

**SUPPLEMENTAL DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
GREENBRIER PHASE 7 AND PHASE 11**

This SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS of Greenbrier Phase 7 and Phase 11, is made effective as of the 4th day of April, 2022, by Homewood, LLC and Carter Arden Development, LLC ("Declarant"):

PREAMBLE

Declarant is the owner and developer of single-family Lots located in Greenbrier Phases 7 and 11 according to plat to be recorded in the Official Public Records of Brazos County, Texas ("Phase 7 and Phase 11").

The purpose of this Supplemental Declaration is to impose certain requirements on Phase 7 and Phase 11 as allowed by the Declaration of Covenants, Conditions and Restrictions of Greenbrier recorded at Volume 11230, Page 102, Official Records of Brazos County, Texas, as amended (the "Declaration"). All capitalized terms not defined herein have the meanings ascribed to them in the Declaration.

DECLARATION

Declarant hereby declares that the residential lots within Phase 7 and Phase 11 are and shall be owned, held, mortgaged, transferred, sold, conveyed and occupied subject to this Supplemental Declaration and the covenants, conditions and restrictions set forth as follows:

1. Notwithstanding anything in the Declaration to the contrary, except as otherwise provided herein or unless an exception is granted by the Architectural Committee, all single family dwellings on Lots in Phase 7 and Phase 11 shall contain no less than 2,500 square feet of enclosed living space, exclusive of all porches (open or covered), decks and garages.

2. All single family dwellings on Lots 9 and 10, Block 2, Phase 7 shall contain no less than 2,250 square feet of enclosed living space, exclusive of all porches (open or covered), decks and garages.

3. In the event of a conflict between the Declaration and this Supplemental Declaration concerning Phase 7 and Phase 11, the provisions of this Supplemental Declaration will control.

Witness the hand of an authorized representative of Declarant on the acknowledgment date noted below.

This Supplemental Declaration of Covenants, Conditions and Restrictions ("Supplemental Declaration" herein) has been executed by Declarant on the date of the taking of their acknowledgments, but the effective date of the Supplemental Declaration shall be deemed to be April 4, 2022, for all purposes and it shall be effective as of that date.

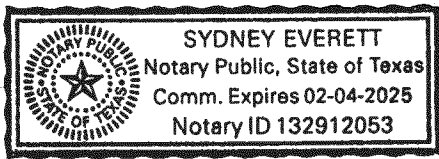
[Signature page follows]

HOMEWOOD, LLC

By: Anne R. Carter
Anne R. Carter, Member

STATE OF TEXAS § (ACKNOWLEDGMENT)
COUNTY OF BRAZOS §

This instrument was acknowledged before me on the 4th day of April, 2022, by Anne R. Carter, Member of Homewood, LLC, a Texas limited liability company, on behalf of said company.



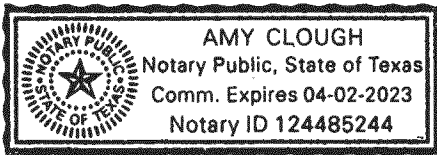
Sydney Everett
Notary Public, State of Texas

CARTER ARDEN DEVELOPMENT, LLC

By: J. Stephen Arden
Stephen Arden, Manager

STATE OF TEXAS § (ACKNOWLEDGMENT)
COUNTY OF BRAZOS §

This instrument was acknowledged before me on the 4th day of April, 2022, by J. Stephen Arden, Manager of CARTER ARDEN DEVELOPMENT, LLC, a Texas limited liability company, on behalf of said company.



Amy Clough
Notary Public, State of Texas

CONSENT AND SUBORDINATION BY LIENHOLDER

Lienholder, as the holder of liens on a portion of the Property, consents to the foregoing Supplemental Declaration and the covenants, conditions, restrictions and easements contained therein, and lienholder hereby subordinates its lien to the rights and interests of the Supplemental Declaration, such that a foreclosure of the lien shall not extinguish the covenants, conditions, restrictions and easements contained in the Supplemental Declaration.

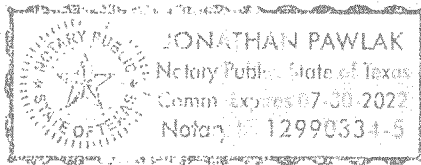
PROSPERITY BANK

By: *Jamie Lander RP-B/c*
Name: Jamie Lander
Title: Regional President - B/c

THE STATE OF TEXAS § (ACKNOWLEDGMENT)

COUNTY OF BRAZOS §

This instrument was acknowledged before me on the 4th day of April, 2022, by Jamie Lander, Regional President - B/c of PROSPERITY BANK, on behalf of said banking institution.



Jonathan Pawlak
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
The Ellison Firm
P.O. Box 10103
College Station, Texas 77842-0103

PREPARED IN THE LAW OFFICE OF:
The Ellison Firm
302 Holleman Drive East, Suite 76
College Station, Texas 77840-7000

**Brazos County
Karen McQueen
County Clerk**

Instrument Number: 1466800
Volume : 17845
ERecordings - Real Property

Recorded On: April 04, 2022 03:38 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$38.00

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

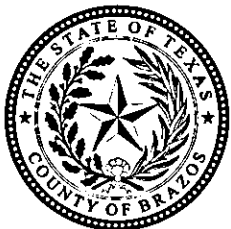
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 1466800
Receipt Number: 20220404000122
Recorded Date/Time: April 04, 2022 03:38 PM
User: Patsy D
Station: CCLERK07

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