

**GREENBRIER
FINE POLICY**

Date: February 9, 2021

Owners Association: GREENBRIER OWNERS ASSOCIATION,
INC.

Owners Association's Address: 700 University Drive East, Suite 108
College Station, TX 77840

Subdivision: GREENBRIER, as described in the Declaration
of Covenants, Conditions and Restrictions of
Greenbrier recorded in Volume 11230, Page
102, Official Records, Brazos County, Texas, as
amended (the "Declaration")

The Owners Association establishes this policy concerning the fines that Owners Association may impose for violations of any provisions of the Governing Documents, Rules and any other rules and regulations promulgated by the Board.

After a notice letter (if required) has been sent to Owner pursuant to the Owners Association Bylaws, the Owners Association, acting through the Board, is authorized to impose fines for violations of any provisions of the Governing Documents as set forth herein. Fines against an Owner will be assessed against an Owner's Lot. An Owner is responsible for the actions of all residents, guests and invitees of the Owner and any fines against such residents, guests and invitees will also be assessed against the Owner's Lot.

A. FINES FOR CURABLE VIOLATIONS NOT POSING THREAT TO PUBLIC SAFETY.

Where an Owner's violations of the Governing Documents, Rules or any other rules and regulations promulgated by the Board is curable and does not pose a threat to public safety (as determined by §209.006 of the Texas Property Code), the Owner may be fined according to the attached Schedule, as amended, for such violation. Each day the violation continues may subject the Owner to the fine noted on the attached Schedule, as amended, at the Board's sole discretion.

B. FINE FOR UNCURABLE VIOLATIONS OR VIOLATIONS POSING A THREAT TO PUBLIC SAFETY.

Where an Owner's violations of the Governing Documents, Rules or any other rules and regulations promulgated by the Board is uncurable or poses a threat to public safety (as determined by §209.006 of the Texas Property Code), the Board has sole and absolute discretion to set the amount of any fine as it reasonably relates to the violation of the Governing Documents, taking into account such factors as the severity of the violation and number of other Owners impacted by the violation.

All capitalized terms not otherwise defined herein have the meanings set forth in the Declaration.

CERTIFICATION

I hereby certify that, as Secretary of Greenbrier Owners Association, Inc., the foregoing Fine Policy was approved on the 9 day of Feb, 2020, at a public 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

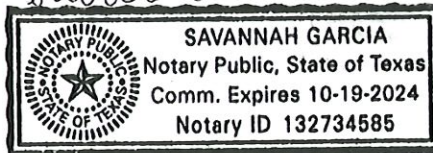
J. Stephen Chiles
Developer

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

Savannah Garcia



PREPARED IN THE LAW OFFICE OF:

THE ELLISON FIRM
P.O. BOX 10103
COLLEGE STATION, TX 77842-0103

RETURN TO:

THE ELLISON FIRM
P.O. BOX 10103
COLLEGE STATION, TX 77842-0103

Greenbrier Home Owners Association

The Greenbrier Board hereby adopts the following Fine Structure for Enforcement of the Restrictions:

1st Violation Notice – Warning

2nd Violation – Notice of Violation \$100.00 Fine if corrective action plan not submitted by owner and approved by Board (not less than 30 days from 1st notice)

3rd Violation – Notice of Violation \$200.00 Fine if corrective action plan not resolved (not less than 30 days from 2nd Notice)

Fines assessed will be per Violation per Occurrence,

The Board retains all rights and remedies otherwise enumerated by the Restrictions, including rectifying violations and charging the resident for all related costs. All fines are subject to lien. Please address this violation within 30 days.

BHHS Caliber Realty

Greenbrier HOA

In accordance with the Deed Restrictions of Greenbrier we began implantation of the violation/fining process effective March 1, 2021

**Brazos County
Karen McQueen
County Clerk**

Instrument Number: 1421773

Volume : 16754

ERecordings - Real Property

Recorded On: February 25, 2021 10:04 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$38.00

******* 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: 1421773
Receipt Number: 20210225000021
Recorded Date/Time: February 25, 2021 10:04 AM
User: Patsy D
Station: CCLERK05

Record and Return To:

eRecording Partners



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