

SUPPLEMENTAL NOTICE OF DEDICATORY INSTRUMENTS
for
AUSTIN'S COLONY HOMEOWNERS ASSOCIATION OF BRYAN, INC.

THE STATE OF TEXAS §
 §
 COUNTY OF BRAZOS §

The undersigned, being the authorized representative of Austin's Colony Homeowners Association of Bryan, 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 Austin's Colony Homeowners Association of Bryan, Inc." recorded in the Official Public Records of Real Property of Brazos County, Texas under Clerk's File No. 1567336 (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 documents are Dedicatory Instruments governing the Association.

- **Display of Religious Items Policy for Austin's Colony Homeowners Association of Bryan, Inc.**
- **Seasonal Lighting Policy for Austin's Colony Homeowners Association of Bryan, Inc.**
- **Exterior Lighting Policy for Austin's Colony Homeowners Association of Bryan, Inc.**

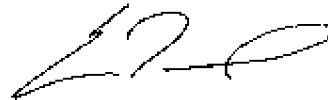
True and correct copies of such Dedicatory Instruments are attached to this Supplemental Notice.

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 26th day of June, 2026.

**AUSTIN'S COLONY HOMEOWNERS
ASSOCIATION OF BRYAN, INC.**

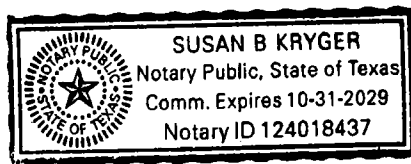
By: _____



Eric B. Tonsul, authorized representative

THE STATE OF TEXAS §
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COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 26th day of June, 2026 personally appeared Eric B. Tonsul, authorized representative 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 executed the same for the purpose and in the capacity therein expressed.





Notary Public in and for the State of Texas

DISPLAY OF RELIGIOUS ITEMS POLICY
for
AUSTIN'S COLONY HOMEOWNERS ASSOCIATION OF BRYAN, INC.

STATE OF TEXAS §
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 COUNTY OF BRAZOS §

I, Jeff Skelton, President of Austin's Colony Homeowners Association of Bryan, Inc. (the "Association"), do hereby certify that at a meeting of the Board of Directors of the Association (the "Board") duly called and held on the 12th day of May, 2026, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following Display of Religious Items Policy was duly approved by a majority vote of the members of the Board:

RECITALS:

1. The property encumbered by this Display of Religious Items 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 202.018 of the Texas Property Code (the "Code") gives owners and residents certain statutory rights to install religious items subject to the right of the Association to adopt certain rules and regulations regulating the religious items and placement.

3. The Board of the Association desires to adopt a display of religious items policy consistent with the provisions of Section 202.018 of the Code.

4. This Display of Religious Items Policy replaces and supersedes any previously recorded or implemented policy that addresses the subjects contained herein, if any, adopted by the Association.

POLICY:

Owners and residents are generally permitted to display or affix one or more religious items on the owner's or resident's property or dwelling, the display of which is motivated by the owner's or resident's sincere religious belief.

Display of Religious Items Policy for Austin's Colony Homeowners Association of Bryan, Inc.

Page 1 of 3

ACC Application Required. Before a religious display contemplated by the Code is displayed or affixed on an owner's or resident's property, an Architectural Control Committee ("ACC") application must be submitted to the Association and approved in writing in accordance with the Declaration. The following information must be included with the application:

- a. Type and description of religious display;
- b. Site plan indicating the location of the proposed religious display with respect to any applicable building line, right-of-way, setback or easement on the owner's or resident's property.

Notwithstanding the foregoing, the following displays shall not require ACC approval. All other religious displays shall require ACC approval as set forth above.

- a. One or more religious items displayed or affixed on the entry of an owner's or resident's dwelling, not exceeding twenty-five (25) square inches, shall not require ACC approval.
- b. Seasonal religious holiday decorations which are temporary and commonly associated with a seasonal holiday may be displayed no more than 60 days before and 30 days after the seasonal holiday in question. The Board has the sole discretion to determine what constitutes a seasonal holiday decoration. Should an owner or resident desire to permanently display a religious display, an ACC application is required as set forth above.

The display or affixing of a religious item on the owner's or resident's property or dwelling is prohibited under the following circumstances:

1. The item threatens the public health or safety;
2. The item violates a law other than a law prohibiting the display of religious speech;
3. The item contains language, graphics or any display that is patently offensive to a passerby for reasons other than its religious content;
4. The item is installed on property:
 - a. owned or maintained by the Association; or
 - b. owned in common by members of the Association.
5. The item violates any building line, right-of-way, setback or easement that applies to the religious item pursuant to a law or the Association's dedicatory instruments; or
6. The item is attached to a traffic control device, street lamp, fire hydrant or utility sign, pole or fixture.

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

I hereby certify that I am the duly elected, qualified and acting President of the Association and that the foregoing Display of Religious Items Policy was approved by 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 Real Property of Brazos County, Texas.

TO CERTIFY which witness my hand this the 24th day of June, 2026.

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

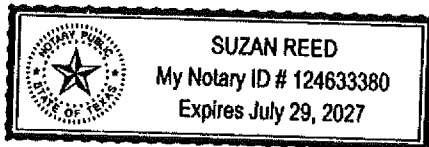
By: _____

Printed: JEFF SKELTON

Its: President

THE STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

BEFORE ME, the undersigned notary public, on this 24 day of June, 2026, personally appeared JEFF SKELTON, 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.



Suzan Reed
Notary Public in and for the State of Texas

Display of Religious Items Policy for Austin's Colony Homeowners Association of Bryan, Inc.

Page 3 of 3

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

STATE OF TEXAS §
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 COUNTY OF BRAZOS §

I, Jeff Skelton 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 23rd day of June, 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.

"Holidays" as used in this Policy are federally recognized holidays in the United States and are as follows:

New Year's Day, January 1.
Birthday of Martin Luther King, Jr., the third Monday in January.
Washington's Birthday, the third Monday in February.
Memorial Day, the last Monday in May.
Juneteenth National Independence Day, June 19.
Independence Day, July 4.
Labor Day, the first Monday in September.
Columbus Day, the second Monday in October.
Veterans Day, November 11.
Thanksgiving Day, the fourth Thursday in November.
Christmas Day, December 25.

Other days that may be considered "Holidays" for the purpose of temporary decorating are, *Easter, 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 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 24th day of June, 2026.

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

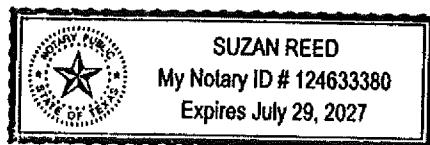
By: _____

Name: Jeff Skelton

Title: President

THE STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

BEFORE ME, the undersigned notary public, on this 24 day of June, 2026, personally appeared Jeff Skelton, 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.



Suzan Reed
Notary Public in and for the State of Texas

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

THE STATE OF TEXAS §
 §
 COUNTY OF BRAZOS §

I, Jeff Skelton, 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 of the Association (the "**Board**") duly called and held on the 23rd day of June, 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. 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 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 Control 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. 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.

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 front of the house/residence. 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, 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 Board.

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

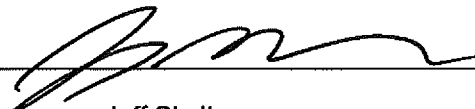
11. This Policy does not apply to temporary holiday lighting expressly permitted under the Association's separately adopted Seasonal Lighting Policy for Austin's Colony Homeowners Association of Bryan, Inc. filed of record in the Real Property Records of Brazos County, Texas.

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 24th day of June, 2026.

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

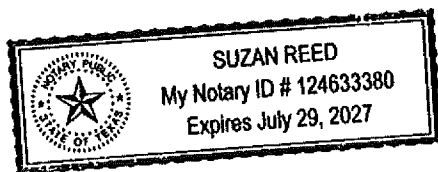
By: 

Printed: Jeff Skelton

Its: President

THE STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

BEFORE ME, the undersigned notary public, on this 24 day of June, 2026 personally appeared Jeff Skelton, 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.



Suzan Reed
Notary Public in and for the State of Texas

**Brazos County
Karen McQueen
County Clerk**

Instrument Number: 1590134

Volume : 20648

ERecordings - Real Property

Recorded On: June 26, 2026 10:11 AM

Number of Pages: 13

" Examined and Charged as Follows: "

Total Recording: \$73.00

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

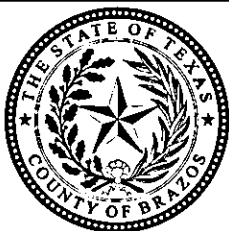
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 1590134
Receipt Number: 20260626000034
Recorded Date/Time: June 26, 2026 10:11 AM
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