

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.", "Supplemental Notice of Dedicatory Instruments for Greenbrier Owners Association, Inc.", "Supplemental 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 Nos. 1472534, 1512852, 1523699 and 1566384 (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.

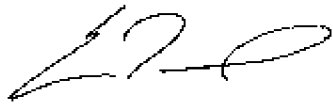
- **Exterior Lighting Policy for Greenbrier Owners Association, Inc.**

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.

Executed on this 6th day of February, 2026.

GREENBRIER OWNERS ASSOCIATION, INC.

By: 

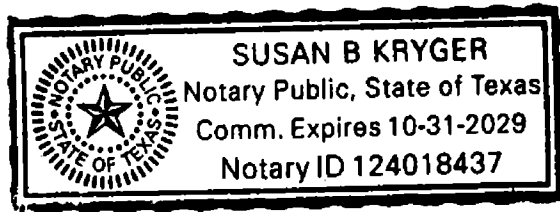
Eric B. Tonsul, authorized representative

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 6th day of February, 2026 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



EXTERIOR LIGHTING POLICY
for
GREENBRIER OWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

I, Jackie 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 of the Association (the "Board") duly called and held on the 5th day of February, 2026, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following Exterior Lighting Policy was duly approved by a majority vote of the members of the Board:

RECITALS:

1. The property encumbered by this Exterior 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 of Directors desires to adopt a policy relating to exterior lighting which will run with the land and be binding on all Owners and tenants within the subdivision. This Policy replaces and supersedes any previously recorded or implemented policy that addresses the subjects contained herein adopted by the Association.

EXTERIOR LIGHTING POLICY

1. All exterior lighting must be approved by the Architectural Committee (the "ACC") for type, location and illumination. The type, color, and quality of all exterior lighting on a Lot must be compatible with the exterior lighting generally used throughout the community, as determined by the ACC. Exterior lighting must be permanently ground-mounted. Temporary lighting is not allowed (e.g. lighting that is staked down in the grass). Outdoor lighting shall be installed in such a way to shield or minimize the amount of spill light on adjacent properties, homes or streets. All exterior lighting must be kept in a clean and working manner.

2. "Security lighting" is defined as fixed exterior lighting installed at or near points of ingress and egress (doors, garages, driveways, walkways) designed to illuminate specific functional areas for safety and security purposes, and not installed as continuous architectural, soffit, roofline, or perimeter lighting. Lighting systems installed continuously along rooflines, soffits, eaves, or architectural trim shall be classified as architectural or decorative lighting and shall not qualify as security lighting. Security lighting shall be limited in quantity and placement to what is reasonably necessary to illuminate entry points, walkways, and driveways and shall not be installed as whole-home or continuous perimeter systems. Continuous soffit style lighting does not apply.

3. All exterior lighting must be approved by the ACC prior to installation. Applications submitted to the ACC for installation of exterior lighting must include, in addition to the standard ACC application requirements, a diagram of the home with markings showing the proposed location of the lighting.

4. Exterior lighting shall be permanently mounted to a structure or installed in a fixed, permanent manner approved by the ACC. Temporary lighting installations are prohibited. Exception: Low-power solar lighting used for flower beds and walkways is permitted, provided such lighting is stationary, non-decorative, and does not create glare, spillover, or nuisance conditions.

5. All exterior lighting shall emit white light only, as defined by industry-recognized correlated color temperature (CCT) standards. White light includes warm white, neutral white, and cool white tones commonly used for residential safety and security lighting. Lighting that emits colored light, including but not limited to red, blue, green, purple, amber, or any non-white hue, is prohibited. In addition, lighting systems that are color-changing, RGB, programmable, blinking, pulsing, flashing, strobing, animated, or capable of changing color or pattern, whether enabled or disabled, are not permitted.

6. Any exterior lighting relating to sports activities, including but not limited to, tennis courts, basketball courts, sport courts, etc. must be turned off by 10:00pm. Pole lighting shall be a maximum of twelve feet (12') in height and lighting shall be directed down and shielded to prevent any light spillage over a neighboring fence.

7. Outdoor lighting shall be compatible with the prevalent lighting in Greenbrier, as determined in the sole discretion of the ACC, and thus shall not exceed 1,000 lumens per Lot acre.

8. In the event of a dispute between Owners or residents regarding the aim or direction of exterior lighting, the Association shall have no obligation to participate in the resolution of the dispute. The dispute shall be resolved solely by and between the Owners or residents.

9. Enforcement. A violation of this Policy constitutes a violation of the dedicatory instruments [as that term is defined in Texas Property Code Section 209.002(4)] governing the residential properties under the jurisdiction of the Association.

10. Variance. The ACC, in its sole and absolute discretion, may authorize variances from compliance with any of the provisions of this Policy.

11. This Policy does not apply to temporary holiday lighting expressly permitted under the Association's separately adopted Seasonal Lighting Policy for Greenbrier Owners Association, Inc. filed of record under Instrument No. 1523699 in the Real Property Records of Brazos County, Texas.

I hereby certify that I am the President of the Association and that this Policy was approved by not less than a majority vote of the Board of Directors 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 Real Property of Brazos County, Texas.

TO CERTIFY which witness my hand this 5th day of February 2026.

Greenbrier Owners Association, Inc.,

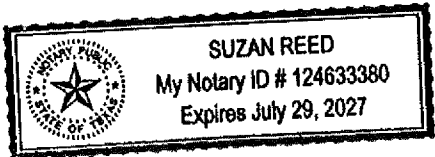
By: Jackie Rice

Printed: Jackie Rice

Its: President

THE STATE OF TEXAS §
§
COUNTY OF BRAZOS §

BEFORE ME, the undersigned notary public, on this 5th day of February, 2026 personally appeared Jackie 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: 1577906
Volume : 20351
ERecordings - Real Property

Recorded On: February 06, 2026 04:18 PM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$45.00

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

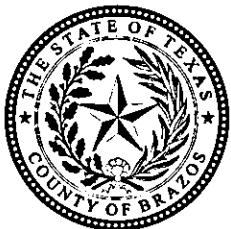
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 1577906
Receipt Number: 20260206000134
Recorded Date/Time: February 06, 2026 04:18 PM
User: Thao C
Station: CCLERK01

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