

**FIRST AMENDMENT TO THE BY-LAWS
OF
GREENBRIER OWNERS ASSOCIATION, INC.**

This First Amendment to the By-Laws of Greenbrier Owners Association, Inc. is adopted by the Board of Directors pursuant to F. 6. of the By-Laws which allows the Board to amend enforcement procedures to comply with changes in law.

WHEREAS, Greenbrier Owners Association, Inc. (the "Association") approved certain By-laws effective July 10, 2013, as certified by Anne Carter, the Secretary of Greenbrier Owners Association, Inc.;

WHEREAS, the Association desires to amend paragraph B. 12. a. of the by-laws;


NOW, THEREFORE, paragraph B. 12 a. of the By-laws is hereby deleted and replaced with the following:

B.12.a. Notice. Before the Board may (i) suspend an Owner's right to use a Common Area, (ii) file a suit against an Owner other than a suit to collect any Assessment, (iii) foreclose the Property Owners Association's lien, (iv) charge an Owner for property damage, or (v) levy a fine for a violation of the Dedicatory Instruments, the Property Owners Association or its agent must give written notice to the Owner as required or permitted by law. The notice must describe the violation or property damage that is the basis for the suspension action, charge, or fine and state any amount due the Property Owners Association from the Owner. The notice must also (i) inform the Owner that if the violation is curable and does not pose a threat to public health or safety, which means it could not materially affect the health or safety of an ordinary resident, the Owner is entitled to a reasonable period to cure the violation and avoid the fine or suspension unless the Owner was given notice and a reasonable opportunity to cure a similar violation within the preceding six months; (ii) indicate that the Owner may request a hearing in accordance with Texas Property Code section 209.007 on or before the thirtieth day after the date the notice was mailed to the Owner; (iii) state that the Owner may have special rights if the Owner is serving on active military duty, and (iv) state the date by which the Owner must cure a curable violation that does not pose a threat to public health and safety.

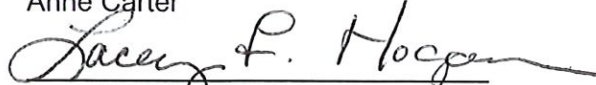
Dated to be effective on February 9, 2020-2021



Steve Arden



Anne Carter



Lacey Hogan
LACEY

CERTIFICATION

I hereby certify that, as Secretary of Greenbrier Owners Association, Inc., the foregoing First Amendment to By-Laws was approved on the 9 day of Feb, 2020, at a meeting of the Board of Directors at which a quorum was present.

Dated this 9 day of Feb, 2020.

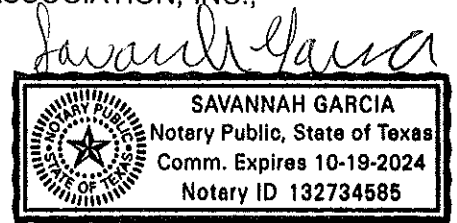
GREENBRIER OWNERS ASSOCIATION, INC.

By Anne R. Carter
Name: Anne Carter
Title: Secretary

STATE OF TEXAS §
COUNTY OF BRAZOS §

This Policy was acknowledged before me on the 9 day of Feb, 2020, by ANNE CARTER, Secretary of GREENBRIER OWNERS ASSOCIATION, INC., on behalf of said Association.

Notary Public



PREPARED IN THE LAW OFFICE OF:

THE ELLISON FIRM
P.O. BOX 10103
COLLEGE STATION, TX 77842-0103
File No. 05471.009

RETURN TO:

THE ELLISON FIRM
P.O. BOX 10103
COLLEGE STATION, TX 77842

**Brazos County
Karen McQueen
County Clerk**

Instrument Number: 1421772
Volume : 16754

ERecordings - Real Property

Recorded On: February 25, 2021 10:04 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$34.00

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

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 1421772
Receipt Number: 20210225000021
Recorded Date/Time: February 25, 2021 10:04 AM
User: Patsy D
Station: CCLERK05

Record and Return To:

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STATE OF TEXAS
COUNTY OF BRAZOS

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Public Records of Brazos County, Texas.

Karen McQueen
County Clerk
Brazos County, TX