

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; however, string lights shall be permitted to be displayed in backyards so long as the lights are not visible from the street. Temporary lighting installations are prohibited (e.g., lighting that is staked down in the grass). 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, swimming pools, 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 Austin’s Colony, 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 Austin's Colony Homeowners Association of Bryan, Inc. filed of record in the Real Property Records of Brazos County, Texas.

12. Lighting Pollution will be minimized as much as possible between the hours of 11:00pm and dawn.

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 ____ day of _____, 2026.

**Austin's Colony Homeowners Association of Bryan,
Inc.,**

By: _____

Printed: _____

Its: President

THE STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

BEFORE ME, the undersigned notary public, on this ___ day of _____, 2026 personally appeared _____, President of Austin’s Colony Homeowners Association of Bryan, 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.

Notary Public in and for the State of Texas