



**TWO STEP**  
**FARM**  
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**TWO STEP FARM RESIDENTIAL COMMUNITY ASSOCIATION, INC.**  
**GOAT BARN POLICY**

STATE OF TEXAS §

COUNTY OF MONTGOMERY §

**I. PURPOSE**

The purpose of this Goat Barn Policy (this “*Policy*”) is to establish rules and procedures for access to the goat barn (the “*Goat Barn*”) at Two Step Farm Residential Community Association, Inc., a Texas nonprofit corporation (the “*Association*”). The Board of Directors of the Association (the “*Board*”) has determined that it is in the best interest of the Association to establish this Policy for the property subject to its jurisdiction.

**II. APPLICABILITY AND AUTHORITY**

The property encumbered by this Policy is that property restricted by the First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Two Step Farm Residential Community, recorded under Clerk’s File No. 2025075543 in the Official Public Records of Montgomery County, Texas, 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 the Community and made subject to the authority of the Association.

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

The Board adopts this Policy, which runs with the land and is binding on all Owners and Lots within the Community. This Policy is effective upon the recording of same. After the effective date, this Policy replaces any previously recorded or implemented policy that addresses the subjects contained in this Policy.

Invalidation of any one or more of the covenants, conditions, restrictions, or provisions contained in this Policy will in no way affect any one or the other covenants, conditions, restrictions, or provisions of this Policy, which remain in full force and effect.

### III. GOAT BARN POLICY

For purposes of this Policy, "Visitors" means Owners, lessee(s) of a Lot within Two Step Farm, and their guests.

1. Visitors are permitted to enter the Goat Barn only with authorization by Association staff or the Goat Barn farmer. Occupancy may be limited to a reasonable number of Visitors at any one time, as determined by Association staff or the Goat Barn farmer.
2. Feeding goats is prohibited unless using Association-approved feed provided by staff.
3. Visitors must treat animals gently and act in a calm manner in the Goat Barn. No horseplay, grabbing, chasing, yelling, or rough behavior is permitted.
4. Throwing objects, including hay, is strictly prohibited.
5. Pets are not permitted to enter the Goat Barn.
6. Visitors must wash hands after contact with animals or barn surfaces.
7. Goat Barn access and hours may vary depending on the availability of Association staff.
8. Any violation of this Policy may result in restricted access to the Goat Barn, in the sole and exclusive discretion of the Board.

[SIGNATURE PAGE FOLLOWS]

**CERTIFICATION**

I certify that, as the President of Two Step Farm Residential Community Association, Inc., a Texas nonprofit corporation, the foregoing Goat Barn Policy 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: *Tom Woliver*  
Tom Woliver, President

STATE OF TEXAS

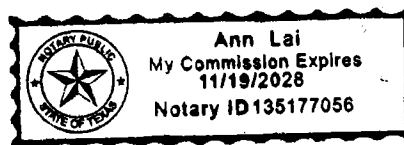
COUNTY OF Harris

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BEFORE ME, the undersigned notary public, on this day 22nd of May, 2026, personally appeared Tom Woliver, the President of Two Step Farm Residential Community Association, Inc., a Texas nonprofit corporation, known to me to be the person whose name is subscribed to this instrument, and acknowledged to me that she executed the same for the purpose and in the capacity expressed in this instrument.

*Ann Lai*  
Notary Public – State of Texas

After Recording Return to:  
Jane W. Janecek  
Roberts Markel Weinberg Butler Hailey, P.C.  
2800 Post Oak Blvd., 57<sup>th</sup> Floor  
Houston, Texas 77056



**E-FILED FOR RECORD**

05/29/2026 03:47PM



*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