



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

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

I. PURPOSE

The purpose of this Park and Playground Policy (this “*Policy*”) is to establish rules and procedures for use of the playground(s) (the “*Playground*”) 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 in the Declaration and the interpretation provision 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. PLAYGROUND POLICY

1. The Playground is not a drop-off zone. Children under the age of 14 must be accompanied and supervised at all times while at the Playground by a person who is 18 years of age or older.
2. Playground equipment must be used as intended (e.g., swings for swinging, slides for sliding). Horseplay is not allowed. Playground users must share equipment, take turns, and treat others with respect.
3. Proper footwear is required at all times. Bare feet and untied shoelaces are prohibited within the Playground.
4. Animals are not permitted within the Playground, except as allowed by law.
5. Bicycles, scooters, and other wheeled devices are not permitted within the Playground.
6. All waste must be removed from the Playground and disposed of in an appropriate manner. All personal items, trash, and debris must be removed upon leaving the Playground.
7. The Playground shall not be used in any way that may reasonably be considered annoying to other users, or in a manner that may endanger the health or safety of other persons. Profanity or harassment of others is not permitted.
8. All persons using the Playground do so at their own risk. The Association disclaims any responsibility for accidents, injuries, and property damage or loss.
9. An Owner must promptly reimburse the Association for any loss or damage to the Playground or surrounding areas caused by the negligence or willful misconduct of the Owner, his or her guests, and other persons for whom the Owner is responsible.
10. The Playground will be open during the hours established from time to time by the Association.
11. Food and beverages may be brought into Playground; however, no glass is permitted in the Playground. Only unbreakable containers are allowed.
12. Smoking and vaping are not permitted in the Playground.
13. Loud or offensive music is not permitted in the Playground.
14. Playground visitors are requested to immediately report any hazards, such as broken glass or damaged equipment or structures to the Association.

[SIGNATURE PAGE FOLLOWS]

CERTIFICATION

I certify that, as the President of Two Step Farm Residential Community Association, Inc., a Texas nonprofit corporation, the foregoing Playground 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: [Signature]
Tom Woliver, President

STATE OF TEXAS

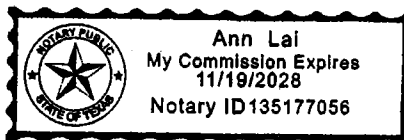
COUNTY OF Harris

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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 he executed the same for the purpose and in the capacity expressed in this instrument.

[Signature]
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