



TWO STEP
FARM
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TWO STEP FARM RESIDENTIAL COMMUNITY ASSOCIATION, INC.
COMMON AREA RULES AND REGULATIONS

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

I. PURPOSE

The purpose of this Common Area Rules and Regulations (these “*Rules*”) is to prescribe the purposes for which Owners and Occupants of Two Step Farm may utilize the Common Areas within Two Step Farm. The Board of Directors (the “*Board*”) of Two Step Farm Residential Community Association, Inc., a Texas nonprofit corporation (the “*Association*”), has determined that it is in the best interest of the Association to establish these Rules concerning the usage of the Common Areas subject to its jurisdiction.

II. APPLICABILITY AND AUTHORITY

The property encumbered by these Rules is that property restricted by the First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Two Step Farm Residential Community, recorded in the Official Public Records of Montgomery County, Texas, under Clerk’s File No. 2025075543, as same has been or may be amended from time to time (the “*Declaration*”), and any other property which has been or may be subsequently annexed into Two Step Farm and made subject to the authority of the Association.

Reference is made to the Declaration for all purposes. Unless otherwise set forth in these Rules, the capitalized terms used in these Rules are defined in the same manner as set forth in the Declaration and the interpretation provision set forth in the Declaration applies to these Rules, which definitions and interpretation provision are incorporated in these Rules for all purposes by this reference.

Pursuant to the Dedicatory Instruments governing the Property, the Association is vested with the authority to adopt policies, rules, and guidelines.

Pursuant to the authority set forth in the Dedicatory Instruments and Texas Property Code 202.013, the Board adopts these Rules, which run with the land and are binding on all Owners and Lots within the Property. These Rules are effective upon the recording of same. After the effective date, these Rules replace any previously recorded or implemented policy that addresses the subjects contained in these Rules.

Invalidation of any one or more of the covenants, conditions, restrictions, or provisions contained in these Rules will in no way affect any one of the other covenants, conditions,

restrictions, or provisions of these Rules, which remain in full force and effect.

III. COMMON AREA RULES AND REGULATIONS

A. Pets

1. General

Pet owners are solely responsible for the safety of their pets in the Common Areas. The Association does not guarantee the safety or well-being of any pet in Common Areas.

2. Indoor spaces

Pets are not permitted in indoor Common Areas. Notwithstanding the foregoing, the Board may grant prior written approval for certain pets or animals to be in indoor Common Areas for special events, including but not limited to educational or seasonal programming.

3. Outdoor Spaces

Pets must be on a leash or in a carrier and under the control of a responsible person at all times when in outdoor Common Areas. Free roaming by pets is not permitted. Pets may not be tethered or tied to trees, fences, or other such items. Notwithstanding the foregoing, if an enclosed dog park is developed in Two Step Farm, dogs will be permitted to roam freely within the confines of the dog park.

3. Pet Waste

Pet waste must be picked up immediately and disposed of in appropriate trash receptacles. Individuals who walk pets in Two Step Farm are encouraged to carry disposable waste bags.

4. Service Animals

Service animals are not considered pets pursuant to these Rules and are permitted in indoor and outdoor Common Areas to the extent allowed by state or federal law.

B. Smoking

Two Step Farm is a non-smoking community. Smoking or vaping is not permitted in any Common Areas, including but not limited to amenities, sidewalks, parking lots, parks, or trails.

C. Hours of Use

Unless otherwise approved by the Board, Common Areas may only be used during the day, from sunrise to sundown.

D. Courtesy

1. Behavior

Common courtesy is required at all times in the Common Areas, and users of Common Areas must conduct themselves in a manner as not to interfere with the rights and privileges of other users. Loud, profane, indecent or abusive language is prohibited.

2. Noise

Noise, including but not limited to music, must be kept to a reasonable level at all times.

3. Trash Disposal

Trash receptacles in Common Areas shall be used for disposal of trash generated during use of the Common Area only. Dumping of personal items in the Common Areas is prohibited including the disposal of personal items in or around the Association trash receptacles within the Common Area.

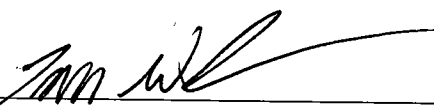
[SIGNATURE PAGE FOLLOWS]

CERTIFICATION

I certify that, as President of Two Step Farm Residential Community Association, Inc., a Texas nonprofit corporation, the foregoing Common Area Rules and Regulations was approved on the 22nd day of May, 2026, at a meeting of the Board of Directors at which a quorum was present.

DATED, this the 22nd day of May, 2026.

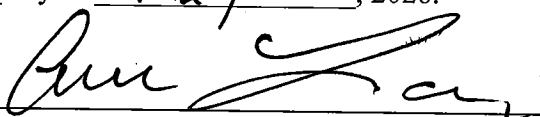
Two Step Farm Residential Community Association, Inc., a Texas nonprofit corporation

By: 
Name: Tom Woliver
Title: President

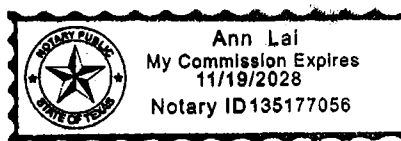
STATE OF TEXAS §
 §
COUNTY OF Harris §

BEFORE ME, on this day personally appeared Tom Woliver, President of Two Step Farm Residential Community Association, Inc., a Texas nonprofit corporation, known by me to be the person whose name is subscribed to this instrument, and acknowledged to me that he executed the same for the purposes and in the capacity stated in this instrument, and as the act and deed of said corporation.

Given under my hand and seal this the 22nd day of May, 2026.


Notary Public – State of Texas

After Recording Return To:
Jane W. Jancek
Roberts Markel Weinberg Butler Hailey PC
2800 Post Oak Boulevard, 57th Floor
Houston, Texas 77056



E-FILED FOR RECORD

05/29/2026 03:46PM



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number sequence on the date and time stamped herein by me and was duly e-RECORDED in the Official Public Records of Montgomery County, Texas.

05/29/2026



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas