



RESIDENTIAL DESIGN GUIDELINES  
MARCH 2026

## TWO STEP FARM RESIDENTIAL DESIGN GUIDELINES

The property affected by these Two Step Farm Residential Design Guidelines (“*Design Guidelines*”) is the property restricted by that certain First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Two Step Farm Residential Community, recorded under Document No. 2025075543 in the Official Public Records of Montgomery County, Texas (“*Declaration*”), and any other property which has been or may be annexed thereto and made subject to the Declaration. As provided in Article XI of the Declaration, JEN TEXAS 35, LLC (“*Declarant*”) has authority to promulgate Design Guidelines during the Development Period, which remains in effect.

The Declarant intends for Two Step Farm to embody the highest standards in single-family detached housing. The size and placement of each Dwelling on a subdivision lot (the “*Lot*”) and the location of the driveway and garage for each Dwelling will be elements used to develop a community wide image of spaciousness in the use of the Property.

In accordance with the intent to develop Two Step Farm as a distinguished residential environment, the architectural control standards in these Design Guidelines will be a guide to owners, architects, designers, and Builders. These Design Guidelines elaborate upon the Declarant’s general commitment to quality by dealing specifically with the numerous elements of the residential environment. These Design Guidelines will be upheld by the Architectural Review Committee (the “*ARC*”) and may be amended from time to time by the ARC, as provided in the Declaration. The ARC is granted the power of review over the design for each Dwelling in Two Step Farm by covenants, conditions, and restrictions running with and encumbering every Lot in Two Step Farm.

The capitalized terms used in these Design Guidelines are defined in the same manner as set forth in the Declaration, which definitions are incorporated in these Design Guidelines by this reference.

Declarant has adopted these Design Guidelines which will be recorded in the Official Public Records of Montgomery County, Texas.

IN WITNESS WHEREOF, the undersigned Declarant has executed these Design Guidelines this 22nd day of May 22, 2026.

**DECLARANT:**

JEN TEXAS 35, LLC,  
a Texas limited liability company

By: [Signature]

Name: Thomas Woliver

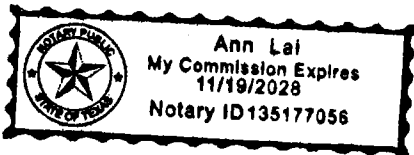
Title: Vice President

STATE OF TEXAS §  
                                          §  
COUNTY OF Harris §

This instrument was acknowledged before me on the 22 day of May, 2026, by Thomas Woliver, Vice President of JEN TEXAS 35, LLC, a Texas limited liability company, on behalf of said corporation and said limited liability companies.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 22 day of May, 2026.

[Signature]  
Notary Public – State of Texas



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## RESIDENTIAL DESIGN GUIDELINES

The intent of these Design Guidelines is to establish criteria for the design of Lots and Dwellings in Two Step Farm. Emphasis is on quality in material, design, and construction to promote well-crafted diversity in design while ensuring the architectural integrity of the community. The ARC will from time to time revise these Design Guidelines to better maintain the quality of the Property. In the event the ARC deems special conditions to warrant a change in these Design Guidelines for a specific situation, it may do so at its sole discretion.

### **A. Site Planning**

#### 1. Square Footage

The square footage requirements for Dwellings are set forth in the applicable Supplemental Amendments for each section of the Property.

#### 2. Building Lines

Typical setbacks of building lines from property lines, as well as utility and drainage easements are determined by Montgomery County. In addition to these requirements, further setbacks are enforced by deed restrictions for aesthetic reasons. The ARC may, in particular cases, grant variances to building lines not specifically determined by Montgomery County. A variance will be allowed only if it can be demonstrated by the designers of the Dwelling that the variance will allow a significant positive contribution to the Dwelling design or, more importantly, to site design of the community as a whole.

#### 3. Staking Approval

The ARC has the authority to require that Dwellings, driveways, and garages be staked out and that such staking be approved by the ARC before any tree cutting is done or any construction site work is begun.

#### 4. Similar Floor Plans and/or Elevations

There must be 4 Lots separating Dwelling plans with the same or substantially similar elevations. For example, if Lot 1 is Elevation X, a repetition would be allowed on Lot 6. Dwellings that are across the street with the same or substantially similar elevations cannot face each other or be diagonal in either direction.

#### 5. Site Maintenance During Construction

##### a. General Maintenance

Each Lot must be maintained in a neat, clean, and orderly condition by the Builder during construction and until the Dwelling is closed. Stumps, felled trees, building debris, etc., must be removed from each Lot by the Builder as often as necessary to maintain attractiveness of the construction site. Debris may not be dumped in any area of the development unless a specific location for such a purpose is approved in writing by the ARC. The Builder must use stormwater pollution prevention plans (“*SWPPP*”) approved silt fencing or other *SWPPP* approved means of silt detention to prevent mud from flowing into the street. The Builder must keep all debris within the boundaries of the Lot on which the Dwelling is being constructed. The Builder must provide Dumpsters or wire enclosures to contain construction debris. The Declarant will designate a specific concrete washout location which must be cleaned out on a regular basis by the Builder.

b. Signs

Only one sign is allowed on a Lot during construction. Unauthorized signs may be removed by a Two Step Farm Residential Community Association, Inc. representative. “Open House” signs and bandit signs are prohibited.

**B. Wall Treatment**

1. Brick or Stone

To develop a community-wide image of freshness and quality, brick used in Two Step Farm must be domestic, hard-fired clay. Limestone brick may be approved on a case-by-case basis. All mortar joints must be tooled; “slump” joints are not acceptable. Mortar color must be selected to complement the brick color. Stone and stucco must also be considered acceptable material. Similar brick, stone, or stucco colors are not permitted closer than every second Lot.

2. Wood/HardiePlank

a. Siding

Wood/HardiePlank siding must be horizontal lap type. “Masonite” hardboard siding 1/2 inch thick or an equivalent product is acceptable. No diagonal siding may be used except with special consent of the ARC. Vertical siding may be used to accent certain architectural features of Dwellings approved by the ARC.

b. Trim

Wood trim must be smooth, high-quality finish-grade stock, stained, or painted as approved by the ARC. Rough cedar may be used if the smooth side is facing out. Soffits made of hardboard may be used.

3. Stucco

Stucco may be used as an exterior wall finish. When stucco is called for as an exterior wall material, its detailing should be consistent with the style of the architecture. Smooth finish stucco may be used as a finish on foundation concrete above-grade with the approval of the ARC. The ARC has the right to require that stucco be painted if it is not uniform in color.

4. Synthetic Materials

Synthetic materials, such as metal or vinyl siding, may not be used.

**C. Roof Treatment**

1. Materials

Roof materials may be clay or concrete tile, slate, or asphalt shingles (25-year shingles, minimum). All asphalt shingle roofs must have closed valleys. Standing seam metal (factory finished steel), terne metal, or copper and metal shingles require special consent of the ARC. Wood shingles of any type are not allowed.

2. Form

Roofs may take a variety of forms; gabled and hipped roofs of uniform pitch throughout the Dwelling are preferred.

3. Chimney

Chimneys may either be brick, stucco, or HardiePlank. If stucco or HardiePlank, the color must match the trim or brick.

4. Exposed Roof Metal

All exposed metal roof accessories (including stack vents, roof flashings, attic ventilators, metal chimney caps, skylight curbs, solar collector frames, etc.) must match the roofing material color as closely as possible. In cases where metal roofing is employed, roof accessories may be made of the same metal as the roofing or painted to match its color. All stack vents and attic ventilators must be located on the rear slopes of roofs and mounted perpendicular to the ground plane and must be painted to match the roof color.

5. Skylights and Solar Collectors

Except by approval of the ARC, no skylights or solar collectors are allowed on the front slope of any roof unless in compliance with the Association's Solar Energy Devices and Roofing Materials Policy.

**D. Exterior Lighting Fixtures**

All exterior lighting fixtures visible from any street, including porch lighting and garage sconces, must be approved by the ARC. Where possible, decorative fixtures should complement the architectural features of the Dwelling. No pole-mounted or building-mounted high-intensity area lighting will be allowed.

**E. Exterior Color Scheme**

The palette of exterior paints and stains for each Dwelling must be selected to complement, coordinate, or harmonize with the colors of building materials which are used in their "natural" state, such as brick, stone, copper, etc. Color and material combination packages will be submitted once for approval by the ARC. Any repainting of the Dwelling, trim, shutters, or front door in a different color than the original color requires the prior written consent of the ARC. Any painting of brick also requires the prior written consent of the ARC.

**F. Mechanical Equipment**

All air conditioning compressors, power boxes, meter boxes, and pool equipment must be screened from Public View. Screening may consist of architectural or planting elements, or in the case of wall-mounted boxes, they may be painted to match the brick or stucco.

**G. Maintenance**

Each Dwelling must be maintained in a neat, clean, and orderly condition by the Owner. Periodic repairs must be made to correct broken shingles, peeling paint, broken brick, and any other condition which suggests visual deterioration of a Dwelling.

**H. Signs**

1. For Sale and For Lease Signs

For Sale and For Lease signs are permitted as set forth in the Declaration. For Sale signs may not include the word "foreclosure" or other distressed sale language. For Sale signs must be professionally manufactured for the specific purpose of real estate sales only.

2. Home Security Signs

Residential security system signs and stickers are permitted as set forth in the Declaration. Such signs are intended to promote notice to would-be intruders and are not intended in any way to be commercially oriented signs.

3. Political Signs

Political signs are permitted as set forth in the Declaration.

4. School Spirit and Activity Signs

School Spirit and School Activity signs are permitted as set forth in the Declaration.

5. Builder Signs

Builder signs are permitted as set forth in the Declaration.

**I. Awnings**

1. Location and Type

Awnings may only be placed on rear windows when not visible from Public View. Awning installation over front doors and windows is prohibited. They can be either permanent or retractable (either manual or mechanized). If mechanical, the mechanism may not be visible.

2. Materials

Awning material should be canvas (or other appropriate material) and solid colored. Only the following colors will be permitted: dark navy blue, maroon, forest/hunter green, beige, or brown.

3. Maintenance

Awnings must be properly maintained at all times, including periodic cleaning of the awnings. They must be replaced when they are faded, ripped, or badly worn.

**J. Basketball Goals**

1. Location

Permanent and portable basketball goals may be placed on driveways behind the right of way; however, goals must not encumber the right of way. No goals may be mounted to a Dwelling. Backyard goals must be placed out of Public View as much

as possible. For corner Lots, goals must be placed on the interior side of the Lot. Neither portable nor permanent goals may be stored out in the street.

## 2. Materials

### a. Permanent Goals

- i. Backboards. Basketball goals must be installed on commercially made, standard-sized backboards. Backboards must be constructed of heavy gauge fiberglass, Plexiglas, graphite-blend, or aluminum. Backboards must be white, gray, or clear. Fluorescent colors are not permitted.
- ii. Supports. Support brackets for garage-mounted goals must be black or a color to match the roof or siding color.
- iii. Poles. Poles for freestanding goals must be metal of a sufficient gauge to prevent bending. Poles must be painted black or a color to blend in with the background when viewed from the street.
- iv. Nets. Nets should be white and/or black or red, white, and blue (tricolor). Fluorescent colors and chain nets are prohibited.

### b. Portable Goals

- i. Backboards. Portable basketball goals must be installed on commercially made, standard-sized backboards. Backboards must be constructed of heavy gauge fiberglass, Plexiglas, graphite-blend, or aluminum. Backboards must be white, gray, or clear. Fluorescent colors are not permitted.
- ii. Bases, Supports, and Poles. Bases must be black or gray with no visible logos. For aesthetic reasons, it is recommended to use a thick base and to screen the base from Public View when necessary. Supports must be painted black or gray to match the pole. Bases may not be weighted down with stones, bricks, cinder blocks, dirt bags, etc. The base should be properly filled with sand or water per the manufacturer's instructions.
- iii. Nets. Nets should be white and/or black or red, white, and blue (tricolor). Fluorescent colors and chain nets are prohibited.

## 3. Maintenance

All basketball goals must be maintained in such a fashion that they do not detract from the appearance of the Property, such as, but not limited to, replacement or

repair of torn or missing nets, bent rims, bent or broken supports, worn or discolored backboards, rusted/discolored or leaning poles.

**K. Decks, Upper-Level Decks, Patio Covers, Patio Extensions, Arbors, Gazebos, and Outdoor Kitchens**

1. Location

For decks and other ground level improvements, no encroachment will be allowed on easements. For patio covers and other above-ground structures, no encroachments are allowed on front, rear, or side building setback lines.

2. Dimensions

a. Patio Covers, Arbors, and Gazebos

The maximum height of patio covers or gazebos is 12 feet measured from ground level.

b. Decks and Patio Extensions

The maximum height of the walking area of decks is 18 inches measured from the slab level. Multi-level decks are allowed, but the highest level must be at or below 18 inches. Built-in benches and/or railings may exceed this height. The area of the patio extensions (concrete slab) must be no greater than 25% of the area of the rear yard.

c. Upper-Level Decks

The height cannot exceed the height of a normal second story level nor extend beyond the building lines.

3. Materials – Structure

a. Decks, Upper-Level Decks, Patio Covers, Gazebos, Pergolas, and Arbors

All above-ground structures must be made of either weather-resistant wood or masonry. Metal or vinyl is not permissible for patio covers, upper-level decks, arbors, or gazebos. If wood is used on the improvement, it must be weather-resistant (e.g., Western Red Cedar or Wolmanized pine). It may be painted to match the Dwelling colors, stained a natural wood color, treated with a substantially clear wood preservative, or left raw to weather naturally. If masonry is used, either bricks or stucco that match the Dwelling or concrete may be used. In all cases, the design and materials must complement the Dwelling design. On upper-level decks, both the stairway and deck require railings for safety.

b. Patios and Patio Extensions

Concrete slabs for patio extensions must be of similar or better quality than any existing patio slab. Other acceptable materials may include, but are not limited to, pavers, stone, stamped/colored, or coated concrete. All materials used, including color selected, must complement the Dwelling.

4. Materials – Roofing

a. Patio Covers and Gazebos

Must be shingled to match the Dwelling in color, style, and weight or an open design using wood slats or lattice. Metal or fiberglass covers are specifically prohibited; however, honeycomb-style Lexan material may be considered if it is incorporated into a wood cover and a material sample is submitted for approval.

b. Pergolas

- i. Pergolas may not be located within any utility easements or building setback lines on a Lot.
- ii. Pergolas may not exceed 12 feet in height, measured from the ground to the highest point on the pergola.
- iii. The typical pergola footprint area is limited to 225 square feet, 15 x 15 feet, or some variant thereof.
- iv. Pergolas may take up no more than 40% of width of the Lot as measured at the rear Lot line, corner to corner. Provided, however, the size, location, and materials comprising a pergola on a Lot are within the discretion of the ARC.
- v. Pergolas must be constructed of cedar timbers or Wolmanized, pressure treated pine lumber. Pergolas must be constructed of one type of wood; mixed types of wood are prohibited. Wood used to construct the pergola must be clear coated, painted, or stained in a natural wood color approved by the ARC. Paint colors must be compatible with the exterior of the Dwelling on the Lot.
- vi. In reviewing an application for a pergola, the ARC may consider factors including, but not limited to, the size and configuration of the Lot, the location of the Lot within the Property, the location of the pergola on the Lot, the type of fencing on the Lot, and the

visibility of the pergola from streets, other Lots, or the Common Areas.

c. Arbors

An arbor may consist of lattice or wood slats. If vines are to be grown over the top of the structure, they must be properly maintained at all times, including watering, fertilizing, trimming, and replacement of dead plants.

5. Maintenance

All decks, upper-level decks, patio covers, patio extensions, arbors, and gazebos must be maintained in such a fashion that they do not detract from the appearance of the Property. This maintenance includes replacement of broken rotted wood, repair, or replacement of shingled roofs, repainting, etc.

6. Outdoor Kitchens

Outdoor kitchen fixtures must be permanent/fixed and must be harmonious with the Dwelling. The height may not exceed the standard bar height requirements.

**L. Decorations for Holidays and Special Occasions**

The decorations for holidays and special occasions guidelines have been developed to assist planning for Owner's exterior decorations.

1. Holidays

Holiday decorations for all observed/recognized holidays may be installed 30 days prior to the holiday and must be removed within 10 days after the holiday is over. The exceptions to this are the religious, year-end holidays (i.e., Christmas, Hanukkah, Kwanzaa, etc.). For these type holidays, decorations may be installed no earlier than November 20<sup>th</sup> and must be completely removed no later than January 10<sup>th</sup>.

Examples of some recognized holidays are: Chinese New Year, Christmas, Easter, Fourth of July, Halloween, Hanukkah, Kwanzaa, St. Patrick's Day, Thanksgiving, Valentine's Day, etc. This list is not meant to be all inclusive.

2. Special Occasions

- a. Birth announcements may be placed in the yard for 2 weeks.
- b. Graduation announcements may be placed in the yard for 2 weeks.
- c. Birthday decorations may be placed on the exterior for 1 week.

- d. During the above periods, the Dwelling may be decorated in a fashion that celebrates the holiday. It is not necessary to get approval in advance. All decorations should be installed in a tasteful manner and should be properly maintained at all times.
- e. If a Dwelling is decorated prior to the defined holiday season or should the decorations remain in Public View after the time period, the Dwelling will be in violation of the Declaration.

## M. Play Structures

### 1. Specifications

#### i. Submittal Requirements

Include a site plan (plot plan) showing property lines, building lines, and utility easements along with the location of the play forts, playhouses, swing sets, and other recreational equipment (collectively referred to as "***Play Structures***") and the distance to the adjacent property lines.

#### ii. Location and Dimensions

Placement of the Play Structures must be in the rear yard so that they are screened from Public View to the maximum extent possible by permanent structures (such as the Dwelling, garage, or wood fences). Private view is defined as being visible from adjacent Dwellings. Play Structures must not exceed 120 square feet in size and must not exceed 13 feet in height. In addition, play forts must be located a minimum of 6 from the rear property line and a minimum of 12 from the rear and side property lines.

#### iii. Materials

Play forts must be constructed of materials resistant to decay, such as pressure-treated yellow pine, redwood, Western Red Cedar, or treated hardwoods. Materials should eventually attain a natural, weathered finish that is harmonious with surrounding fences. Rigid roofs must match the shape, slope, and materials of the Dwelling or garage roofs. Tarp roofs, awnings, or covers cannot be striped or multi-colored. They must be solid beige, brown, red, yellow, dark green, or dark blue. There are no guidelines for the materials used in swing sets.

### 2. Maintenance

All play forts and swing sets must be maintained in such a fashion as to not detract from the appearance of the Property, such as, but not limited to:

- Playhouses – replacement of torn or discolored tarps or covers
- Swing sets – painting of any rusted or discolored parts

## **N. Outbuildings**

### **1. Location and Dimensions**

- a. Outbuildings must be in the rear yard so that they are screened from Public View to the maximum extent possible by permanent structures (such as a Dwelling, garage, or wood fences). For corner Lots and Lots backing up to major boulevards, Outbuildings must be placed on the interior side of the Lot.
- b. Outbuildings are not recommended for placement in utility easements and are done at the Owner's risk.
- c. Any Outbuilding, including portable structures used for accessory or storage purposes, must be limited to a maximum height of 8 feet and 120 square feet of floor space.
- d. Landscape screening may be required. Care must be taken in building placement when the Dwelling is on a landscape Reserve or if the property has a metal fence and the yard is visible from Public View.

### **2. Materials and Colors**

All Outbuildings should be wood and correspond to the style, color, and architecture of the Dwelling. Roofing must match the color, style, and weight of the Dwelling. Siding must match the Dwelling in color and style.

### **3. Maintenance**

All Outbuildings must be maintained in such a fashion that they do not detract from the appearance of the Property.

## **O. Swimming Pools, Spas/Hot Tubs, and Ponds (Water Gardens)**

### **1. Submittal Requirements**

All requests for pools must be submitted to the ARC. The request should include a survey site plan (plot plan) which includes all property lines, building lines, utility easements, distance from pool to back of said property line, dimensions of pool, location and dimensions of decking, location of pool equipment and how it is screened from view. The pool and drainage plan must be drawn to scale on the site plan showing the percentage of the total coverage of all hardscape elements (this includes pools, decks, Dwelling, garage, driveway, sidewalks, other additions, etc.)

within the Lot where required. Pool water or backwash must drain internally and not drain onto adjacent properties (including streets, sidewalks, and Reserves). Before construction, special permission must be required and granted to enter a Reserve or Common Area.

2. Common Area Access

If access through any landscape Reserves, green belts, or Common Areas is necessary, written permission will have to be requested and granted before approval can be given. Owners are required to request access in writing: a plot plan is required showing where the property will be entered. In addition, the Owner must sign an "Access Agreement" form stating that they acknowledge any damage done to the Reserves will have to be repaired by the Owner to the satisfaction of the Association. If the Owner does not make the needed repairs, or the repairs are not up to the expected standards, the Association will complete the necessary work and charge the Owner back for the cost plus 20%.

Adherence to these Design Guidelines will usually result in the prompt approval of your request; however, adherence does not guarantee approval, nor does it eliminate the need to submit a written request in advance of installation. Failure to submit a request in advance may result in the Owner incurring unnecessary expenses to modify or remove the modification and being subject to fines.

3. Pools

Unless otherwise specified, swimming pools may be constructed within the architectural building lines of each Lot and cannot encroach on utility easements. Pool decks may extend beyond the building lines but must allow adequate room for landscaping and fencing. Pool surface, deck, and all mechanical and electrical equipment must be fully screened from Public View, including public streets, Common Areas, and Reserves with a combination of trees, hedges, walls, or fences. Above-ground swimming pools are specifically prohibited. All swimming pools must be maintained in such a fashion that they do not detract from the appearance of the Property.

4. Spas and Hot Tubs

Spas and hot tubs may be in-ground or self-contained above-ground models. Spas must meet the same location and drainage requirements as required for pools. They must also follow all the same submission and material specifications as those required for pools. They must be in the rear and side yard so that they are completely screened from Public View. Any spa enclosure must follow the gazebo Guidelines. All spas and hot tubs must be maintained in such a fashion that they do not detract from the appearance of the Property.

5. Ponds (Water Gardens)

Ponds (water gardens) must follow all the same submission, material, and location specifications as those required for pools. They must be in the rear or side yards so that they are completely screened from Public View. Ponds (water gardens) cannot cause run-off or drainage problems onto adjacent properties. All ponds (water gardens) must be maintained in such a fashion that they do not detract from the appearance of the Property.

6. Waterfalls

If any type of waterfall is to be incorporated into the design of a pool, spa, or pond, the dimensions and materials used must be fully specified. The height of the waterfall must not exceed 36 inches when measured from the ground. All waterfalls must be maintained in such a fashion that they do not detract from the appearance of the Property.

**P. Solar Screens, Window Film, Storm Doors & Windows**

1. Solar Screens

Solar screens may be installed on windows on the side or back of the Dwelling if the Dwelling is not on a corner Lot. For a corner Lot Dwelling, no screens may be installed on the side visible from the street unless a 20 x 30 mesh or a maximum 80% UV rated screens are used. For the front of Dwellings, no solar screens may be installed unless a 20 x 30 mesh or a maximum 80% UV rated screens are used. For Dwellings that back up to major streets and/or boulevards, only 20 x 30 mesh or a maximum 80% UV rated screens may be installed on windows which are in view. Acceptable materials for solar screening are a heavy gauge vinyl mesh that is available in brown, dark gray, or black. The mesh must be enclosed and framed in aluminum that is compatible with the overall color scheme of the contiguous surface of the window on which it is installed. The mounting of the solar screen should not detract from the overall appearance of the Dwelling.

2. Window Film

Window film may be installed on the front, side, or back of the Dwelling. No window film is allowed unless the visible light reflected is 35% or less. The only acceptable colors for window film are gray, charcoal, or crystal/light silver clear film. No mirrored, fully reflective bronze, or any other colored film is allowed on any windows.

3. Storm Doors

Storm doors may be installed on the side or back of the Dwelling, if it is not a corner Lot and the door is not visible from Public View. For a corner Lot Dwelling, only

full view storm doors may be installed on the side visible from Public View. For the front of Dwellings, only full view storm doors may be installed. Door visibility should not be screened except for the frame. The suggested material for storm doors is aluminum. The frame must match the door trim on which it is installed. The mounting of the storm doors should not detract from the overall appearance of the Dwelling. Window film placed on storm doors must follow the above-stated window film guidelines. The style, color, and placement of storm doors will be reviewed by the ARC for compatibility.

4. Storm Windows

Storm windows must have divided light characteristics and be architecturally consistent with the architecture of the Dwelling. All storm window frames must match the window trim of the Dwelling. Rolling shutters are NOT acceptable.

5. Maintenance

All solar screens, window film, storm doors, and storm windows must be maintained in such a fashion that they do not detract from the appearance of the Property.

**Q. Site Development Requirements**

1. Intent

The intent of these Site Design Guidelines is to clarify the necessary components in the creation of a distinguished residential community. Through uniform application of these components, Two Step Farm will become a community of fine Dwellings, set on quiet streets. The desired landscape character is one of simplicity, emphasizing tree placement, and layers of shrubs at the building foundation. The landscape and site elements should create a setting for Dwellings, rather than competing with the architecture for visual attention.

2. Site Elements

a. Driveways, Garages, and Motor Courts

i. Intent

To the extent possible, automobile circulation and storage areas are to be de-emphasized, highlighting the landscape and pedestrian environment.

ii. Location and Configuration

Driveways and garages must be in accordance with approved plans. Garages may be attached or detached.

iii. Circular Drives/Motor Courts

To maintain maximum greenspace, circular drives and motor courts are strongly discouraged. Circular drives are allowed only by special approval by the ARC. No 2 adjacent Lots will be permitted to have circular drives.

iv. Driveway Expansions

To request a driveway expansion, submit a survey site plan showing a scaled drawing of the expansion to the ARC. Site plan (plot plan) must show property lines, building lines, and utility easements along with the location of the existing driveway with the proposed extension clearly indicated. Any encroachment on a utility easement is solely at the Owner's risk and may require specific approval from the utility company. It is the Owner's responsibility to obtain the approval from the applicable governmental authority or utility company. Plans must show the dimensions and location of the driveway expansion. At least 2 feet of green space must be maintained between the driveway and the property line and the driveway and the Dwelling. A maximum expansion width of 3 feet may be allowed.

v. Driveway Borders or Edging

Pave or stone accents added to existing driveways require the prior written consent of the ARC.

b. Walks and Steps

i. Sidewalks - Location

- Sidewalks 5 feet in width, located at least 7 feet from back of curb, are required along all public streets.
- Color of sidewalks is to be natural grey concrete with a standard finish throughout the neighborhood.

ii. Sidewalks - Design

- Sidewalks must be 5 feet wide with control joints every 5 feet and redwood expansion joints every 20 feet with dowels.
- Concrete must be 2500 psi, with #3 rebar spaced at 22 inches on center.

- Sidewalks for each Dwelling must connect to each other with a smooth transition.
- Sidewalks must be broom finished with picture frame.

c. Other Structures

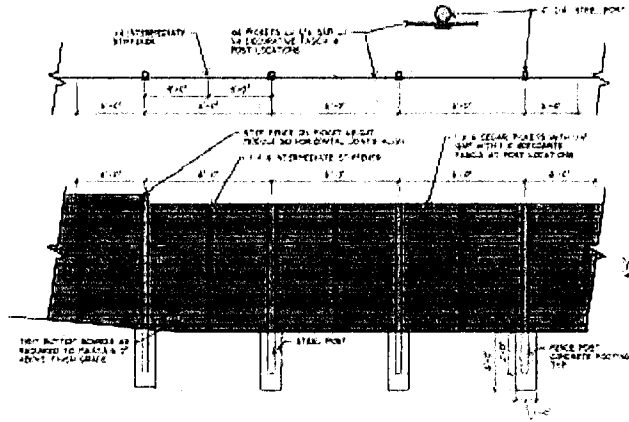
All structures including gazebos, pools, spas, playhouses, Outbuildings, arbors, and trellis or shade structures must be submitted to the ARC for specific approval and may require screening from Public View.

d. Walls and Fences

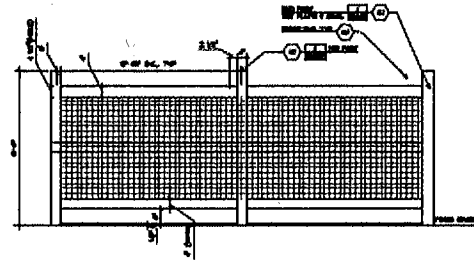
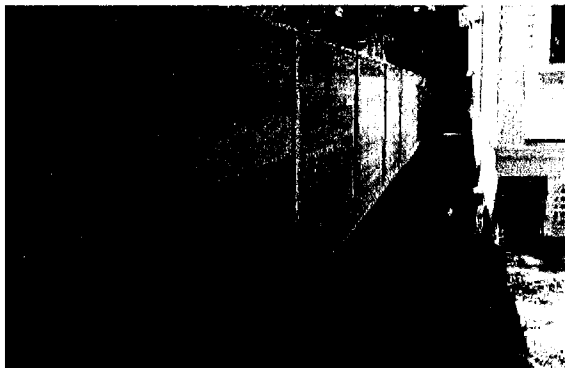
Fences must be compatible with the design, materials, and colors of the Dwelling. Permitted fences (Type A and Type B) are depicted below and must comply with the following requirements:

- i. Any fence facing a public street or area must always show the non-intermediate post or “good side” toward the street or public area.
- ii. There must be a minimum 5-foot wide living screen between the fence and sidewalk on the street side of all corner lots. This requires the Type A fence (horizontal slats) to be setback from a sidewalk at least 5 feet.
- iii. Type A fence (horizontal slats) that is on the front street must be set back 20 feet minimum from the front building façade.
- iv. Type B fence is 5-foot split rail with wire mesh.
- v. Chain link fences are prohibited.
- vi. Replacing a section of a fence with like-for-like materials does not require the prior written consent of the ARC. Adding a gate to a fence or changing gate hardware does require the prior written consent of the ARC.
- vii. All wood fences must be stained and sealed or painted on both sides. Stain specification is Sherwin Williams DD3124 Gray Stone, Exterior Solid Stain.

**Permitted Fences**



**Fence Type A: Horizontal**



**Fence Type B: 5' Split Rail with Wire Mesh**



e. Lighting

i. Permanent exterior lighting system installed on roof eaves

- JellyFish Lighting or other exterior lighting systems which are or meant to be installed under or on the roof eaves of the Dwelling, such as Trimlight, Oelo, and Gemstone, are prohibited.

ii. Floodlighting

- Floodlighting fixtures must be attached to the building or other architectural elements. Floodlighting must not illuminate adjacent public or private property.

- Moonlighting or uplighting existing trees is permitted, but the light source must be hidden. Low voltage landscape lighting is also allowed with landscape beds.

iii. Ornamental Lighting

Accent lighting should be integrated with the building or architectural elements. Excessive accent light is discouraged. Freestanding light fixtures are prohibited unless otherwise approved by the ARC.

iv. Lighting Modification during the Year-End Holiday Season

The Year-End Holiday Season refers to Christmas, Hanukkah, Kwanzaa, etc. and extends from November 20<sup>th</sup> until January 10<sup>th</sup>. Decorative Year-End Holiday lights include low voltage landscape lights whose colors are modified for the season. At the end of the Year-End Holiday Season, decorative lights must be removed, and landscape lights must be restored to their original white color.

f. Doors

- a. Exterior doors are solid core doors that are 1 3/4 inch thick and are secured by dead-bolt locks. Dead-bolt locks should lock with a minimum bolt throw of 1 inch that penetrates the metal strike plate.
  1. Metal doors are secured by dead-bolt locks as described above.
- iii. Double doors meet the specifications for exterior doors as listed above, have the inactive door secured by header and threshold bolts that penetrate metal strike plates, and in case of glass located within 40 inches of header and threshold bolts, have the bolts flush-mounted in the edge of the door.
- v. Sliding glass doors are secured by secondary locking devices to prevent lifting and prying.
- vi. Dutch doors have concealed flush-bolt locking devices to interlock upper and lower halves and are secured by a dead-bolt lock as described above.
- vii. Garage doors are equipped with key-operated locking devices or automated openers.
- viii. Burglar bars are prohibited.

3. Screening

a. Mechanical and Electrical Equipment

All mechanical and electrical equipment (pool, air conditioners, etc.) must be screened from Public View. A combination of trees, hedges, or walls should be used to screen equipment and mechanical areas.

b. Rear Yard

Pools, Play Structures, play equipment, barbecue areas, and lawn furniture must be screened from Public View by fencing.

c. Exposed Foundations

All exposed foundations must be screened from Public View.

4. Plantings

a. Landscaping and Planting Requirements.

All landscaping and planting on Lots must be in accordance with the Landscape Guidelines attached hereto as Exhibit "A".

5. Trellises

a. Trellises can be located to the rear or side of the Dwelling within the fenced yard. They may also be placed along sidewalks of the Dwelling or side fencing when incorporated into the general landscape design. If trellises are to be attached to shared fences and extend above the top of the shared fence, the neighbor's written permission will be required.

b. Maximum trellis height must be 8 feet when measured from the ground.

c. Trellises should be made of Western Red Cedar wood, either pre-made or custom-made using an open wood slat design. Pre-made metal trellises are acceptable as long as they are muted colors such as brown, gray, black, hunter green, or white. Colors used must blend in with the Dwelling colors.

d. Trellises must be properly maintained at all times to not distract from the appearance of the Property. The maintenance is to include, but not limited to, repair/replacement of worn or rotted wood or metal and painting. Plant materials used must also be properly maintained, which includes proper watering, fertilizing, trimming, and replacement of dead or dying plants.

## **R. Decorative Embellishments**

### **1. Yard Furniture**

Any yard furniture (benches, swings, chairs, etc.) placed on the porch or in the front yard must be properly maintained at all times. The maintenance includes replacement of worn or broken items, rotted or warped wood, and cleaning and repainting of items as needed.

### **2. Plants**

Potted plants may be placed on the porch, up against the Dwelling or garage, or within the landscape beds. Potted plants are not an acceptable alternative to the required plantings in the landscape beds. Pots must always be maintained with live plant materials. If the pots are not properly maintained, they must be removed from Public View.

### **3. Decorative/Seasonal Flags**

Decorative flags may be flown as desired provided they are displayed on the Dwelling appropriately. Seasonal/holiday flags must be displayed within the appropriate time periods.

### **4. Yard Statues and Sculptures**

Yard statues and sculptures are permitted if they are not overwhelming in relationship to the Dwelling and landscaping, and only if they complement the Dwelling's design. In most cases, however, statues and sculptures are more appropriate when located in the rear yard, behind a fence, or incorporated into landscape beds.

### **5. Maintenance**

Owners are responsible for the proper maintenance of all "Decorative Embellishments," and lack of this maintenance will be considered a deed restriction violation. The Association has the right to determine if any embellishment is excessive and whether it must be removed from Public View.

### **6. House Numbers and Decorative Elements**

Custom house numbers and small exterior wall décor or metal art requires the prior written consent of the ARC.

## **S. Landscape Installation**

### **1. Quality**

Installation of landscaping and site improvements is to be executed in a high-quality manner, consistent with the image of Two Step Farm. The ARC may reject any improvement where the material or workmanship fails to meet acceptable industry standards.

2. Signage

Contractor signage related to landscaping is prohibited.

3. Approved Landscaping Materials

Approved materials are outlined within the Landscape Guidelines attached hereto as Exhibit "A".

4. Landscaping Changes

Front yard plant redesign or additions of identical landscaping to the original landscaping does not require the prior approval of the ARC. All mulch must be brown hardwood. Red and black mulch are prohibited. The maximum depth of mulch is 2 – 3 inches. Landscape rocks may be used as a landscape border on any front or side yards. The edging width may not exceed 8 inches wide and may not cover more than 25% of the plant bed. Landscape rocks must be muted or natural tone. Tree rings are prohibited.

**T. Maintenance**

1. Maintenance and proper care of installed landscaping is critical to the appearance of Two Step Farm and the health and beauty of the plant materials. All landscaped areas are required to be maintained in a healthy and beautiful appearance by the Builder or Owner.

2. Proper maintenance includes:

- Adequate irrigation for proper plant health.
- Fertilization of trees, shrubs, hedges, and lawn.
- Pruning of all trees including street trees.
- Adequate pruning of all hedges.
- Mowing of grass.
- Seasonal weeding of shrub beds.
- Weed control in lawns.
- Seasonal mulching of shrub beds.
- Insect and disease control.
- Replacement of plant material, dead or diseased, with original species and size.

## U. Review Process

1. Architectural Review Committee
  - a. The plans and specifications (the “*Plans*”) for each Dwelling in Two Step Farm must be approved in writing by the ARC before construction of the Dwelling can begin, as provided in Article XI of the Declaration.
  - b. The ARC may rely on professionals who consult with the Declarant and the Association to uphold the architectural review standards and development plans for Two Step Farm.
  - c. The ARC is committed to ensuring an elevated level of design quality within the community by reviewing Plans. The review process is intended to resolve issues with submitted designs and to ensure cohesive construction, design, and development in the Two Step Farm community.
  - d. The ARC meets regularly to review Plans and will endeavor to respond within 30 days of submission of Plans. All Plans must be submitted with payment of a Plan Review Fee as detailed below, payable to Two Step Farm Residential Community Association, Inc.
2. Notice of Approval
  - a. Plans must be approved in writing before construction of a Dwelling or modification of an improvement can begin. Commencement of construction begun prior to ARC approval is a violation of the Dedicatory Instruments and may result in enforcement action by the Association, including but not limited to monetary fines.
  - b. Deviation from approved Plans during construction (without written approval by the ARC) constitutes a violation of the Dedicatory Instruments and may result in enforcement action by the Association, including but not limited to monetary fines. Correction of any deviations from the ARC-approved Plans will be required.
3. Submission of Plans
  - a. Requirements. Plans submitted to the ARC must include 2 sets of the following:
    - i. Design Development Plan, including:
      - Floor plans and elevations.
      - Materials (brick, stucco, stone, paint) - colors and samples.

- Typical landscape plans, indicating type and location of trees/plants.
  - Fencing plan, indicating location and type of fencing.
  - Residential Checklist (obtain from ARC).
- ii. Plot Plans must be submitted for each Lot indicating:
- Neighborhood, section, Lot, and block.
  - Floor plan and elevation.
4. Plan Review Fees
- a. New construction by volume Builders (determined by Declarant): No fee
  - b. Modification of existing Improvement: \$150.00
  - c. Reconstruction of Dwelling: \$325.00
  - d. New custom Dwelling construction including 1 inspection: \$1,000.00
  - e. Each additional inspection of a new custom Dwelling: \$175.00
5. Final Inspection

An Owner or Builder must schedule a final inspection with the ARC prior to closing on new construction, including model homes. An Owner must schedule a final inspection with the ARC upon completion of any other modification.

## **V. Fines**

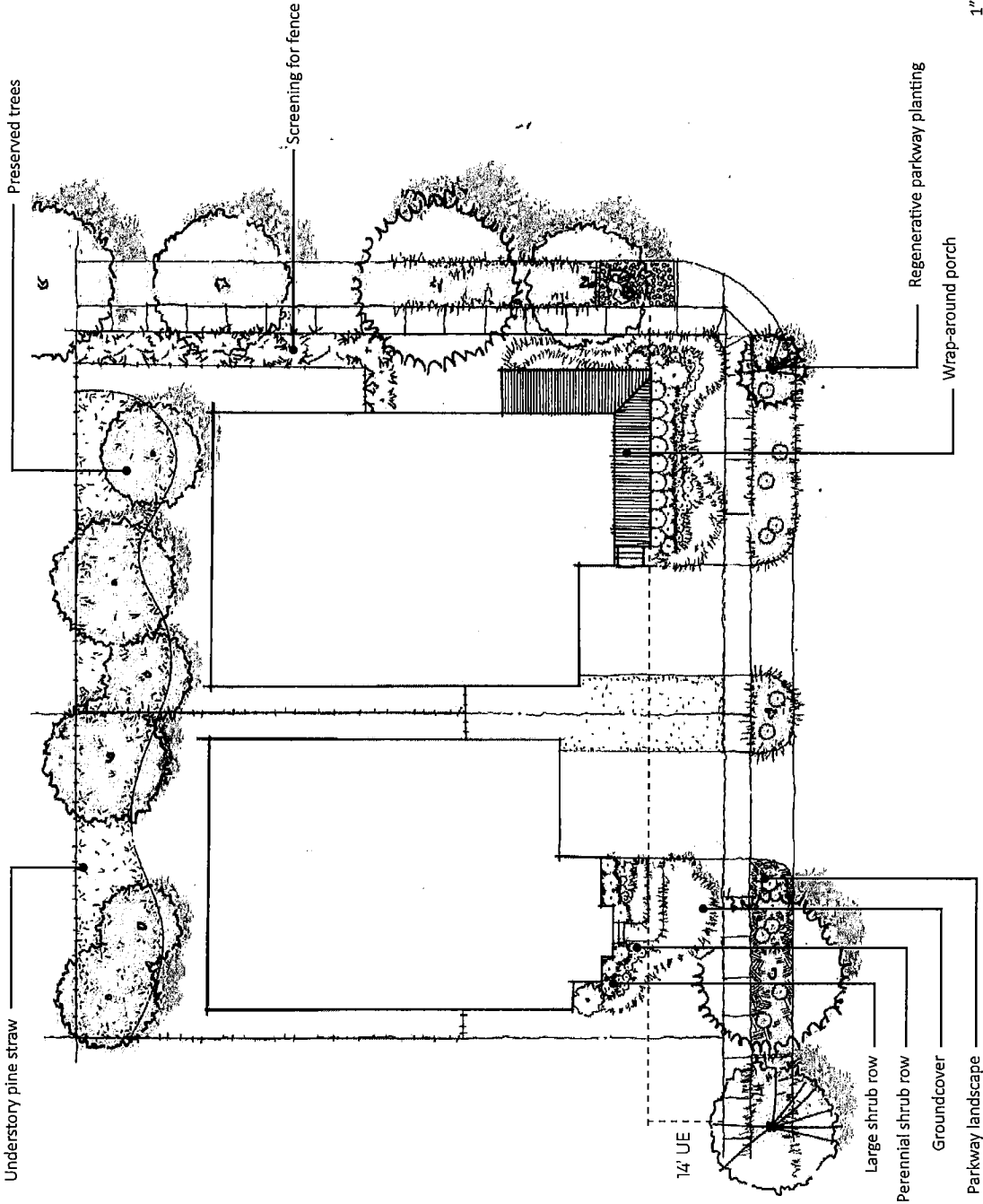
Fines for violations of these Design Guidelines may be adopted and imposed as provided in the Declaration.

[END OF RESIDENTIAL DESIGN GUIDELINES]

**EXHIBIT "A"**

**LANDSCAPE GUIDELINES**

# LANDSCAPE - LOT DIAGRAMS



## Front Loaded Lot - Landscape Standards and Tree Preservation

### Rear lot tree preservation

#### OVERVIEW

Overall landscape character should reflect a regenerative landscape with pine tree reforestation in parkway and preservation in front and back yard. Any clearing five feet beyond the building pad or three feet beyond the driveway requires the written approval of the ARC. Additionally, any removal of a preserved tree requires the written approval of the ARC.

#### HOA COMMON AREA & PARKWAY PLANTING

For each product type, planting must follow the standard specifications found in section 6-9. See planting palette in section 6-8 for list of acceptable plant species. An effort should be made for a mix of native species in random spacing and sizing to create natural look including sporadic planting dates so the sizing and age of trees are varied. No more than two repeated species in a row will be permitted. All ground cover including planting strip surfaces shall consist of pine straw mulch, no sod is allowed. Before commencement of construction, all installers should have completed required training with the TSF arborist. Install technique should follow planting details found in section 6-10.

#### LAWNS

Bermuda is required in all front, side and rear yards.

To maintain a native look, and reduce irrigation requirements, an option exists to use native ground cover in areas outside of planting beds. Ground cover options are provided on pg. 6-8 of this document.

#### LANDSCAPE BEDS

Planting beds shall be curvilinear with three tiers of plants, including large shrubs, perennial shrubs and a mixture of groundcover and seasonal color. Assume 40% Ground Cover, 20% Shrubs, 20% Ornamental Grasses. Allowed plant species can be found in section 6-8.

Installed by builder

1" = 20'

# LANDSCAPE - LOT DIAGRAMS

## Showcase Rear Loaded Lot - Landscape Standards and Tree Preservation

### Block-end tree preservation

### OVERVIEW

Overall landscape character should reflect a regenerative landscape with pine tree reforestation in parkway and preservation in front and back yard. Any clearing five feet beyond the building pad or three feet beyond the driveway requires the written approval of the ARC. Additionally, any removal of a preserved tree requires the written approval of the ARC.

### HOA COMMON AREA & PARKWAY PLANTING

For each product type, planting must follow the standard specifications found in section 6-9. See planting palette in section 6-8 for list of acceptable plant species. An effort should be made for a mix of native species in random spacing and sizing to create natural look including sporadic planting dates so the sizing and age of trees are varied. No more than two repeated species in a row will be permitted. All ground cover including planting strip surfaces shall consist of pine straw mulch, no sod is allowed. Before commencement of construction, all installers should have completed required training with the TSF arborist. Install technique should follow planting details found in section 6-10.

### LAWNS

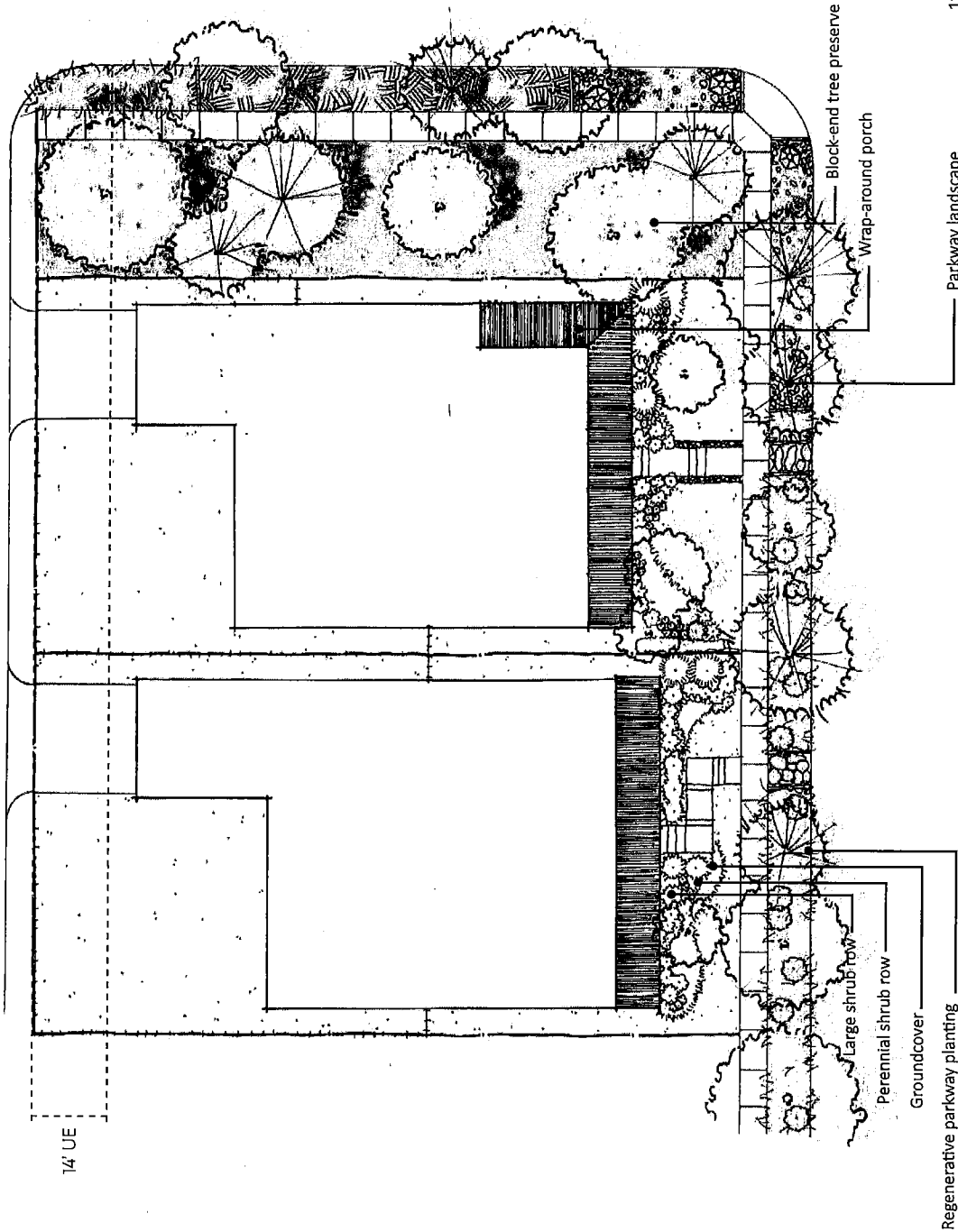
Bermuda is required in all front, side and rear yards. To maintain a native look, and reduce irrigation requirements, an option exists to use native ground cover in areas outside of planting beds. Ground cover options are provided on pg. 6-8 of this document.

### LANDSCAPE BEDS

Planting beds shall be curvilinear with three tiers of plants, including large shrubs, perennial shrubs and a mixture of groundcover and seasonal color. Assume 40% Ground Cover, 20% Shrubs, 20% Ornamental Grasses. Allowed plant species can be found in section 6-8.

Installed by builder

Installed by developer (if in HOA common area)



1" = 20'

Parkway landscape

Regenerative parkway planting

# LANDSCAPE - LOT DIAGRAMS

## Showcase Rear Loaded Lot - Landscape Standards and Tree Preservation

### No tree preservation

### OVERVIEW

Overall landscape character should reflect a regenerative landscape with pine tree reforestation in parkway and preservation in front and back yard. Any clearing five feet beyond the building pad or three feet beyond the driveway requires the written approval of the ARC. Additionally, any removal of a preserved tree requires the written approval of the ARC.

### HOA COMMON AREA & PARKWAY PLANTING

For each product type, planting must follow the standard specifications found in section 6-9. See planting palette in section 6-8 for list of acceptable plant species. An effort should be made for a mix of native species in random spacing and sizing to create natural look including sporadic planting dates so the sizing and age of trees are varied. No more than two repeated species in a row will be permitted. All ground cover including planting strip surfaces shall consist of pine straw mulch, no sod is allowed. Before commencement of construction, all installers should have completed required training with the TSF arborist. Install technique should follow planting details found in section 6-10.

### LAWNS

Bermuda is required in all front, side and rear yards.

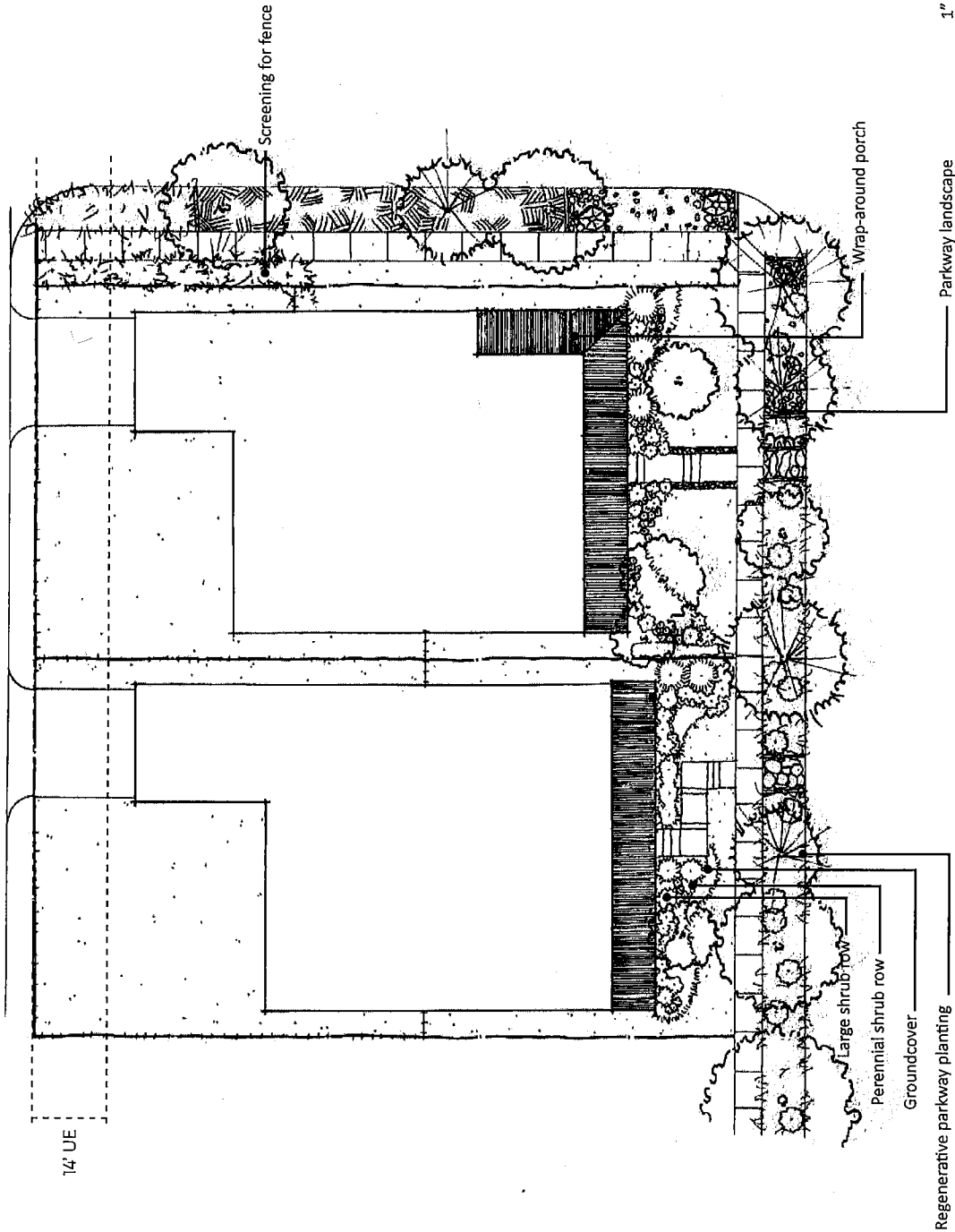
To maintain a native look, and reduce irrigation requirements, an option exists to use native ground cover in areas outside of planting beds. Ground cover options are provided on pg. 6-8 of this document.

### LANDSCAPE BEDS

Planting beds shall be curvilinear with three tiers of plants, including large shrubs, perennial shrubs and a mixture of groundcover and seasonal color. Assume 40% Ground Cover, 20% Shrubs, 20% Ornamental Grasses. Allowed plant species can be found in section 6-8.

Installed by builder

1" = 20'



# LANDSCAPE - LOT DIAGRAMS

## Attached Green Rear Loaded Lot - Landscape Standards and Tree Preservation

### Preservation

Attached green tree preservation

OVERVIEW

Overall landscape character should reflect a regenerative landscape with pine tree reforestation in parkway and preservation in front and back yard. Any clearing five feet beyond the building pad or three feet beyond the driveway requires the written approval of the ARC. Additionally, any removal of a preserved tree requires the written approval of the ARC.

### HOA COMMON AREA & PARKWAY PLANTING

For each product type, planting must follow the standard specifications found in section 6-9. See planting palette in section 6-8 for list of acceptable plant species. An effort should be made for a mix of native species in random spacing and sizing to create natural look including sporadic planting dates so the sizing and age of trees are varied. No more than two repeated species in a row will be permitted. All ground cover including planting strip surfaces shall consist of pine straw mulch, no sod is allowed. Before commencement of construction, all installers should have completed required training with the TSF arborist. Install technique should follow planting details found in section 6-10.

### LAWNS

Bermuda is required in all front, side and rear yards.

To maintain a native look, and reduce irrigation requirements, an option exists to use native ground cover in areas outside of planting beds. Ground cover options are provided on pg. 6-8 of this document.

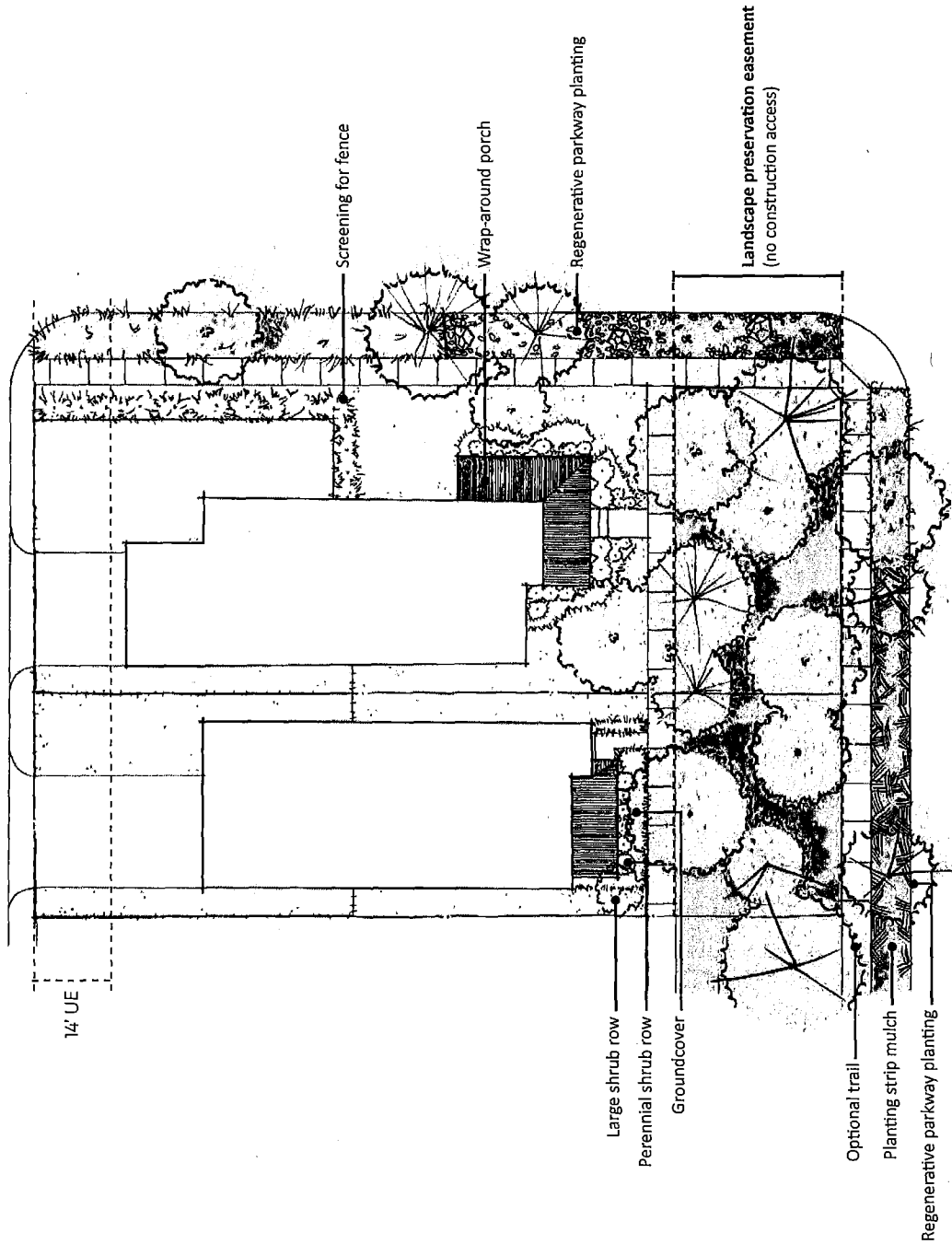
### LANDSCAPE BEDS

Planting beds shall be curvilinear with three tiers of plants, including large shrubs, perennial shrubs and a mixture of groundcover and seasonal color. Assume 40% Ground Cover, 20% Shrubs, 20% Ornamental Grasses. Allowed plant species can be found in section 6-8.

Installed by builder

Installed by developer (if in HOA common area)

1" = 20'





# LANDSCAPE GUIDELINES - PLANTING

## SF Home Planting Requirement - Front Entry

Lot Size	Parkway Landscape			Front Yard Landscape			Back Yard Landscape			Corner Lot Landscape			Sidewalk Landscape		
	Trees	Shrubs	Mulch	Trees	Shrubs	Mulch	Trees	Shrubs	Mulch	Trees	Shrubs	Mulch	Trees	Shrubs	Mulch
40	1	5	100%	0	30%	30%	1	0%	Notes	3	5	100%	0	0	0%
45	1	6	100%	0	30%	30%	1	0%	Notes	3	6	100%	0	0	0%
50	1	6	100%	0	30%	30%	1	0%	Notes	3	6	100%	0	0	0%
60	2	8	100%	0	30%	30%	2	0%	Notes	4	8	100%	0	0	0%
70	2	10	100%	0	30%	30%	2	0%	Notes	5	10	100%	0	0	0%
80+	3	12	100%	0	30%	30%	3	0%	Notes	5	12	100%	0	0	0%

Notes: See Native Accent shrub requirements and tree size recommendations in section 6-10. Pine mulch is required in all shrub beds. See tree size recommendations in section 6-10. Pine mulch is required in all shrub beds. If existing trees are on the rear of the lot, then no additional trees are required. Mulch is required under existing trees. See Native Accent shrub requirements and tree size recommendations. See Native Accent shrub requirements and tree size recommendations. 5' Screening buffer with shrubs is required between fence and sidewalk, sod is acceptable for non-screening areas.

## SF Home Planting Schedule - Rear Entry

Lot Size	Parkway Landscape			Front Yard Landscape			Back Yard Landscape			Corner Lot Landscape			Sidewalk Landscape		
	Trees	Shrubs	Mulch	Trees	Shrubs	Mulch	Trees	Shrubs	Mulch	Trees	Shrubs	Mulch	Trees	Shrubs	Mulch
TH	1	5	100%	0	70%	70%	0	0%	0%	3	5	100%	0	0	0%
35	1	6	100%	0	70%	70%	0	0%	0%	3	6	100%	0	0	0%
42	1	8	100%	0	70%	70%	0	0%	0%	3	8	100%	0	0	0%
DUPLEX	2	10	100%	0	70%	70%	0	0%	0%	3	10	100%	0	0	0%
70	2	10	100%	0	70%	70%	1	0%	0%	4	10	100%	0	0	0%

Notes: See Native Accent shrub requirements and tree size recommendations in section 6-10. Pine mulch is required in all shrub beds. See Native Accent shrub requirements and tree size recommendations. See Native Accent shrub requirements and tree size recommendations. 5' Screening buffer with shrubs is required between fence and sidewalk, sod is acceptable for non-screening areas.

## SF Home Planting Schedule - Rear Entry on attached Green or Open Space

Lot Size	Parkway Landscape			Front Yard Landscape			Back Yard Landscape			Corner Lot Landscape			Sidewalk Landscape		
	Trees	Shrubs	Mulch	Trees	Shrubs	Mulch	Trees	Shrubs	Mulch	Trees	Shrubs	Mulch	Trees	Shrubs	Mulch
TH	0	0	0%	0	70%	70%	0	0%	0%	0	5	100%	0	0	0%
35	0	0	0%	0	70%	70%	0	0%	0%	3	6	100%	0	0	0%
42	0	0	0%	0	70%	70%	0	0%	0%	3	6	100%	0	0	0%
DUPLEX	0	0	0%	0	70%	70%	0	0%	0%	3	8	100%	0	0	0%
70	0	0	0%	0	70%	70%	1	0%	0%	4	10	100%	0	0	0%

Notes: Not Required. See tree size recommendations in section 6-10. Pine mulch is required in all shrub beds. See Native Accent shrub requirements and tree size recommendations. See Native Accent shrub requirements and tree size recommendations. 5' Screening buffer with shrubs is required between fence and sidewalk, sod is acceptable for non-screening areas.

**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