

SEASONAL LIGHTING POLICY
for
AUSTIN'S COLONY HOMEOWNERS ASSOCIATION OF BRYAN, INC.

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

I, _____ President of Austin's Colony Homeowners Association of Bryan, Inc. (the "**Association**"), do hereby certify that in the open session of a properly noticed meeting of the Board of Directors (the "**Board**") of the Association, duly called and held on the _____ day of _____, 2026, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following Seasonal Lighting Policy was duly approved by at least a majority vote of the members of the Board present at the meeting.

RECITALS

1. The property encumbered by this Seasonal 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. Section 19(e) of the Amended & Restated Bylaws grants the Board the power to adopt rules, regulations and/or guidelines regarding the installation of improvements on a Lot.
3. The Board has determined that, in order to provide guidance regarding seasonal lighting, it is appropriate for the Association to adopt a Seasonal Lighting Policy for the properties under the jurisdiction of the Association.
4. This Seasonal Lighting Policy replaces and supersedes any previously recorded or implemented policy that addresses the subjects contained herein, if any, adopted by the Association.
5. Any reference made herein to approval by the Architectural Control Committee (the "**ACC**"), means prior written approval by the ACC.
6. All capitalized terms in this Policy shall have the same meanings as that ascribed to them in the Declaration.

SEASONAL LIGHTING POLICY

These rules and regulations for Seasonal Holiday Lighting are adopted by the Board to provide clarity and uniformity as the interpretation and application of the covenants in the Declaration related to holiday lighting.

No exterior lighting of any sort shall be installed or maintained on a Lot where the light source is offensive or a nuisance to neighboring property, except for reasonable security or landscape lighting that has the approval of the ACC.

Seasonal religious holiday lighting which is temporary and commonly associated with a seasonal holiday does not require ACC approval. It may be displayed beginning October 15th through February 1st; however, the lights are not permitted to be illuminated until Thanksgiving Day. The Board has the sole discretion to determine what constitutes a seasonal holiday decoration.

Seasonal holiday is defined as those weeks from late November to early January. Seasonal holiday decorations include temporary decorations for the seasonal holiday which could include strings of holiday lights, up lighting or internally lit inflatable or plastic decorations, wreaths, garlands, tinsel, snowmen, candy canes, reindeer, nativity scenes, dreidels, menorahs, stockings, nutcrackers, and other such traditional décor.

Other days that may be considered Holidays for the purpose of temporary decorating are, *Easter, Hanukkah, Kwanzaa, Halloween, Valentines and all national holidays...Martin Luther King Jr. Day, President's Day, Memorial Day, Juneteenth Day, Independence Day, Labor Day, Columbus Day, Veterans Day and Thanksgiving Day.* Holiday decorations for these days must not include string or up lighting on the home. For purposes of this paragraph, "temporary" is hereby defined as the week of the holiday.

Any installation not in compliance with this Policy will be considered a violation of the dedicatory instruments governing the subdivision.

I hereby certify that I am the duly elected, qualified and acting President of the Association and that the foregoing Seasonal Lighting Policy was approved by not less than a majority vote of the Board 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 Brazos County, Texas.

TO CERTIFY which witness my hand this the ____ day of _____, 2026.

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

By: _____

Name: _____

Title: 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