

RESERVATIONS AND RESTRICTIONS

THE FOLLOWING SHALL BE COVENANTS RUNNING WITH THE TITLE TO THIS LAND FOR A PERIOD OF 25 YEARS FROM DATE OF RECORDATION OF THIS MAP.

1-UNLESS OTHERWISE INDICATED HEREON, THESE LOTS SHALL NOT BE USED OR OCCUPIED FOR OTHER THAN SINGLE FAMILY RESIDENTIAL PURPOSES AND NO BUILDING SHALL BE ERRECTED THEREON EXCEPT A RESIDENCE AND PRIVATE GARAGE, AND SERVANT QUARTERS FOR USE IN CONNECTION WITH THE RESIDENCE.

2-NO HORSES, COWS, PIGS, SWINE, FOWL, OR PIGEONS SHALL BE KEPT ON THE PREMISES, NOR SHALL ANY OTHER ANIMAL OR PET BE KEPT UPON THE PREMISES WHICH OCCASION OBVIOUS ODORS, OR ARE DANGEROUS TO THE HEALTH OR WELFARE OF OTHER RESIDENTS IN HUNTING HILLS, AND NO NUISANCE SHALL BE MAINTAINED OR PERMITTED ON SAID PROPERTY.

3-NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN, OR OTHER OUTBUILDINGS SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY.

4-NO RESIDENCE SHALL BE CONSTRUCTED IN HUNTING HILLS UNTIL THE PLANS FOR SUCH RESIDENCE HAVE BEEN SUBMITTED TO, AND APPROVED BY OLD HERITAGE CORPORATION, ITS SUCCESSORS OR ASSIGNS. PLANS SHALL BE PREPARED BY A PERSON OR PERSONS REGULARLY ENGAGED IN SUCH WORK.

5-THE FOLLOWING ARE APPLICABLE TO THE CONSTRUCTION OF ANY RESIDENCE, PRIVATE GARAGE, OR SERVANTS QUARTERS:

(a) IMITATION STONE OR BRICK, W. OF CUT BRICK, CINDER OR CONCRETE MASONARY BLOCK OR BRICK, CONCRETE, STUCCO, ASBESTOS COMPOSITION SHINGLES, WOOD SHIP SIDING, OR STAINED PLYWOOD SHALL NOT BE USED AS AN EXTERIOR WALL FINISH, EXCEPT THAT CINDER CONCRETE BRICK MAY BE USED IF PAINTED.

(b) NO EXPOSED CONCRETE, CINDER OR CONCRETE MASONARY FOUNDATIONS SHALL EXTEND ABOVE FINISHED GRADES WHEN SUCH GRADES ARE VISIBLE FROM THE STREET OR FAIRWAYS ADJOINING THE PROPERTY LINES.

(c) NO STONE QUOINS SHALL BE USED IN CONJUNCTION WITH BRICK WORK AT DOORS, WINDOWS AND CORNERS.

(d) THE MINIMUM ROOF PITCH FOR ROOFS OF ANY STRUCTURE SHALL BE 3 INCHES IN 12 INCHES.

(e) ONLY THE FOLLOWING SHALL BE USED AS ROOFING MATERIALS FOR STRUCTURES CONSTRUCTED ON LOTS SHOWN HEREON: SLATE, RIGID ASBESTOS OR WOOD SHAKES.

(f) ALL ELECTRIC AND PHONE SERVICES SHALL BE RUN BELOW GROUND.

6-NO RESIDENCE SHALL BE CONSTRUCTED WITHIN HUNTING HILLS DUPLICATING THE DESIGN OF ANOTHER RESIDENCE ALREADY CONSTRUCTED, OR UNDER CONSTRUCTION WITHIN HUNTING HILLS.

7-ALL DRIVEWAYS SHALL RECEIVE BLACKTOP FINISH WITHIN NINE MONTHS FROM THE DATE THE CONSTRUCTION OF SUCH DRIVEWAY IS COMMENCED.

8-NO EXPOSED CONC WALKS, STODPS, PORCHES, STEPS OR PATIOS SHALL BE CONSTRUCTED WHEN VISIBLE FROM STREET OR FAIRWAYS.

9-ALL FUEL STORAGE TANKS TRASH AND GARBAGE RECEPTACLES SHALL BE BURIED IN THE GROUND.

10-NO EXPOSED CONC, CINDER OR CONCRETE MASONARY BLOCK, OR CINDER CONCRETE BRICK RETAINING WALLS SHALL BE CONSTRUCTED WHEN SUCH WALLS ARE VISIBLE FROM STREETS OR FAIRWAYS ADJOINING THE PROPERTY LINES, EXCEPT THAT CINDER CONCRETE BRICK MAY BE USED IF PAINTED.

11-NO FENCES OF ANY TYPE SHALL BE CONSTRUCTED ALONG PROPERTY LINES ADJACENT TO GOLF COURSE FAIRWAYS. NO WIRE FENCES SHALL BE CONSTRUCTED ALONG ANY OTHER PROPERTY LINE WHEN SUCH FENCE IS VISIBLE FROM THE STREET OR FAIRWAY.

12-NO TREES 4 INCH CALIPER OR LARGER, MEASURED 24 INCHES FROM THE GROUND, SHALL BE REMOVED FROM THE PROPERTY WITHOUT THE APPROVAL OF OLD HERITAGE CORPORATION, ITS SUCCESSORS OR ASSIGNS.

13-NO LOT SHOWN HEREON MAY BE RESUBDIVIDED EXCEPT THAT A LOT MAY BE DIVIDED AND ADDED TO ADJOINING LOTS.

14-NO SINGLE STORY RESIDENCE OR SPLIT LEVEL RESIDENCE SHALL BE CONSTRUCTED ON ANY LOTS WHICH HAVE LESS THAN 2000 SQ. FT. OF LIVABLE FLOOR AREA, AND NO 2 STORY OR ONE AND ONE HALF STORY RESIDENCE SHALL BE CONSTRUCTED ON ANY LOT WHICH SHALL HAVE LESS THAN 2500 SQ. FT. OF LIVABLE FLOOR SPACE. THE FOLLOWING FLOOR AREA SHALL NOT BE INCLUDED IN THE TABULATION OF THE AFORESAID FLOOR AREAS: BREEZEWAYS, UNATTACHED BUILDINGS, PORCHES, SEMI-DETACHED BUILDING ERRECTED IN CONNECTION WITH A RESIDENCE, UNFINISHED BASEMENT AREAS OR FINISHED BASEMENT AREAS WHEN THE AVERAGE DEPTH OF THE FLOOR LEVEL IS TWO FEET OR MORE BELOW FINISHED GRADE.

15-THE MAIN BODY OF ANY DWELLING SHALL NOT BE ERRECTED ON ANY LOT NEARER TO THE STREETS THAN INDICATED ON THIS MAP BY THE MINIMUM BUILDING LINE. THE SIDE YARD MINIMUM DISTANCE SHALL BE EQUAL TO 15% OF THE LOT WIDTH MEASURED ALONG THE MINIMUM BUILDING LINE OF THE STREET FACED.

RESERVATIONS AND RESTRICTIONS CONTINUED:

16-OPEN DRAINAGE EASEMENTS SHOWN HEREON SHALL NOT BE OBSTRUCTED, BUT MAY BE ALTERED AND CHANGED PROVIDED THAT SUCH CHANGE IS IN ACCORDANCE WITH PLANS PREPARED BY AN ENGINEER, ARCHITECT OR LAND SURVEYOR (54-17-3)(b) AND APPROVED BY THE RESIDENT ENGINEER, VIRGINIA DEPARTMENT OF HWYS.

17-IN ADDITION TO THE UTILITY AND DRAINAGE EASEMENTS INDICATED HEREON, ALL LOT LINES ARE SUBJECT TO A 12 FT. DRAINAGE AND UTILITY EASEMENT. THE SAID LOT LINES SHALL BE THE CENTER OF SAID EASEMENT.

18-THERE SHALL BE PROVIDED SPACE FOR A MINIMUM OF 4 SPACES FOR OFF STREET MOTOR VEHICLE PARKING FOR EACH RESIDENCE CONSTRUCTED WITHIN SECTION NO. 7, HUNTING HILLS.

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT OLD HERITAGE CORPORATION IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON KNOWN AS SECTION NO. 7 - HUNTING HILLS - SHOWN IN DETAIL BY OUTSIDE CORNERS (1) TO (20), INCLUSIVE, WHICH COMPRISES PORTIONS OF THE LANDS CONVEYED TO OLD HERITAGE CORPORATION BY V.I.C. & CO. AND A.M. DON CARAWAN RECORDED IN D.B. 745-PG. 149 AND D.B. 888-PG. 253, RESPECTIVELY, ROANOKE COUNTY, SUBJECT ONLY TO THE LEIN OF A CERTAIN DEED OF TRUST DATED MAY 10, 1973, FROM OLD HERITAGE CORPORATION TO HOLMAN WILLIS, JR., AND NATHAN H. KEY, TRUSTEES, SECURING MOUNTAIN TRUST BANK, BENEFICIARY, AND OF RECORD IN DEED BOOK 972-PAGE 56 IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA.

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND INTO LOTS AS SHOWN HEREON ENTIRELY WITH ITS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS OF THE 1960 CODE OF VIRGINIA, AS AMENDED TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF ROANOKE COUNTY, VIRGINIA.

THE SAID OWNER, HEREBY DOES HEREBY DEDICATE TO AND VEST IN THE COUNTY OF ROANOKE, VIRGINIA SUCH PORTIONS OF THE PREMISES PLATTED AS ARE ON THIS PLAT SET APART FOR STREETS, EASEMENTS OR OTHER PUBLIC USE.

THE UNDERSIGNED OWNER OR OWNERS DOTH, BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATE CERTAIN DRAINAGE EASEMENTS OF VARYING WIDTHS, AS SHOWN ON THE ANNEXED PLAT, FOR DRAINAGE PURPOSES, AND THE OWNER OR OWNERS DOTH FURTHER, AS A CONDITION PRECEDENT TO THE APPROVAL OF THE FINAL PLAT AND SUBDIVISION AND THE ACCEPTANCE OF THE DEDICATION OF THE STREETS SHOWN THEREON BY THE BOARD OF SUPERVISORS OF ROANOKE COUNTY ON ITS OWN BEHALF AND FOR AND ON ACCOUNT OF ITS HEIRS, SUCCESSORS, DEVISEES, AND ASSIGNS, SPECIFICALLY RELEASE THE COUNTY OF ROANOKE AND THE VIRGINIA DEPARTMENT OF HIGHWAYS FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SUCH OWNER, ITS HEIRS, SUCCESSORS, DEVISEES, AND ASSIGNS, MAY OR MIGHT HAVE AGAINST THE COUNTY OR THE VIRGINIA DEPARTMENT OF HIGHWAYS BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG SUCH STREETS AS SHOWN ON THE PLAT OF THE LAND SUBDIVIDED (OR SUCH CHANGED STREETS AS MAY BE AGREED UPON IN THE FUTURE) AND BY REASON OF DOING NECESSARY GRADING, CUTTING OR FILLING FOR THE PURPOSE OF PLACING SUCH STREETS UPON THE PROPER GRADE AS MAY FROM TIME TO TIME, BE ESTABLISHED BY SAID COUNTY OR THE VIRGINIA DEPARTMENT OF HIGHWAYS, AND THE SAME SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREETS AND PROPERTY LINES THEREOF.

WITNESS THE SIGNATURES AND SEALS OF THE AFORESAID OWNERS, TRUSTEES, AND BENEFICIARIES ON THIS 4 DAY OF June, 1973.

OLD HERITAGE CORPORATION

By: Gordon C. Willis (SEAL)
PRESIDENT

Henry Scholz, Jr. (SEAL)
SECRETARY

Nathan H. Key (SEAL)
TRUSTEE

Holman Willis, Jr. (SEAL)
TRUSTEE

R. Allen (SEAL)
VICE PRESIDENT

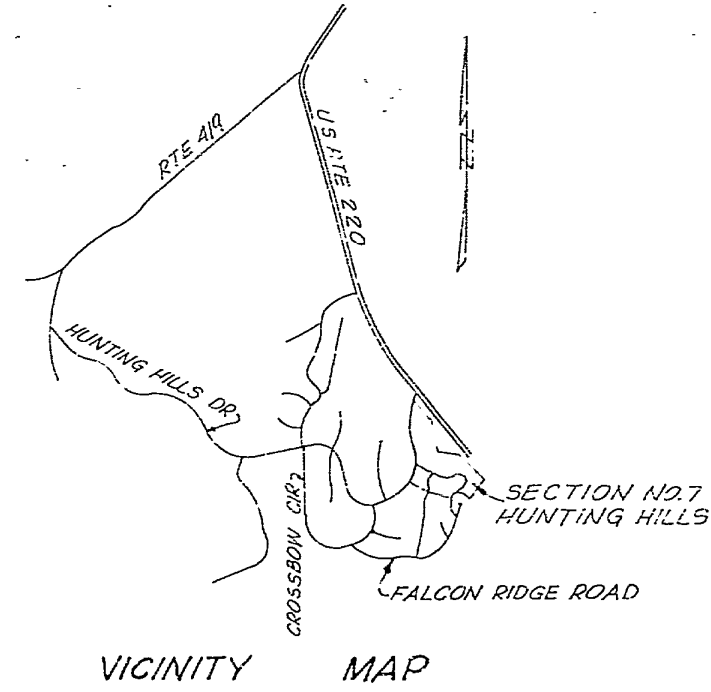
R. L. Lester (SEAL)
CASHIER

STATE OF VIRGINIA } To Wit:
City of Roanoke }

I, Rosetta Walters, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE AND VA DO HEREBY CERTIFY THAT HENRY SCHOLZ, JR., GORDON C. WILLIS, HOLMAN WILLIS, JR., NATHAN H. KEY, N. ADDISON WINSTON, AND R.H. TURNER, JR., EACH IN THE OFFICIAL CAPACITY STATED ABOVE, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED June 4, 1973, HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY STATE AND CITY AND ACKNOWLEDGED THE SAME ON THIS 4 DAY OF June, 1973.

MY COMMISSION EXPIRES: July 13, 1976

Rosetta Walters
NOTARY PUBLIC



APPROVED:

C. Lawrence Dolsen 4/27/73
CHAIRMAN, BOARD OF SUPERVISORS OF PKE. CO. DATE

James M. Mendenhall 4-26-73
SECRETARY, PKE. CO. PLANNING COMMISSION DATE

James M. Mendenhall 6-5-73
AGENT ROANOKE CITY PLANNING COMM. DATE

Charles J. Hatcher 6-5-73
CITY ENGINEER - ROANOKE, VIRGINIA DATE

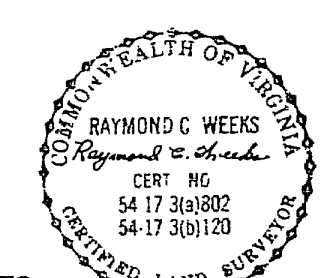
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATES OF ACKNOWLEDGMENT AND DEDICATION THEREON ANNEXED IS ADMITTED TO RECORD ON June 6, 1973.
11:15 A.M.
TESTE: ELIZABETH W. STOKES

By: Elizabeth W. Stokes
DEPUTY CLERK

APRIL 23, 1973.

HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT.

Raymond C. Weeks
VA. STATE CERTIFIED LAND SURVEYOR



SHEET 1 OF 2 SHEETS

PLAT OF
SECTION NO. 7

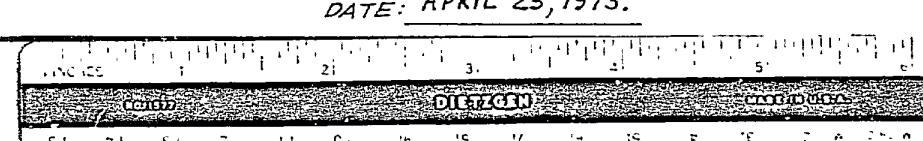
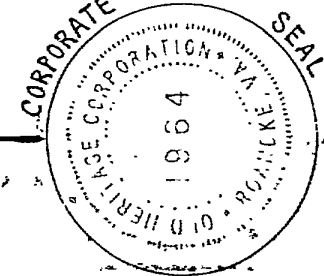
HUNTING HILLS

PROPERTY OF
OLD HERITAGE CORPORATION

ROANOKE COUNTY, VIRGINIA

BY: RAYMOND C. WEEKS
CERT. LAND SURVEYOR

DATE: APRIL 23, 1973.



P.B. 8 Pg. 48

RC-3755