SECTIONS 4 & 5

RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS: That I, Billy L. Hardin, owner of 75.436 acres in the J. J. Foster Survey, A-204, Montgomery County, Texas, being surveyed as Hidden Forest Estates, Sections 4 and 5, do by these presents give notice of the following Easements, Reservations, Conditions, and Restrictions which apply to the said 75.436 acres:

1.

a. All lots in this tract of 75.436 acres being subdivided as Hidden Forest Estates, Sections 4 and 5 shall be designated as residential lots; and no such residential lots, or any part thereof sold or conveyed, shall be used as a site or place to conduct any business, trade, commercial, or professional activity, except such lots as are so reserved on the plat.

b. Only a residence, garage, or tool house may be built on residential lots, and they must conform in appearance and construction generally to other dwellings in the Hidden Forest Estates subdivisions. No trailer houses, mobile homes, or kindred structures will be permitted.

c. All residential buildings must have 600 feet floor space on the ground floor, excluding porches and carports and garages attached, except on streets having lakefront lots and lots on the street from entrance of Hidden Forest Estates that leads to lake dam shall have a minimum of 600 square feet, also.

d. All buildings must be at least 20 feet from the front lot linen and five feet from the back and side lot lines, except where one party owns more than one lot these restrictions shall apply only to outside boundaries.

m. No tree more than four inches in diameter may be cut without the permission of the Seller, unless the owner or person entitled to possession of said lot has paid 25% or more of the total purchase price of said lot(s), except that an area sufficient for construction of a residence may be cleared immediately prior to beginning of construction.

n. No lot(s) in the said subdivision may be used for roadway purposes without the written permission and consent of Hidden Forest Estates, its successors or assigns.

o. No boats with gasoline engines may be used on the lake.

p. Piers built on the lake shall extend no more than 15 feet from the normal shore line.

q. No trotlines shall be permitted in the lake.

2.

Easements are reserved along and within 5 feet of the rear and side lot lines and along and within 10 feet of the front lot lines of all lots in this 75.436 acres for the construction and perpetual maintenance of conduits, poles, wires, and fixtures for electrical current, telephones, water mains, sanitary and storm sewers, gas mains, and other public and quasi-public utilities and to trim any trees which at any time may interfere or threaten to interfere with the maintenance of such lines, with right of ingress and egress across said premises to Hidden Forest Estates and to employees of said utilities. Said easement to also extend along any owner's front, side, and rear boundary line in case of fractional lots. It is understood and agreed that it shall not be considered a violation of the provisions of the easement if wires or cables carried by such pole lines pass over some portion of said lots not within the aforesaid easement strips as long as such lines do not hinder the construction of buildings on any lots in this subdivision.

3.

Membership in the Hidden Forest Lodge does not transfer with the land; however, in the event of the resale or assumption of any lot or lots, the new owner may make application for membership.

4.

All lots sold in this 75.436 acres are subject to a monthly levy of $2.00 per lot (with a maximum of $3.00 per purchaser) of which $1.00 is for membership in Hidden Forest Lodge and the balance is for maintenance of streets and recreational facilities. Failure of a property owner to pay this levy will constitute a lien on the property owned or transferred and the owner will forfeit the privilege of use of any and all of the available facilities in this subdivision. Right to use of facilities will be restored only upon payment in full of levy. Notice of lien may be filed after two months delinquency, and it is agreed such lien shall bear 10% interest, 15% attorney fees, and all costs of court for collection.

5.

The above restrictions shall be effective until January 1, 1984, and shall automatically be extended thereafter for successive periods of ten years; provided however, that the owners of the majority of the square foot area of the lots in said subdivision may release all the premises hereby restricted from any one or more of said restrictions on either January 1, 1984, or at the end of any successive ten year period thereafter by executing and acknowledging an appropriate agreement or agreements in writing for such purpose and filing the same for record in the office of the County Clerk in Montgomery County, Texas, at any time prior to January 1, 1979, or at any time prior to five years preceding the expiration of any successive ten year period thereafter.

6.

These provisions and restrictions shall be binding upon and shall inure to the benefit of Billy L. Hardin, Individually or as Trustee, d/b/a Hidden Forest Development Company and Hidden Forest Lodge, their heirs, successors, and assigns, and the owners of lots in the Hidden Forest subdivisions, their heirs and assigns.