

STATE OF TEXAS

COUNTY OF FORT BEND

KNOWN ALL MEN BY THESE PRESENTS:

**FIFTH AMENDMENT
TO RESTRICTIONS, COVENANTS AND CONDITIONS
HIDDEN LAKE ESTATES SUBDIVISION**

- (1) Advertising signs and structures;
- (2) Auto sales (which shall mean only a new car dealership, primarily engaged in the sale of new automobiles;
- (3) Auto rental;
- (4) Bakery good store;
- (5) Banking institution;
- (6) Barber or beauty shop;
- (7) Cabinet shop;
- (8) Retail laundry or cleaning service;
- (9) Florist
- (10) Food store, delicatessen;
- (11) Furniture refinishing;
- (12) Furniture stores;
- (13) Laboratory, medical office, dental office, or optical office;
- (14) Childcare;
- (15) Nursery for flowers or plants;
- (16) Pharmacy;
- (17) Optician;

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- (18) Printing or blueprinting shop;
 - (19) Reducing salon;
 - (20) Fitness or athletic facility;
 - (21) Restaurant;
 - (22) General retail stores and services;
 - (23) Building contractor shop – **except no equipment storage shall be allowed;**
 - (24) Church;
 - (25) Retail public warehousing or mini-warehousing;
 - (26) Professional office;
 - (27) Administrative office.
- 10a No portion of the Property shall ever be used for any of the following uses:
- (1) As a bar, nightclub or amusement facility, provided, however, that a restaurant which serves alcoholic beverages as a part of its fare shall be permitted;
 - (2) Heavy or bulk industrial or manufacturing operation, of any kind or character, provided, however that light manufacturing is permitted;
 - (3) For storage of any property, materials or equipment, other than for mini-warehouses referred to in subparagraph 10 (25) above, or
 - (4) Any use which would emit a noxious odor, gas, chemical, or other discharge.