

SUPPLEMENTAL NOTICE OF DEDICATORY INSTRUMENTS
for
GREENBRIER OWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

The undersigned, being the authorized representative of Greenbrier Owners Association, Inc. (the "Association"), a property owners' association as defined in Section 202.001 of the Texas Property Code, hereby supplements instruments entitled "Notice of Dedicatory Instruments for Greenbrier Owners Association, Inc." and "Supplemental Notice of Dedicatory Instruments for Greenbrier Owners Association, Inc." recorded in the Official Public Records of Real Property of Brazos County, Texas under Clerk's File No. 1472534 (the "Notice") was filed of record for the purpose of complying with Section 202.006 of the Texas Property Code.

Additional Dedicatory Instrument. In addition to the Dedicatory Instruments identified in the Notice, the following document is a Dedicatory Instrument governing the Association.

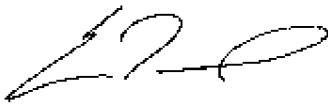
- **Seasonal Lighting Policy for Greenbrier Owners Association, Inc.**

A true and correct copy of such Dedicatory Instrument is attached to this Supplemental Notice.

This Supplemental Notice is being recorded in the Official Public Records of Real Property of Brazos County, Texas for the purpose of complying with Section 202.006 of the Texas Property Code. I hereby certify that the information set forth in this Supplemental Notice is true and correct and that the copy of the Dedicatory Instrument attached to this Supplemental Notice is a true and correct copy of the original.

Executed on this 11th day of March, 2024.

GREENBRIER OWNERS ASSOCIATION, INC.

By: 

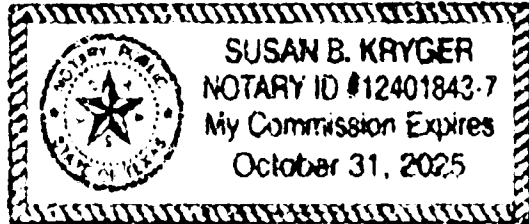
Eric B. Tonsul, authorized representative

THE STATE OF TEXAS §
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COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 11th day of March, 2024 personally appeared Eric B. Tonsul, authorized representative of Greenbrier Owners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.



Notary Public in and for the State of Texas



SEASONAL LIGHTING POLICY
for
GREENBRIER OWNERS ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

I, Jacqueline Rice President of Greenbrier Owners Association, Inc. (the "Association"), do hereby certify that in the open session of a properly noticed meeting of the Board of Directors (the "Board") of the Association, duly called and held on the 8th day of March, 2024, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following Seasonal Lighting Policy was duly approved by at least a majority vote of the members of the Board present at the meeting.

RECITALS

1. The property encumbered by this Seasonal Lighting Policy is that property restricted by the restrictive covenant documents referred to in the Association's current Management Certificate filed of record in the Official Public Records of Real Property of Brazos County, Texas for each subdivision under the jurisdiction of the Association, as same has been or may be amended and/or supplemented from time to time ("Declaration"), and any other property which has been or may be subsequently annexed thereto and made subject to the authority of the Association.
2. Article 5, Section 5.04 of the Declaration grants the Board the power to adopt rules, regulations and/or guidelines regarding the installation of improvements on a Lot.
3. The Board has determined that, in order to provide guidance regarding seasonal lighting, it is appropriate for the Association to adopt a Seasonal Lighting Policy for the properties under the jurisdiction of the Association.
4. This Seasonal Lighting Policy replaces and supersedes any previously recorded or implemented policy that addresses the subjects contained herein, if any, adopted by the Association.
5. Any reference made herein to approval by the Architectural Committee (the "ACC"), means prior written approval by the ACC.
6. All capitalized terms in this Policy shall have the same meanings as that ascribed to them in the Declaration.

SEASONAL LIGHTING POLICY

These rules and regulations for Seasonal Holiday Lighting are adopted by the Board to provide clarity and uniformity as the interpretation and application of the covenants in the Declaration related to holiday lighting.

The primary references for this Policy are in the Declaration Article III, Sections 3.08.(Lighting) and in the Association's Display of Religious Items Policy (seasonal holiday decorations).

No exterior lighting of any sort shall be installed or maintained on a Lot where the light source is offensive or a nuisance to neighboring property, except for reasonable security or landscape lighting that has the approval of the ACC.

Owners and residents are generally permitted to display or affix one (1) or more religious item on the Owner's or resident's property or dwelling, the display which is motivated by the Owner's or resident's sincere religious beliefs. Before a religious display contemplated by the Texas Property Code is displayed or affixed to the Owner's or resident's property, an ACC application must be submitted to the Association and approved in writing in accordance with the Declaration.

Seasonal religious holiday lighting which is temporary and commonly associated with a seasonal holiday does not require ACC approval. It may be displayed no more than sixty (60) days before and thirty (30) days after the seasonal holiday in question. The Board has the sole discretion to determine what constitutes a seasonal holiday decoration.

Seasonal holiday is defined as those weeks from late November to early January. Seasonal holiday decorations include temporary decorations for the seasonal holiday which could include strings of holiday lights, up lighting or internally lit inflatable or plastic decorations, wreaths, garlands, tinsel, snowmen, candy canes, reindeer, nativity scenes, dreidels, menorahs, stockings, nutcrackers, and other such traditional décor.

Other days that may be considered Holidays for the purpose of temporary decorating are, *Easter, Hanukkah, Kwanzaa, Halloween, Valentines and all national holidays...Martin Luther King Jr. Day, President's Day, Memorial Day, Juneteenth Day, Independence Day, Labor Day, Columbus Day, Veterans Day and Thanksgiving Day.* Holiday decorations for these days must not include string or up lighting on the home. For purposes of this paragraph, "temporary" is hereby defined as two (2) weeks prior to the day of the holiday and no more than seven (7) days after the day of the holiday.

Any installation not in compliance with this Policy will be considered a violation of the dedicatory instruments governing the subdivision.

I hereby certify that I am the duly elected, qualified and acting President of the Association and that the foregoing Seasonal Lighting Policy was approved by not less than a majority vote of the Board as set forth above and now appears in the books and records of the Association, to be effective upon recording in the Official Public Records of Brazos County, Texas.

TO CERTIFY which witness my hand this the 8th day of March, 2024.

Greenbrier Owners Association, Inc.

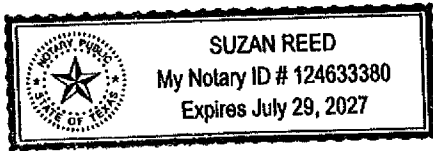
By: Jacqueline Rice

Jacqueline Rice - President

THE STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

BEFORE ME, the undersigned notary public, on this 8th day of March, 2024, personally appeared Jacqueline Rice, President of Greenbrier Owners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and in the capacity therein expressed.

Suzan Reed
Notary Public in and for the State of Texas



**Brazos County
Karen McQueen
County Clerk**

Instrument Number: 1523699
Volume : 19093
ERecordings - Real Property

Recorded On: March 11, 2024 01:34 PM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$45.00

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

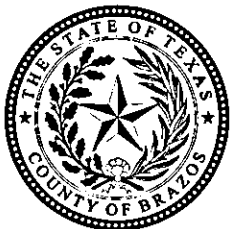
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 1523699
Receipt Number: 20240311000073
Recorded Date/Time: March 11, 2024 01:34 PM
User: Thao C
Station: CCLERK06

Record and Return To:

CSC Global
OPTION 3 ON PHONE



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