

AFTER RECORDING, PLEASE RETURN TO:

Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1700 Pacific Avenue
Suite 2700
Dallas, Texas 75201

**CERTIFICATE AND MEMORANDUM OF RECORDING OF
DEDICATORY INSTRUMENTS FOR
HILLTOP HOMEOWNERS' ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

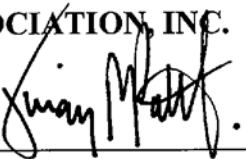
The undersigned, as attorney for Hilltop Homeowners' Association, Inc., for the purpose of complying with Section 202.006 of the Texas Property Code and to provide public notice of the following dedicatory instrument affecting the owners of property described on Exhibit B attached hereto (the "*Property*"), hereby states that the dedicatory instrument attached hereto is a true and correct copy of the following:

- ***Hilltop Homeowners' Association, Inc. - Collection Policy (Exhibit A);***

All persons or entities holding an interest in and to any portion of property described on Exhibit B attached hereto are subject to the foregoing dedicatory instrument until amended.

IN WITNESS WHEREOF, Hilltop Homeowners' Association, Inc., has caused this Certificate and Memorandum of Recording of Dedicatory Instruments to be recorded in the Official Public Records of Dallas County, Texas.

**HILLTOP HOMEOWNERS'
ASSOCIATION, INC.**

By: 
Its: Attorney

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Vinay B. Patel, attorney for Hilltop Homeowners' Association, Inc., known to me to be the person whose name is subscribed on the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND AFFIRMED SEAL OF OFFICE on this 17th day of June, 2015.


Notary Public, State of Texas

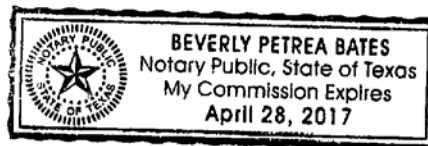


EXHIBIT A

HILLTOP HOMEOWNERS' ASSOCIATION, INC. COLLECTION POLICY

WHEREAS, the Board of Directors for Hilltop Homeowners' Association, Inc. (the "*Board*") is empowered to govern the affairs of Hilltop Homeowners' Association, Inc. ("*Association*") pursuant to the Declaration of Covenants, Conditions and Restrictions for Hilltop Estates ("*Declaration*"); and

WHEREAS, there is a need to adopt a specific policy on collections, payment of assessments, and other charges and fees; and

WHEREAS, it is the intent that this Collection Policy be applicable to all Owners, and this resolution shall remain in effect until otherwise rescinded, modified, or amended by a majority of the Board of Directors;

NOW THEREFORE, BE IT RESOLVED THAT the following policy on collections, payment of assessments, and other charges and fees is hereby adopted by the Board of Directors:

COLLECTION POLICY

Mailing of Assessment Billing Statements to Owners – Assessment billing statements, coupons or envelopes will be prepared and mailed for the ensuing year by December 1st of the preceding year by the Association or the designated managing agent.

Due Dates for Annual Assessments – The assessments are due on January 1st of each year and will become delinquent if not paid in full within 30 days after the due date. Alternatively, Owners have the option of payment assessments on a monthly basis with each payment due on the 1st day of each month and will become delinquent if not paid in full within 30 days after the due date.

Due Dates for Other Charges Added to Homeowner's Account – All other charges (i.e., special assessments for capital improvements, special assessments for non-capital improvements) will be determined, if the situation arises, in accordance with of the Declaration.

Late Charges and Collection Fees – If any assessment becomes delinquent, a late charge of Five Dollars (\$5.00) will be assessed to the Owner's account, plus interest at the rate of 18% per annum or the maximum rate allowed by law as listed in Article III of the Declaration. Interest will accrue from the due date of the assessments. A payment check that is returned for any reason (Non-sufficient funds (NSF), Closed Account, etc.) will result in a charge of Thirty Dollars (\$30.00) assessed to the Owner's account.

The Board maintains the sole authority to enter into payment plans with Owners. The Owner may, upon written request, petition the Board of Directors to establish a payment plan for the purpose of resolving a delinquent account.

STATEMENT MAILINGS AND ACTION STEPS

Statement of Account – A reminder Statement of Account will be mailed no earlier than thirty (30) days from the due date, showing the account balance (amount of the account balance plus a late charge and applicable interest).

Association Demand Letter – An Association Demand letter may be mailed no earlier than sixty (60) days after the due date. A collection fee will be assessed to the Owner's account as a cost of collection, in addition to any previous charges for preparing and sending the Demand Letter for Payment.

Attorney Demand Letter – An Attorney Demand letter may be mailed no earlier than ninety (90) days after the due date. The Attorney Demand letter clearly states that if assessments are not paid in full within thirty (30) days, a lien will be filed against the home.

Notice of Assessment Lien – At this stage the Board of Directors shall grant authority to approve and place a Notice of Assessment Lien against the property. The Owner must be one hundred and twenty (120) days delinquent before the Board will proceed with a lien.

Foreclosures – Judicial and non-judicial foreclosures require the approval of the Board and will be handled on a case-by-case basis. The Board will vote to proceed with foreclosure.

This Collection Policy was duly introduced, seconded and was thereafter adopted at a regular scheduled meeting of the Board of Directors, at which a quorum was present, by a majority vote of the members of the Board of Directors present and eligible to vote on this matter.

Date: 06-14-2015

HILLTOP HOMEOWNERS' ASSOCIATION, INC.


_____, President


_____, Secretary

EXHIBIT B

Being Lots 1 thru 28, Block A; Lots 1 thru 9, Block B; Lots 1 thru 25, Block C; Lots 1 thru 42, Block D; Lots 1 thru 16, Block E; Lots 1 thru 22, Block F; Lots 1 thru 10, Block G; Lots 1 thru 18, Block H; Lots 1 thru 19, Block I; Lots 1 thru 8, Block J and Lots 1 thru 17, Block K of Hilltop Estates, an Addition to the City of Balch Springs, Dallas County, Texas, according to the plat thereof recorded in Volume 87134, Page 3269, Map Records, Dallas County, Texas; and Plat Correction filed 05/26/92, recorded in Volume 92103, Page 3080, Deed Records, Dallas County, Texas; SAVE & EXCEPT from Lot 17, Block K and Lot 19, Block I the following two tracts:

Save & Except from Lot 17, Block K

(Parcel 8.2-DE)

Being a tract of land situated in the W. H. Bennett Survey, Abstract No. 93, Dallas County, Texas, and being portions of Hilltop Estates, an Addition to the City of Balch Springs as recorded in Volume 87134, Page 3269, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the intersection of the south line of Bruton Road (100 ft. ROW) and the west line of Hilltop Drive (50 ft. ROW), a point for corner;

THENCE South 18 degrees 55 minutes 09 seconds East along the said west line of Hilltop Drive, 8.00 feet to a point for corner;

THENCE South 72 degrees 55 minutes 36 seconds West, departing the said west line of Hilltop Drive, 15.01 feet to a point for corner;

THENCE North 18 degrees 55 minutes 44 seconds West, 7.51 feet to a point on the said south line of Bruton Road;

THENCE North 71 degrees 04 minutes 16 seconds East along the said south line of Bruton Road, 15.00 feet to the PLACE OF BEGINNING and containing 116 square feet or 0.0027 acres of land, more or less.

Save & Except from Lot 19, Block I

(Parcel 9-DE)

BEING a parcel of land situated in the W. H. Bennett Survey, Abstract No. 93, Dallas County, Texas, and being a portion of Lot 19 of Block I of Hilltop Estates, an addition to the City of Balch Springs as recorded in Volume 87134, Page 3269, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the northeasterly corner of said Lot 19, Block I of Hilltop Estates being also on the south line of Bruton Road (100 Ft. ROW);

THENCE South 2 degrees 13 minutes 57 seconds West, along the east line of said Lot

19, Block I, 37.53 feet to a point for corner;

THENCE South 71 degrees 04 minutes 16 seconds West, 18.45 feet to a point for corner;

THENCE North 18 degrees 55 minutes 44 seconds West, 35.00 feet to a point on the said south line of Bruton Road;

THENCE North 71 degrees 04 minutes 16 seconds East, along the said south line of Bruton Road, 32.00 feet to the PLACE OF BEGINNING and containing 884 square feet or 0.0203 acres of land, more or less.

PRIVATE PARK TRACT

BEING a 9.22 acre tract of land situated in the William H. Bennett Survey, Abstract No. 93, City of Balch Springs, Dallas County, Texas, and a part of a 59.22 acre addition to the City of Balch Springs known as "Hilltop Estates" as recorded in Volume 87134, Page 3269, of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point on the south right-of-way of Bruton Road (100 Foot R.O.W.) said point being the northwest corner of said "Hilltop Estates" and the northeast corner of a tract of land deeded to 635/Bruton Road Joint Venture in Volume 84205, Page 3611, of the Deed Records of Dallas County, Texas, said point also being the beginning of a curve to the left;

THENCE along said Bruton Road south right-of-way, curving to the left, having a central angle of 36 degrees 35 minutes 57 seconds, a radius of 1005.37 feet, a tangent length of 332.49 feet, for an arc distance of 642.21 feet to a point for corner,

THENCE South 18 degrees 32 minutes 00 seconds East, departing said Bruton Road, a distance of 169.72 feet to a point for corner,

THENCE South 20 degrees 22 minutes 38 seconds East, a distance of 118.00 feet to a point for corner,

THENCE South 60 degrees 14 minutes 31 seconds West, a distance of 463.79 feet to a point for corner,

THENCE South 76 degrees 24 minutes 19 seconds West, a distance of 365.07 feet to a point for corner,

THENCE South 77 degrees 11 minutes 28 seconds West, a distance of 278.41 feet to a point for corner,

THENCE North 40 degrees 25 minutes 14 seconds West, a distance of 110.00 feet to a point for corner and the beginning of a curve to the left;

THENCE along said curve to the left, having a central angle of 35 degrees 48 minutes 36 seconds, a radius of 60.00 feet, a tangent length of 19.39 feet, for an arc distance of 37.50 feet to a point for corner,

THENCE South 76 degrees 13 minutes 49 seconds East, for a distance of 64.79 feet to a point for corner;

THENCE North 15 degrees 03 minutes 37 seconds East, for a distance of 104.35 feet to a point for corner;

THENCE North 05 degrees 43 minutes 60 seconds East, for a distance of 56.55 feet to a point for corner;

THENCE North 67 degrees 53 minutes 04 seconds East, for a distance of 285.60 feet to a point for corner;

THENCE North 00 degrees 00 minutes 00 seconds East, for a distance of 370.00 feet to the POINT OF BEGINNING;

CONTAINING, 9.2202 acres (401,632.06 square feet) of land.

SAVE AND EXCEPT THE FOLLOWING TRACT FROM TRACT II: Save & Excepted from Park tract (Parcel 8.1-DE)

BEING a tract of land situated in the W. H. Bennett Survey, Abstract No. 93, Dallas County, Texas, and being portions of Hilltop Estates, an addition to the City of Balch Springs as recorded in Volume 87134, Page 3269, Deed Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at the northwest corner of said Hilltop Estates, a point on the south line of Bruton Road (100 ft. ROW) and the beginning of a curve to the left having a central angle of 33 degrees 49 minutes 17 seconds a radius of 1005.37 feet and a chord bearing South 81 degrees 09 minutes 23 seconds East;

THENCE along said curve and the said south line of Bruton Road an arc distance of 593.46 feet to the PLACE OF BEGINNING;

THENCE continuing along the said south line of Bruton Road and a curve to the left having a central angle of 0 degrees 23 minutes 56 seconds, a radius of 1005.37 feet and a chord being North 81 degrees 44 minutes 01 seconds East, an arc distance of 7.00 feet to a point for corner;

THENCE South 8 degrees 27 minutes 57 seconds East, departing the said south line of Bruton Road, 5.00 feet to a point for corner and the beginning of a curve to the right having a central angle of 0 degrees 23 minutes 56 seconds, a radius of 1010.37 feet and a chord bearing South 81 degrees 44 minutes 01 seconds West;

THENCE along said curve an arc distance of 7.03 feet to a point for corner;

THENCE North 8 degrees 04 minutes 01 second West, 5.00 feet to the PLACE OF BEGINNING and containing 35 square feet or 0.0008 acres of land, more or less.

FLOODWAY EASEMENT TRACT

BEING a 3.47 acre tract of land situated in the William H. Bennett Survey, Abstract No. 93, in the City of Balch Springs, Dallas County, Texas, and a part of a 59.22 acre addition to the City of Balch Springs known as "Hilltop Estates" as recorded in Volume 87134, Page 3269 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at the intersection of the south right-of-way line of Bruton Road (100 Foot R.O.W.) with the east right-of-way line of Hilltop Drive (50 Foot R.O.W.), as dedicated in Volume 87134, Page 3269 of the Deed Records of Dallas County, Texas:

THENCE North 71 degrees 28 minutes 00 seconds East, along said Bruton Road south right-of-way, a distance of 182.94 feet to the POINT OF BEGINNING;

THENCE North 71 degrees 28 minutes 00 seconds East, continuing along said Bruton Road, a distance of 115.00 feet to a point for corner at the northwest corner of Hodges Park, a City of Mesquite Public Park;

THENCE South 61 degrees 53 minutes 00 seconds East, departing Bruton Road and along a common line with said Hodges Park, a distance of 299.00 feet to a point for corner;

THENCE South 42 degrees 38 minutes 00 seconds East, a distance of 136.29 feet to a point for corner;

THENCE South 49 degrees 50 minutes 25 seconds West, departing said common line of park, a distance of 510.00 feet to a point for corner;

THENCE North 12 degrees 42 minutes 50 seconds West, a distance of 376.74 feet to a point for corner;

THENCE North 02 degrees 37 minutes 41 seconds East, a distance of 166.21 feet to the POINT OF BEGINNING;

CONTAINING 3.4669 acres (151,016.07 square feet) of land.

Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
06/17/2015 01:54:52 PM
\$58.00
201500157918

