

AC CANDIDATE SOLICITATION POLICY
for
GREENBRIER OWNERS ASSOCIATION, INC.

THE STATE OF TEXAS

§

COUNTY OF BRAZOS

§

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Jackie Rice, President of Greenbrier Owners Association, Inc. (the "Association"), certify that at a meeting of the Board of Directors of the Association (the "Board") duly noticed, and held on the 14 day of August, 2025, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following AC Candidate Solicitation Policy (this "Policy") was approved by not less than a majority of the Board members in attendance.

RECITALS:

1. The property encumbered by this 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 6, Section 6.05 of the Declaration provides the Board is responsible for appointing the members of the Association's Architectural Control Committee (the "AC").

3. Section 209.00506 of the Texas Property Code (the "Code") sets forth certain eligibility and candidate solicitation requirements relating to AC membership.

4. The Board desires to adopt a policy that is consistent with Section 209.00506 of the Code.

5. This Policy replaces and supersedes any previously recorded or implemented policy that addresses the subjects contained herein, if any, adopted by the Association.

ELIGIBILITY TO SERVE AND SOLICITATION OF CANDIDATES

1. Eligibility to Serve on the AC.

- a. Except as provided by Section 3 of this Policy, a person may not be appointed to the AC if the person is:
 - i. a current Board member;
 - ii. a current Board member's spouse; or
 - iii. a person residing in a current Board member's household.
- b. Except as provided by Section 3 of this Policy, a person who is otherwise eligible under Section 1(a) may not be appointed to the AC unless the person timely notifies the Association of the person's interest in serving on the AC in accordance with Section 2 of this Policy.

2. Solicitation of Candidates.

- a. **Solicitation Required.** Not later than the 10th day before the date the Board takes action to appoint a person to serve on the AC, the Association must provide notice to the Members soliciting persons interested in serving on the AC.
- b. **Notice of Solicitation.** The notice required under Section 2(a) of this Policy must contain instructions for a person to notify the Association of the person's interest in serving on the ACC, including the date by which the person's notification must be received by the Association. The deadline for a person to notify the Association of their interest in serving on the AC must be at least 10 days after the date the Association provides the notice required under Section 2(a) of this Policy. The Association must provide the notice:
 - i. by mailing the notice to each Owner; or
 - ii. by:
 1. posting the notice in a conspicuous manner reasonably designed to provide notice to the Members:
 - a. in a place located on the Association's Common Area or, with the property owner's consent, on other conspicuously located privately owned property within the subdivision; or

- b. on any Internet website maintained by the Association or other Internet media; and
2. sending the notice by email to each Owner who has registered an email address with the Association.
3. **Remaining Vacancies.** If a vacancy remains on the AC after each person who timely submitted a notice to the Association in accordance with Section 2 of this Policy and is eligible under Section 1(a) of this Policy has been appointed to the AC, the Board may appoint any person to fill the vacancy, including a person who would otherwise be ineligible under Section 1(a) or Section 1(b) of this Policy.

CERTIFICATION

I hereby certify that I am the duly elected, qualified and acting President of the Association and that the foregoing AC Candidate Solicitation Policy was approved by 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 the 14 day of August, 2025.

Greenbrier Owners Association, Inc.

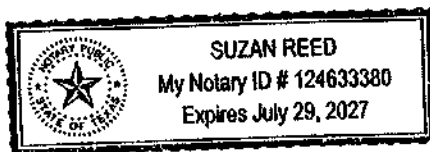
By: Jackie Rice

Printed: Jackie Rice

Its: President

THE STATE OF TEXAS §
 §
 COUNTY OF BRAZOS §

BEFORE ME, the undersigned notary public, on this 14 day of August, 2025, 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

AC Candidate Solicitation Policy for Greenbrier Owners Association, Inc.

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**Brazos County
Karen McQueen
County Clerk**

Instrument Number: 1566384

Volume : 20080

ERecordings - Real Property

Recorded On: September 03, 2025 12:39 PM

Number of Pages: 29

" Examined and Charged as Follows: "

Total Recording: \$137.00

******* 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: 1566384

Receipt Number: 20250903000071

Recorded Date/Time: September 03, 2025 12:39 PM

User: Victoria L

Station: CCLERK07

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