



Two Step Farm Residential Community, Inc.

Assessment & Fee Schedule | Last Updated October 9, 2025

ASSESSMENTS	
Owner Annual Assessment (First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Two Step Farm Residential Community, Article XV.B.3.)	\$1260/year
Builder Annual Assessment (First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Two Step Farm Residential Community, Article XV.B.3.)	50% of Owner annual assessment
Service Area Assessment – Trio homes by Autograph	\$TBD/year
PROPERTY TRANSFER FEES	
(Cohere Community Management Services Agreement 2025, unless otherwise stated)	
Builder Transfer Fees	
Capitalization Fee (First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Two Step Farm Residential Community, Article XV.E.)	50% of Owner annual assessment
Ownership Transfer & Disclosure Fee (Cohere Community Management Services Agreement 2025)	\$100 per transaction (not per lot)
Builder Upfront annual assessments upon transfer (First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Two Step Farm Residential Community, Article XV.E.)	Prorated amount for current year
Resale Transfer Fees	
Capitalization Fee (First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Two Step Farm Residential Community, Article XV.E.)	100% of annual residential base assessment
Community Fee (First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Two Step Farm Residential Community, Article XV.F.)	0.5% of the gross selling price of the lot
Resale Certificate Fee (Cohere Community Management Services Agreement 2025)	\$375
Transfer Fee (Cohere Community Management Services Agreement 2025)	\$175
Owner upfront annual assessment upon transfer (First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Two Step Farm Residential Community, Article XV.E.)	Prorated amount for current year
Owner upfront service area assessment upon transfer – Trio homes by Autograph (First Amended and Restated Declaration of	Prorated amount for current year



Covenants, Conditions, and Restrictions for Two Step Farm Residential Community, Article XV.E.)	
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DELINQUENCY & LEGAL FEES	
(Cohere Community Management Services Agreement 2025, unless otherwise stated) (First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Two Step Farm Residential Community) (Rules and Regulations for Two Step Farm Residential Community Association, Inc.)	
Late Fee (due in full by January 31) (Rules and Regulations for Two Step Farm) (First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Two Step Farm Residential Community, Article XV.G.)	\$25 + Interest rate of 10% per annum
Collection Demand Letter Fee	\$75/letter
Collection Pre-Lien Letter Fee	\$125/letter
Insufficient Fund Charge (Rules and Regulations for Two Step Farm Residential Community Association, Inc.)	\$35
PROPERTY SETUP FEES	
(Cohere Community Management Services Agreement 2025, unless otherwise stated)	
Lender Documentation Fee	\$100/transaction
Foreclosure Monitoring Fee	\$75/foreclosure
Payment Plan Administrative Fee	\$50/payment plan
Resale Transfer Rush Fees	\$150 (Expedite: 72 business hours) \$300 (Priority: 24 business hours)
Resale Update Fee (after 30 days)	\$50/update
FINE SCHEDULE	
Violations of the Rules and other Governing Documents	Visit Exhibit B to Rules and Regulations for Two Step Farm Residential Community, Inc.