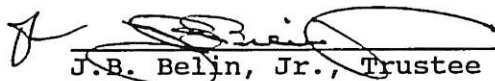
See Exhibit "A" attached hereto and incorporated herein by this reference.

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.

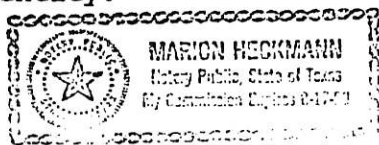
2. The right to use, hereinafter confirmed, is intended and imposed for the benefit of each owner of a lot in the Subdivision (and said owner's successors-in-interest), is binding on Belin, as well as any other person owning or otherwise acquiring any interest in the Property by any sale, transfer, or 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 9<sup>th</sup> 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 9<sup>th</sup>, 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.

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EXHIBIT "B"

HILLTOP LAKES  
RESORT CITY  
COVENANTS AND  
RESTRICTIONS

VOLUME/PAGE

SECTION OF  
HILLTOP LAKES  
RESORT CITY

PLAT RECORDS  
LEON COUNTY, TEXAS

DEED RECORDS  
LEON COUNTY, TEXAS

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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

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