

**SUPPLEMENTAL DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
GREENBRIER PHASE 14**

This SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS of Greenbrier Phase 14, is made effective as of the 3rd day of March, 2018, by Carter Arden Development, LLC and Homewood, LLC (collectively, "Declarant"):

PREAMBLE

Declarant is the owner and developer of single-family Lots located in Greenbrier Phase 14 according to plat recorded in Volume 14521, Page 23, Official Public Records of Brazos County, Texas ("Phase 14").

The purpose of this Supplemental Declaration is to impose certain requirements on Phase 14 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 and supplemented (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 14 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, unless an exception is granted by the Architectural Committee:

(a) All single family dwellings on Lots 26 and 27, Block 30 and Lot 7, Block 31, Phase 14, shall contain no less than 2,250 square feet of enclosed living space, exclusive of all porches (open or covered), decks and garages.

(b) All single family dwellings on all other Lots in Phase 14 shall contain no less than 2,500 square feet of enclosed living space, exclusive of all porches (open or covered), decks and garages.

2. In the event of a conflict between the Declaration and this Supplemental Declaration concerning a Lot in Phase 14, the provisions of this Supplemental Declaration will control.

3. All Supplemental Declarations previously recorded are hereby ratified and agreed to by Declarant.

[Signature page follows.]

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 March 2, 2018, for all purposes and it shall be effective as of that date.

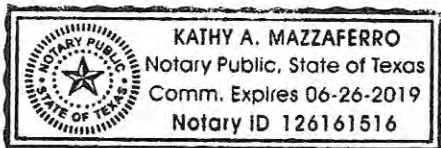
CARTER ARDEN DEVELOPMENT, LLC
a Texas limited liability company

By: J. Stephen Arden
J. Stephen Arden, Manager

STATE OF TEXAS § (ACKNOWLEDGMENT)

COUNTY OF BRAZOS §

This instrument was acknowledged before me on the 2nd day of March, 2018, by J. Stephen Arden, Manager of CARTER ARDEN DEVELOPMENT, LLC, a Texas limited liability company, on behalf of said company.



Kathy A. Mazzaferro
Notary Public, State of Texas

CONSENT AND SUBORDINATION BY LIENHOLDER

Lienholder, as the holder of the lien 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.

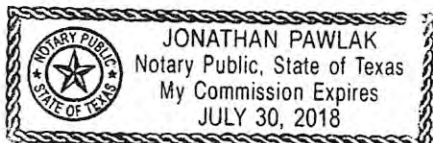
PROSPERITY BANK

By: [Signature]
Name: James Harvey
Title: President - Rock Prairie Prosperity Bank

THE STATE OF TEXAS § (ACKNOWLEDGMENT)

COUNTY OF BRAZOS §

This instrument was acknowledged before me on the 2nd day of March, 2018, by Samie Lauder, BCTP - Rock Prairie of PROSPERITY BANK, on behalf of said banking institution.



[Signature]
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



VG-267-2018-1322472

Brazos County
Karen McQueen
County Clerk

Instrument Number: 1322472
Volume : 14526

Real Property Recordings

Recorded On: March 02, 2018 03:10 PM

Number of Pages: 5

" 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: 1322472
Receipt Number: 20180302000109
Recorded Date/Time: March 02, 2018 03:10 PM
User: Michele O
Station: CCLERK08

Record and Return To:

The Ellison Firm
P.O. BOX 10103
COLLEGE STATION TX 77842



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