



TWO STEP
FARM
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TWO STEP FARM RESIDENTIAL COMMUNITY ASSOCIATION, INC.
MEDIA POLICY

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

I. PURPOSE

The purpose of this Media Policy (this “*Policy*”) is to establish rules and procedures for Owners’ and Occupants’ use of various media outlets of 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.

MEDIA POLICY

1. Social Media Outlets, Newsletters, and Publications

- 1.1. **Authority.** The Association may employ social media on its own behalf. For purposes of this Policy, social media means discussion and information sharing tools that permit Users (defined below) to create and share content, which tools include, by way of illustration and not limitation, social networks, blogs, video-sharing sites, podcasts, wikis, message boards, and online forums posted on sites such as Google, Yahoo, Wikipedia, Facebook, YouTube, X, LinkedIn, Instagram, and Snapchat, among others. In addition to social media, the Association may promulgate newsletters and issue publications of its own behalf. Social media, newsletters, and publications addressed in this Policy are collectively referred to as “*Media Platforms*”.
- 1.2. **Purpose.** Media Platforms created on behalf of the Association are for informational and communication purposes only.
- 1.3. **Unauthorized Media.** Owners and Occupants may not create any Media Platform that appears to be authorized by the Association or the Board, unless:
 - a. the Board has provided the Owner or Occupant with written authorization to create or form such Media Platform; or
 - b. the Owner or Occupant prominently includes the following statement on the website, social media outlet or profile, newsletter, or other publication: *“This publication is in no way affiliated with or authorized, endorsed, approved, or maintained by Two Step Farm Residential Community Association, Inc. The name ‘Two Step Farm’ and any related names, marks, emblems, and images are registered trademarks of their respective owners, and the use of any trade name or trademark in this publication is for identification and reference purposes only and does not imply any association with the trademark holder or licensee, including Two Step Farm Residential Community Association, Inc.”*

2. Authorized Users

Only Owners and lessees of a Dwelling within Two Step Farm (“*User*”) may post content, written communication, material, suggestions, feedback, images, photographs, pictures, or other information (collectively, “*Content*”) on the Association’s Media Platforms. By posting Content on the Association’s Media Platforms, the User represents and warrants that the User (i) is a current Owner or lessee of a Dwelling within Two Step Farm, and (ii) is a Member in Good Standing with the Association (or the applicable Owner is a Member in Good Standing, if the User is a lessee of a Lot within Two Step Farm). All Users must submit to the Association a written request for permission to join or form a Media Platform, which written request must include information regarding the Lot owned or leased by the User within Two Step Farm, and a copy of the User’s executed lease, if applicable.

3. **Permitted Uses**

- 3.1. **Permitted Content.** All Content on the Association's Media Platforms must be respectful, positive, and in good taste, as determined in the sole and absolute discretion of the Board.
- 3.2. **Prohibited Content and Uses.** The Board has the unilateral authority to determine on a case-by-case basis whether any Content published by a User is prohibited. For purposes of this Policy, prohibited Content includes, but is not limited to, Content that:
- a. the User has no right to publish;
 - b. is for the purpose of advertising a commercial business or proposition (not including business referrals or residential classifieds);
 - c. is in connection with a pyramid scheme,
 - d. constitutes a chain letter, junk or spam email, or any duplicative or unsolicited message (commercial or otherwise);
 - e. is inappropriate, profane, obscene, indecent, discriminatory, hateful, or abusive;
 - f. is defamatory, illegal, infringing, or otherwise tortuous;
 - g. attempts to identify or identifies potential infractions of the law or of the Dedicatory Instruments encumbering the Community;
 - h. may be perceived as violating another person's right to privacy, including, but not limited to, Owner addresses and license plate numbers; and
 - i. attempts to address or addresses Association business.

In addition, Users may not use the Association's Media Platforms to defame, abuse, harass, stalk, or threaten any other person, or to otherwise violate the legal rights (such as rights of privacy and publicity) of any other person.

4. **Moderation by the Association**

- 4.1. **Moderating Activity.** The Board may, but is not required to, monitor or moderate the Content posted on the Association's Media Platforms.
- 4.2. **Deleting Content.** Upon receipt of a report or other notice that any Content violates the Dedicatory Instruments encumbering the Community, including this Policy, the Board, in its sole and absolute discretion, may delete the Content without notice to the User who posted it.

4.3. **Revoking Access.** If the Board, in its sole and absolute discretion, determines (i) that a User is not or has ceased to be an Owner or lessee of a Lot within the Community, or (ii) that the User (or the applicable Owner, if the User is a lessee of a Lot within the Community) no longer qualifies as a Member in Good Standing with the Association, the Board may revoke the User's access to the Association's Media Platforms without notice to the User.

4.4. **Association Administrators.** The Board may, but is not required to, appoint one or more administrators to oversee the Association's Media Platforms, which administrators may, but need not be, Members of the Association. Administrators who are Members of the Association must be Members in Good Standing with the Association. Administrators appointed by the Board, if any, may be removed by the Board at any time and for any purpose. Rules regarding the use of the Association's Media Platforms may be set by the administrators, subject to approval by the Board. Owners and Occupants agree to abide by and adhere to the rules established by the administrators and approved by the Board.

5. **No Representations**

The Association makes no representations about the accuracy or veracity of Content published on its Media Platforms by Users. The Association does not guarantee that any information on its Media Platforms published by Users is current, exhaustive, complete, or suitable for any purpose.

6. **Emergencies**

All safety or emergency issues should immediately be reported to local authorities at 911.

7. **Dedicatory Instrument Violations and Service Requests**

Violations of the Dedicatory Instruments encumbering the Community may not be reported through the Association's Media Platforms. Service requests may not be submitted through the Association's Media Platforms.

8. **Subpoena**

Owners and Occupants are advised that Content posted to the Association's websites or to any form of social media maintained by the Association may be subject to a subpoena and may be discoverable in litigation or in preparation for litigation.

9. **Disclaimer; Limitation of Liability**

The Association does not control or endorse the Content, messages, or information submitted or posted by Users on the Association's Media Platforms. As such, the Association disclaims any liability in connection with the use of its Media Platforms and from Users' participation in such use. The Association specifically disclaims any liability for offensive, inappropriate, obscene, unlawful, or otherwise objectionable Content or information an Owner or

Occupant may encounter on the Association's Media Platforms. The Association disclaims any liability in connection with the proliferation of any User Content.

The Association, its management company, and Declarant, including their respective past, present, or future directors, officers, members (of a for-profit entity), employees, agents, or affiliated entities (collectively, the "*Association Parties*") do not assume or authorize any other person to assume for it any liability in connection with the use of the Association's Media Platforms. In no event are the Association Parties liable to any Owner, Occupant, or third party for (a) any lost profits or revenue or incidental or consequential damages (including, indirect, special, punitive, or exemplary damages) arising out of the use or inability to use the Association's Media Platforms, or (b) any claim by any other party, even if the Association Parties have been advised of or had (or should have had) any knowledge (whether actual or constructive) of the possibility of such damages. The Association Parties are not liable for the effects of any service outages, breaches of servers (server or client side), or for the resulting effects of such occurrences.

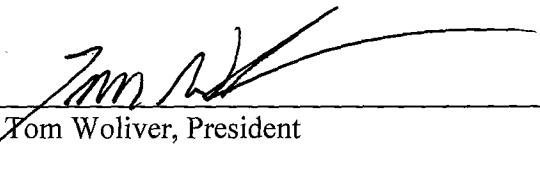
[SIGNATURE PAGE FOLLOWS]

CERTIFICATION

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

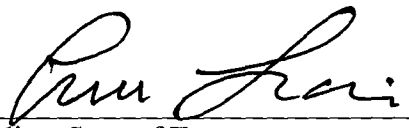
DATED this the 22nd day of May, 2026.

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

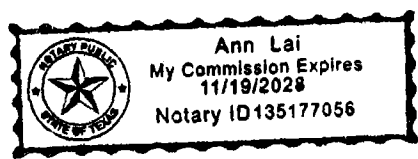
By: 
Tom Woliver, President

STATE OF TEXAS §
 §
COUNTY OF Harris §

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.


Notary Public – State of Texas

After Recording Return to:
Jane W. Janecek
Roberts Markel Weinberg Butler Hailey, P.C.
2800 Post Oak Blvd., 57th 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