



**RESOLUTIONS OF THE BOARD OF DIRECTORS OF
TWO STEP FARM RESIDENTIAL COMMUNITY ASSOCIATION, INC.**

**RENTAL FEES SCHEDULE
(DANCE HALL AND CO-OP CONFERENCE ROOM)**

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

RECITALS:

The First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Two Step Farm Residential Community was recorded under Clerk’s File No. 2025075543 in the Official Public Records of Montgomery County, Texas, as same has been and may be amended and supplemented from time to time (the “*Declaration*”).

Reference is made to the Declaration for all purposes, and the capitalized terms used in these Resolutions have the meanings set forth in the Declaration.

Pursuant to Article X, Section A of the Declaration, the Board of Directors (the “*Board*”) of the Two Step Farm Residential Community Association, Inc. (the “*Association*”) has the authority to promulgate rules and policies concerning the administration of the Property, including the use of the Common Area and Area of Common Authority.

The Board has adopted that Facility Rental Policy for Two Step Farm related to the rental of the Dance Hall and Co-Op Conference Room, and the Board desires to adopt the fee structures stated in the attached Exhibit A for the rental of the Dance Hall and Co-Op Conference Room.

RESOLUTIONS:

The Board, pursuant to the authority granted in the Declaration, duly consents to the adoption of the following resolutions:

BE IT RESOLVED, that pursuant to the authority reserved to it in the Declaration and effective as of the date these Resolutions are executed, the Board adopts the following rental fee schedules which are hereto as Exhibit A:

- *Dance Hall Residential Rental Fee*
- *Dance Hall Non-Resident Rental Fee*
- *Dance Hall Community Partner Rental Fee*
- *Co-Op Conference Room Rental Fee*

IT IS FURTHER RESOLVED that, for the remainder of the year 2026, all Rental Fees for Builders, as defined in the Declaration, will be waived.

IT IS FURTHER RESOLVED that the Board is authorized to take any action it deems necessary, appropriate, convenient, or desirable in order to effectuate the intent of the foregoing Resolutions, and any actions taken in connection with the foregoing Resolutions are approved, adopted, and ratified in all respects.

IT IS FURTHER RESOLVED that the Rental Fees Schedule may be amended from time to time in the sole discretion of the Board.

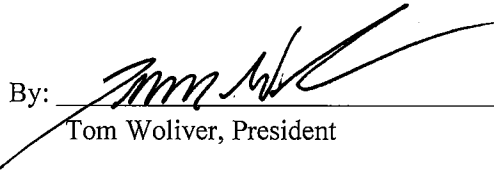
[SIGNATURE PAGE FOLLOWS]

CERTIFICATION

I certify that, as President of Two Step Farm Residential Community Association, Inc., a Texas nonprofit corporation, the foregoing Rental Fees Schedule 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, on this day personally appeared Tom Woliver, the 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. Janecek
Roberts Markel Weinberg Butler Hailey PC
2800 Post Oak Blvd 57th Floor
Houston, Texas 77056

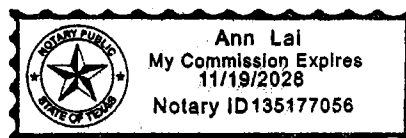


EXHIBIT A

[See attached.]

RESIDENTIAL RENTAL FEE

RENTAL TIME	RENTAL FEE	SECURITY DEPOSIT
Standard (6 Hours)	\$1,000	\$750
Additional Hours (per hour after 6-hour rental)	\$150	
Full Day - 12 Hours	\$1,800	\$1,000

ADDITIONAL COSTS	FEE	NOTES
Excessive Cleaning	\$350+	
Staffing	\$25/hour	
Outside Catering*	\$500	*Outside Catering Fee applies only if The Grazery can accommodate and clients choose not to select them as their caterer.
Non-Compliance**	\$750	**A Vendor Non-Compliance Fee may apply when a rental client brings in vendors that have not been approved in advance, or when vendor requirements related to facility use, staffing, or security are not met.

☆ YOUR DANCE HALL RENTAL INCLUDES ☆

Tables and chairs for approximately 130+ extra built-in bench seats. Additional setup/seating possible with approval to suit layouts or more guests (max occupancy 400).

Access to state-of-the-art sound and lighting systems

Patio seating

Access to full saloon style bar (bar/beverage packages billed separately)

Set up/break down of dance hall table and chairs

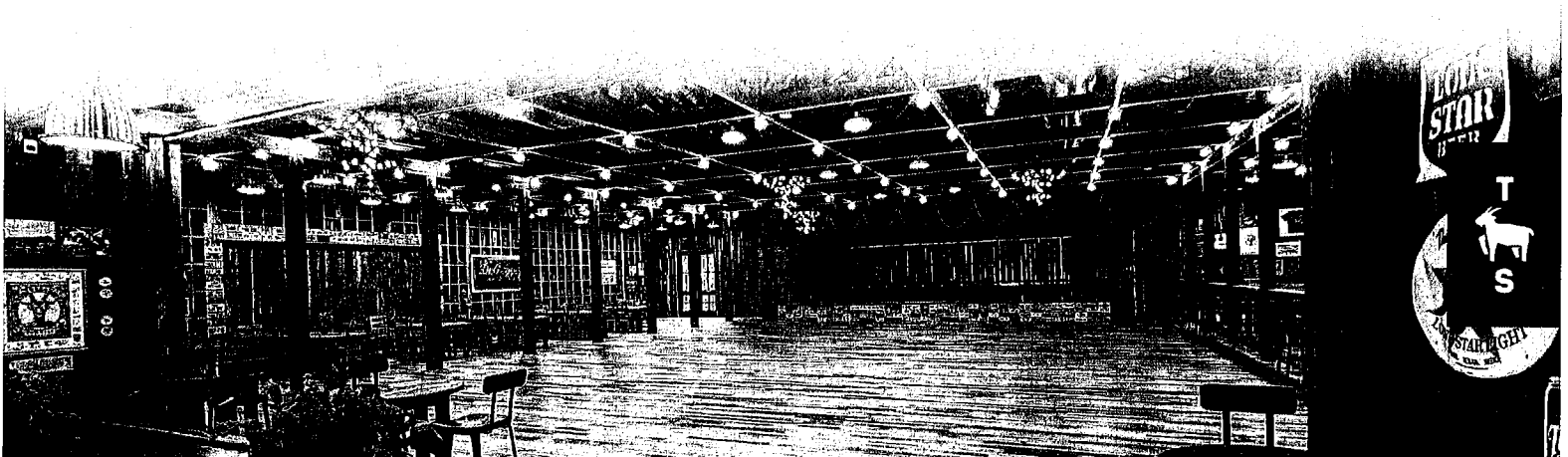
Elevated built in stage (perfect for live music)

Onsite event concierge



ADDITIONAL EVENT PLANNING SUPPORT

Consultation and extended planning services are available for an additional cost.



NON-RESIDENT RENTAL FEE

RENTAL TIME	RENTAL FEE	SECURITY DEPOSIT
Standard (6 Hours)	\$2,350	\$1,200
Additional Hours (per hour after 6-hour rental)	\$275	
Full Day - 12 Hours	\$3,500	\$2,000

ADDITIONAL COSTS	FEE	NOTES
Excessive Cleaning	\$700+	
Staffing	\$50/hour	
Outside Catering*	\$850	*Outside Catering Fee applies only if The Grazery can accommodate and clients choose not to select them as their caterer.
Non-Compliance**	\$1,200	**A Vendor Non-Compliance Fee may apply when a rental client brings in vendors that have not been approved in advance, or when vendor requirements related to facility use, staffing, or security are not met.

☆ YOUR DANCE HALL RENTAL INCLUDES ☆

Tables and chairs for approximately 130+ extra built-in bench seats. Additional setup/seating possible with approval to suit layouts or more guests (max occupancy 400).

Access to state-of-the-art sound and lighting systems

Patio seating

Access to full saloon style bar (bar/beverage packages billed separately)

Set up/break down of dance hall table and chairs

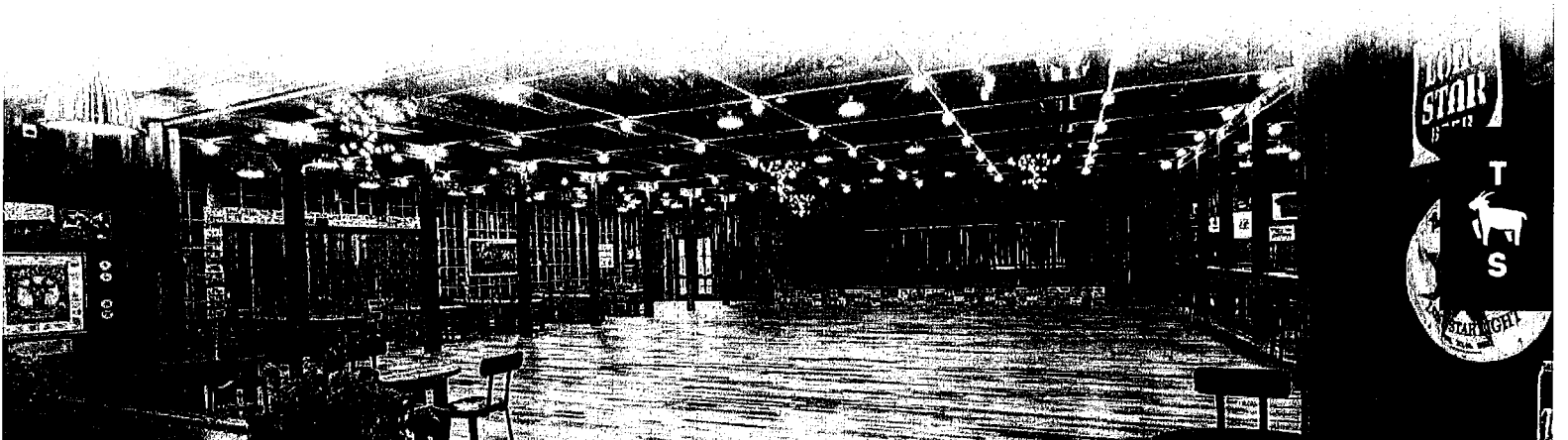
Elevated built in stage (perfect for live music)

Onsite event concierge



ADDITIONAL EVENT PLANNING SUPPORT

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COMMUNITY PARTNER RENTAL FEE

RENTAL TIME	RENTAL FEE	SECURITY DEPOSIT
Standard (6 Hours)	\$1,200	\$750
Additional Hours (per hour after 6-hour rental)	\$150	
Full Day - 12 Hours	\$2,000	\$1,000

ADDITIONAL COSTS	FEE	NOTES
Excessive Cleaning	\$350+	
Staffing	\$25/hour	
Outside Catering*	\$500	*Outside Catering Fee applies only if The Grazery can accommodate and clients choose not to select them as their caterer.
Non-Compliance**	\$750	**A Vendor Non-Compliance Fee may apply when a rental client brings in vendors that have not been approved in advance, or when vendor requirements related to facility use, staffing, or security are not met.

☆ YOUR DANCE HALL RENTAL INCLUDES ☆

Tables and chairs for approximately 130+ extra built-in bench seats. Additional setup/seating possible with approval to suit layouts or more guests (max occupancy 400).

Access to state-of-the-art sound and lighting systems

Patio seating

Access to full saloon style bar (bar/beverage packages billed separately)

Set up/break down of dance hall table and chairs

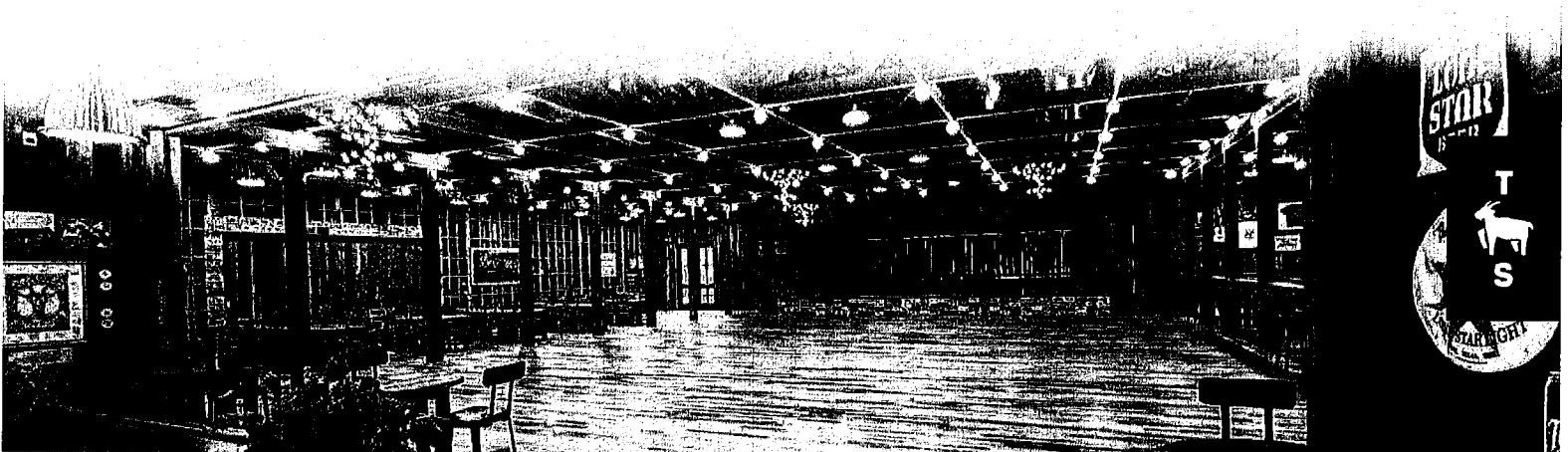
Elevated built in stage (perfect for live music)

Onsite event concierge



ADDITIONAL EVENT PLANNING SUPPORT

Consultation and extended planning services are available for an additional cost.



THE CO^{OP}

A Good Place To Get Things Done

A shared community space that's open to residents and community partners. Perfect for working solo, meeting with neighbors or simply getting a change of pace close to the home office. It's also where you can find the Community Life folks.

CO^{OP} CONFERENCE ROOM

RENTAL FEE

Hourly Rental

\$65

☆ YOUR CO^{OP} RENTAL INCLUDES ☆

Seating for 10 guests

Access/use of smart TV and conference camera

Onsite access to The Grazery (coffee, beverages, light bites)

Community Life Team support



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