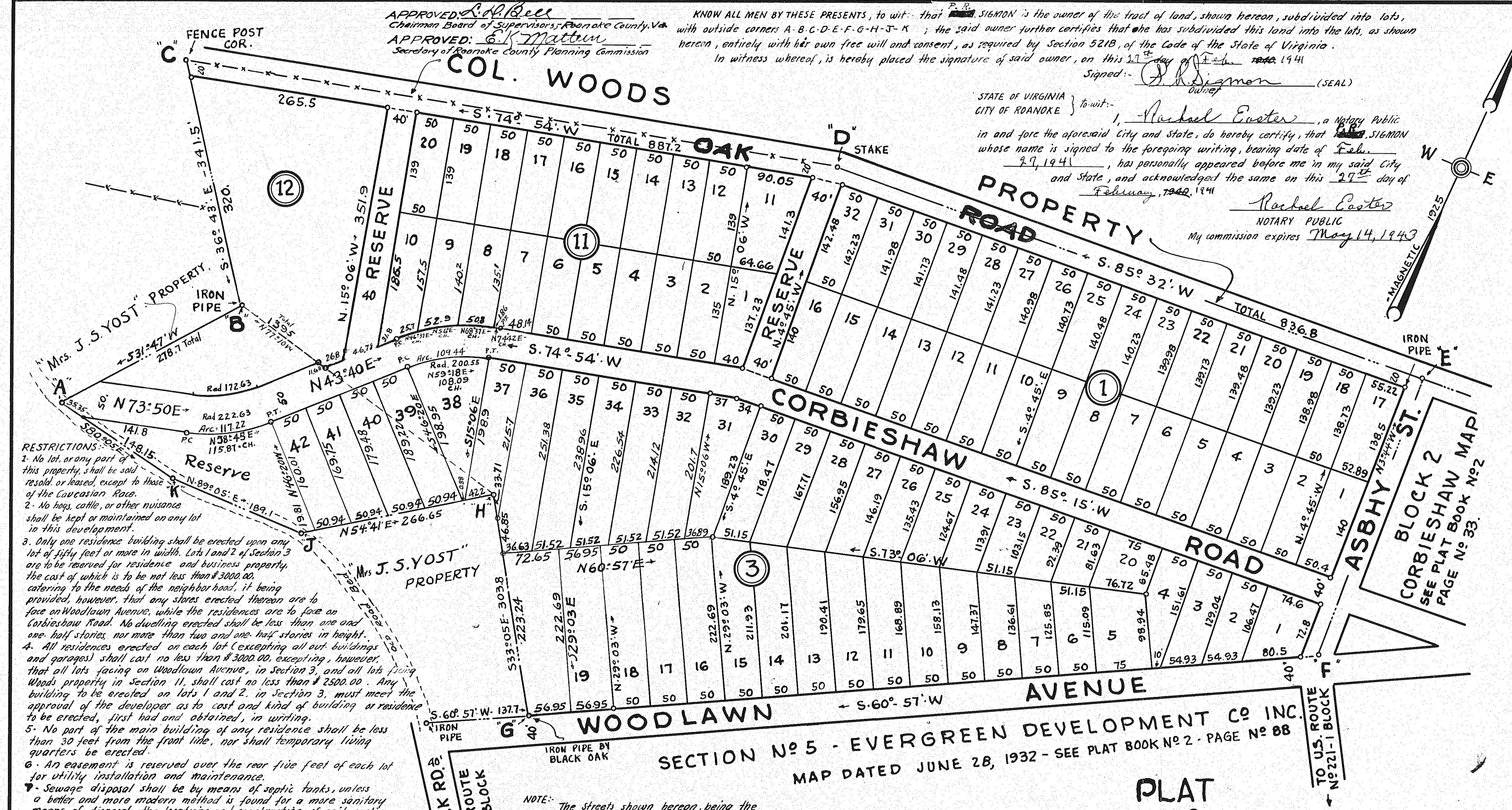


APPROVED: A. H. Bee
Chairman Board of Supervisors, Roanoke County, Va.
APPROVED: G. K. Mattern
Secretary of Roanoke County Planning Commission

KNOW ALL MEN BY THESE PRESENTS, to wit: that P. R. SIGMON is the owner of the tract of land, shown hereon, subdivided into lots, with outside corners A-B-C-D-E-F-G-H-J-K; the said owner further certifies that she has subdivided this land into the lots, as shown hereon, entirely with her own free will and consent, as required by Section 5218, of the Code of the State of Virginia.
In witness whereof, is hereby placed the signature of said owner, on this 27th day of Feb. 1941
Signed: P. R. Sigmon (SEAL)
Dwight

STATE OF VIRGINIA
CITY OF ROANOKE } to-wit: Richard Easter, a Notary Public
in and fore the aforesaid City and State, do hereby certify, that P. R. SIGMON
whose name is signed to the foregoing writing, bearing date of Feb.
27, 1941, has personally appeared before me in my said City
and State, and acknowledged the same on this 27th day of
February, 1941
Richard Easter
NOTARY PUBLIC
My commission expires May 14, 1943



RESTRICTIONS:
1. No lot, or any part of this property, shall be sold, resold or leased, except to those of the Caucasian Race.
2. No dogs, cattle, or other nuisance shall be kept or maintained on any lot in this development.
3. Only one residence building shall be erected upon any lot of fifty feet or more in width. Lots 1 and 2 of Section 3 are to be reserved for residence and business property, the cost of which is to be not less than \$3000.00, catering to the needs of the neighborhood, it being provided, however, that any stores erected thereon are to face on Woodlawn Avenue, while the residences are to face on Corbieshaw Road. No dwelling erected shall be less than one and one-half stories, nor more than two and one-half stories in height.
4. All residences erected on each lot (excepting all out buildings and garages) shall cost no less than \$3000.00, excepting, however, that all lots facing on Woodlawn Avenue, in Section 3, and all lots facing Woods property in Section 11, shall cost no less than \$2500.00. Any building to be erected on lots 1 and 2, in Section 3, must meet the approval of the developer as to cost and kind of building or residence to be erected, first had and obtained, in writing.
5. No part of the main building of any residence shall be less than 30 feet from the front line, nor shall temporary living quarters be erected.
6. An easement is reserved over the rear five feet of each lot for utility installation and maintenance.
7. Sewage disposal shall be by means of septic tanks, unless a better and more modern method is found for a more sanitary means of disposal, the locations and construction of said septic tanks must have the approval of the State or County Health Authorities.
8. The covenants are to run with the land, and shall be binding on all parties and all persons claiming under them until January 1, 1964, at which time said covenants shall be automatically extended for successive periods of ten years, unless by a vote of the majority of the then owners of the lots, it is agreed to change the said covenants in whole, or in part.
9. If the parties hereto, or any of them, or their heirs or assigns, shall violate, or attempt to violate, any of the covenants herein, it shall be lawful for any other person, or persons, owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.
10. Invalidation of any of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

NOTE: The Streets shown hereon, being the same as upon the Map of EVERGREEN DEVELOPMENT CO. INC. of record in Plat Book No. 2, page 88, the approval of City authorities is not required.

In the Clerk's Office for the Circuit Court of Roanoke County, Va. this map was presented on May 15, 1941, and with the certificate of acknowledgment thereto annexed, admitted to record at 4:22 o'clock P. M.
Teste: Ray K Brown
Clerk
By N. C. Logan
Dep. Clerk

PLAT
OF
GREENLAND HILLS
- PROPERTY OF -
P. R. SIGMON
SITUATE ABOUT ONE BLOCK WEST OF THE WEST CORPORATE LIMITS OF
ROANOKE CITY
ROANOKE CO. C. B. Malcolm. VIRGINIA.
STATE CERT. ENGR.
DECEMBER 10, 1940.

