
PROHIBITED USES

The following Prohibited Uses are in addition to any uses prohibited under the Zoning Ordinance and the Community Covenants.

1. Animal or Pet-related retail, services, or activities (including, without limitation, a pet store, a kennel, or a veterinarian's offices)
2. Bars or cocktail lounges (provided that restaurants or comedy clubs with bars or cocktail lounges are permitted)
3. Beauty Supply Stores
4. Book stores, video stores, theaters, bars, or clubs (including strip clubs) which offer "adult" entertainment (i.e., entertainment that focuses on sexually-explicit activities or themes)
5. Bowling Alleys
6. Check-cashing services
7. Collection Agencies
8. Convalescent Facilities
9. Correctional/Detention Facilities
10. Dance Clubs
11. Employment Offices
12. Head shops (i.e., stores that focus on selling paraphernalia related to the use of illegal drugs)
13. Janitorial Supplies/Services
14. Laundromats
15. Laundry/Dry Cleaners with plants on premises (provided that pick up and drop off laundries or dry cleaners, with no plant on premises, are permitted)
16. Liquor Stores (provided that high quality stores primarily selling premium wines and liquor are permitted)
17. Mental Health Facilities
18. Pawn Shop
19. Plant Nursery (but florist shops are permitted as long as they do not grow flowers in bulk on the premises)
20. Rehabilitation Facilities
21. Rental offices (car, furniture, etc.), provided that offices of Owner relating to leasing, property management, and services pursuant to Owner's leases (e.g., concierge services for residential tenants) are permitted
22. Tattoo Parlor, body art and/or piercing parlor
23. Tobacco Shop (provided that the sale of tobacco is permitted in other retail establishments allowed under this Agreement)
24. Tools and Heavy Equipment Sales
25. Workers Compensation Offices
26. Fire, going out of business, relocation, bankruptcy or similar sales (unless pursuant to court order)

-
27. Operation whose principal use is a massage parlor (except for therapeutic massage clinic such as “Massage Envy”)
 28. Gun range
 29. Sports or entertainment facility (this does not preclude an onsite fitness facility or club)
 30. Hotel or lodging facility
 31. Gas station
 32. Pool hall or billiard parlor
 33. Mortuary or funeral home
 34. Automobile body and repair shop
 35. Car wash
 36. Flea market
 37. English, Irish, Celtic, or British style restaurant and/or pub, or specialty concept restaurant
 38. Ice cream shop offering artisan ice cream, yogurt, or frozen treats
 39. Asian bubble tea lounge
 40. Restaurant serving fried chicken
 41. Restaurant serving hamburgers
 42. Pizza restaurant including sit-down, dine-in, take-out or delivery
 43. Coffee shop
 44. Barre and/or Pilates studio
 45. Instructor/group led, indoor boot camp style fitness facility, provided that the foregoing shall not prohibit other fitness-based users, including, but not limited to, indoor cycling, rowing, yoga, and personal training studios
 46. Lucy’s Fried Chicken, Jack Allen’s Kitchen, Jacoby’s, Fixe, Olamaie, Max’s Wine Dive, Hoover’s, Moonshine and Threadgills
 47. Movie theater, exhibition of motion pictures, including any display of motion pictures in a bar, restaurant or other business with or without admission charges, provided that the foregoing shall not apply to the display of television shows or television movies as an incidental part of other business operations (i.e., a restaurant, tavern or similar entertainment operation) and provided that such television movies shall in no event include movies that are first-run motion picture movies that are currently showing in theaters in the Austin, Texas market
 48. Grocery store, food department or convenience market
 49. Restaurant serving sushi, noodles, rice or stir-fry Asian cuisine
 50. Restaurant serving bao
 51. Smoothie shop
 52. Shop serving Acai based foods or drink
 53. Professional therapeutic massage clinic or space
 54. Eyelash/eyebrow salon

All materials and information received or derived from Sayers Real Estate Advisors its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party’s intended use or any and all other matters. Each party should conduct their own due diligence.