

VOTING 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 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 Voting Policy (the "Policy") was duly approved by a majority vote of the members of the Board:

RECITALS:

WHEREAS, membership voting is governed in whole or in part by Sections 209.0056, 209.0058, 209.0059, 209.00592, 209.00593 and 209.0054 of Texas Property Code.

WHEREAS, Section 209.00592(a-1) of the Texas Property Code was recently amended requiring an association to allow an owner to vote by one of the following methods: (1) absentee ballot; (2) proxy; or (3) electronic ballot, and Section 209.0056 of the Texas Property Code was amended to permit a meeting of the owners to be held by any method of communication, including electronic and telephonic means as provided by Section 6.002 of the Business Organizations Code.

WHEREAS, the Board has determined it would be in the best interest of the Association to adopt procedures for owner voting to provide for voting consistency within the Association and comply with the newly enacted state law.

NOW THEREFORE, the Board hereby adopts the following Voting Policy:

POLICY:

1. Owners may vote by any one, or more, of the following methods as may be determined by the Board: (1) in person, (2) by absentee ballot, (3) by proxy, (4) by any electronic means, or (5) any other process approved by the Board.
2. The Association is not required to provide an owner with more than one voting method for Association wide votes or elections. However, the Association must permit an owner to vote by one (1) of the following methods:

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- a. absentee ballot;
 - b. proxy; or
 - c. electronic ballot.
3. The Board shall have the sole and absolute authority to promulgate all ballots, absentee ballots, proxy forms or other instruments ("Voting Instruments") for use in Association wide votes or elections and the Association may choose not to accept any other form of these instruments in connection with an Association vote or election.
4. The Board may include copies of Voting Instruments for use in Association wide votes or elections in the notice of said meeting. Owners shall otherwise be entitled to obtain from the Association copies of unexecuted Voting Instruments.
5. Voting Instruments will be completed and submitted to the Association in accordance with the instructions on the Voting Instruments, or as otherwise determined by the Board.
6. The Board may require Voting Instruments to contain the owner's contact information, such as their property address, telephone number, and/or email address for verification purposes. All Voting Instruments must be signed and dated by the Owner executing said instrument. Unsigned or undated instruments may be deemed invalid and may not be counted toward quorum and/or totals in a vote or election if the identity of the owner cannot be confirmed.
7. Meetings of the Association, including but not limited to meetings of the owners, elections, Board meetings, committee meetings and townhall meetings, may be held by the following means as determined by the Board:
 - a. in-person;
 - b. telephone conference;
 - c. electronic communications system (including videoconferencing technology or the Internet);
 - d. any similar communications equipment; or
 - e. any combination of the options above.

Capitalized terms used in this Policy have the same meaning ascribed to them in the Association's Bylaws unless otherwise provided herein.

I hereby certify that I am the duly elected, qualified and acting President of the Association and that the foregoing 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.

Greenbrier Owners Association, Inc.

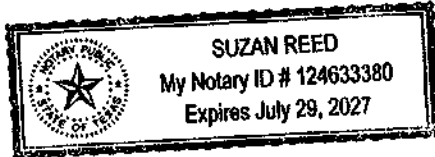
By: Jackie Rice

Printed: Jackie Rice

Its: President

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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

**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