

**SUPPLEMENTAL DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
GREENBRIER PHASE 1**

Title No. 167182F NR

This SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS of Greenbrier Phase 1, is made effective as of the 29th day of February, 2016, by Homewood, LLC ("Declarant"):

PREAMBLE

Declarant is the owner and developer of single-family Lots located in Greenbrier Phase 1 according to plat recorded in Volume 13195, Page 50, Official Public Records of Brazos County, Texas ("Phase 1").

The purpose of this Supplemental Declaration is to impose certain requirements on Phase 1 as allowed by the Declaration of Covenants, Conditions and Restrictions of Greenbrier recorded at Volume 11230, Page 102, Official Records of Brazos County, Texas (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 1 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, all single family dwellings within Phase 1 shall contain no less than 2,000 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 a Lot in Phase 1, the provisions of this Supplemental Declaration will control.

[Signature page follows.]

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

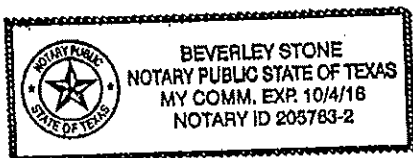
HOMEWOOD, LLC

By: Anne Richler Carter
Anne R. Carter, Member

STATE OF TEXAS § (ACKNOWLEDGMENT)
COUNTY OF BRAZOS §

This instrument was acknowledged before me on the 4 day of March, 2016, by Anne R. Carter, Member of Homewood, LLC, a Texas limited liability company, on behalf of said company.

Beverley Stone
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

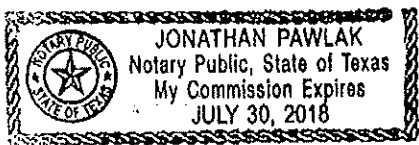
By: [Signature]
Name: Janice Lander
Title: President - Bank of Texas

THE STATE OF TEXAS § (ACKNOWLEDGMENT)

COUNTY OF BRAZOS §

This instrument was acknowledged before me on the 4 day of March, 2016, by Janice Lander, Banking Center President 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

**** Electronically Filed Document ****

**Brazos County, TX
Karen McQueen
County Clerk**

**Document Number: 2016-1257749
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Recording Fee: \$38.00**

Parties:

**Direct-
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***** 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.



I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public records of BRAZOS COUNTY, TEXAS

Honorable Karen McQueen, County Clerk, Brazos County