

## RESTRICTIONS

THE FOLLOWING RESTRICTIONS ARE MADE COVENANTS RUNNING WITH THE TITLE TO THE LOTS SHOWN HEREON FOR A PERIOD OF TWENTY (20) YEARS FROM THE DATE OF RECORDATION OF THIS PLAT.

1. LOTS SHOWN HEREON ARE FOR RESIDENTIAL PURPOSES ONLY.
2. THE GRADE AND DRAINAGE FOR IMPROVED YARDS AND ALONG EASEMENTS RESERVED FOR THAT PURPOSE SHALL NOT BE ALTERED OR OBSTRUCTED BY LOT OWNER OR OWNERS UNLESS SAID ALTERATION IS IN ACCORDANCE WITH A PLAN OF A CERTIFIED ENGINEER, ARCHITECT OR LANDSCAPE ARCHITECT WHICH PROVIDES ADEQUATE PIPE OR DRAINAGE STRUCTURES AS NEEDED FOR THE DISPOSITION OF SURFACE WATER, NOR SHALL SUCH ALTERATIONS BE ALLOWED UNLESS AGREED TO IN WRITING BY THE OWNER OR OWNERS OF THE ADJOINING LOTS OR THOSE DIRECTLY AFFECTED IN THIS SUBDIVISION, OR ANY LAND OWNER UPSTREAM FROM SAID DRAINAGE/OR EASEMENT.
3. NO PART OF ANY BUILDING OTHER THAN STOODS SHALL BE LOCATED NEARER TO THE FRONT OR SIDE STREET THAN THE BUILDING LINE SHOWN ON THIS PLAT.
4. NO FOWL, HOGS, GOATS, OR OTHER OBNOXIOUS ANIMALS SHALL BE PERMITTED ON ANY LOT SHOWN HEREON.
5. NO FENCE, WALL, HEDGE, OR SHRUB PLANTING OR DIVIDER OF ANY KIND SHALL BE CONSTRUCTED ON ANY LOT FORWARD OF THE REAR LINE OF THE HOUSE. A HEDGE, FENCE OR WALL NO HIGHER THAN 3 FEET MAY BE ERECTED ALONG THE SIDE LINES OF ANY LOT BEGINNING AT THE REAR OF THE HOUSE AND EXTENDING TO THE REAR LINES OF THE LOT AND ALONG THE REAR OF EACH LOT. IF OTHER THAN A CHAIN LINK FENCE OR SHRUB PLANTING, THE OUTWARD SIDE (SIDES) OF SAID DIVIDER MUST BE OF A FINISHED NATURE EQUAL TO, OR SURPASSING, THE FINISH ON THE INWARD SIDE (SIDES) OF SAID DIVIDER. ON ANY CORNER LOT NO FENCE SHALL BE PLACED IN THE REAR OF ANY LOT ADJOINING ANY STREET LINE UNLESS THE FENCE IS LOCATED BEHIND THE STREET SIDE BUILDING SET BACK LINE AS SHOWN ON THE RECORDED PLAT OF SECTION NO. 18 PENN FOREST.
6. NO RESIDENCE SHALL BE CONSTRUCTED ON ANY LOT OR PORTIONS OF LOTS WHOSE LIVABLE AREA IS LESS THAN THE FOLLOWING SQUARE FOOTAGE: 1300 FOR 1 STORY; 1500 FOR A BI-LEVEL OR 2 STORY; 1600 FOR 1 1/2 STORY WITH A MINIMUM OF 1200 ON THE MAIN FLOOR; 1600 FOR SPLIT LEVEL HOME WITH A MINIMUM OF 1200 ON THE UPPER 2 FLOORS.
7. NO GARAGES OR MANUFACTURED TRAILERS, EITHER SINGLE OR DOUBLE WIDE SHALL BE USED AS LIVING QUARTERS NOR SHALL ANY TEMPORARY LIVING QUARTERS OF ANY NATURE BE PERMITTED.
8. THE FOREGOING BUILDING RESTRICTIONS AND CONDITIONS ARE SUBORDINATED TO AND THE VIOLATION OF THE SAME ARE SUBORDINATED TO ANY LOAN NOW OR HEREAFTER PLACED ON ANY LOT IN THIS SUBDIVISION.
9. REGION PROPERTIES, INC., ITS SUCCESSORS OR ASSIGNS RESERVE THE RIGHT TO WAIVE OR MODIFY ANY OF THE COVENANTS AND RESTRICTIONS HEREIN ABOVE IMPOSED AND RESERVES TO ITSELF, ITS SUCCESSORS OR ASSIGNS, THE RIGHT TO RELOCATE, CHANGE OR MODIFY ANY MINIMUM BUILDING SETBACK LINE SHOWN ON THE AFORESAID PLAT OR THE RECORDED AGREEMENT IMPOSING RESTRICTIONS ON SECTION NO. 18, "PENN FOREST".

APPROVED:

Donald Corey  
AGENT, ROANOKE COUNTY PLANNING COMMISSION

23 July 1985  
DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THEREON ANNEXED IS ADMITTED TO RECORD ON 13 July 1985, AT 2:35 O'CLOCK P.M.

TESTEE: ELIZABETH W. STOKES, CLERK

BY: Claudia W. Weller  
DEPUTY CLERK

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT REGION PROPERTIES, INC., IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, KNOWN AS SECTION 18, "PENN FOREST" SUBDIVISION, BOUNDED AS SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS 16 TO 15A, 15B, TO 16D THRU 16I TO 17, 16 TO 15, INCLUSIVE, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED FROM F.S.P. CORPORATION, DATED MARCH 1, 1979, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE IN DEED BOOK 1118, PAGE 440.

THE SAID OWNER CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND, AS SHOWN THEREON, ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTIONS 15.1-465 THRU 15.1-485 OF THE VIRGINIA CODE OF 1950, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE COUNTY OF ROANOKE "LAND SUBDIVISION ORDINANCES". THE SAID OWNER DOES, BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATE IN FEE SIMPLE TO THE COUNTY OF ROANOKE ALL THE LAND EMBRACED WITHIN THE STREETS OF THIS SUBDIVISION AND ALL THE EASEMENTS ARE HEREBY DEDICATED FOR PUBLIC USE.

THE SAID OWNER DOES AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION AND THE ACCEPTANCE OF THE DEDICATION OF THE STREETS SHOWN HEREON 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 RELEASES THE COUNTY AND THE VIRGINIA DEPARTMENT OF HIGHWAYS FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SUCH OWNERS, ITS HEIRS, SUCCESSORS DEVISEES AND ASSIGNS MAY OR MIGHT HAVE AGAINST THE COUNTY OF VIRGINIA DEPARTMENT OF HIGHWAYS BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG SUCH STREETS AS SHOWN ON THIS 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 OF FILLING FOR THE PURPOSE OF PLACING SUCH STREETS UPON THE PROPER GRADE AS MAY, FROM TIME TO TIME, BE ESTABLISHED BY SAID COUNTY OR VIRGINIA DEPARTMENT OF HIGHWAYS, AND SAID COUNTY OR VIRGINIA DEPARTMENT OF HIGHWAYS SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREET AND PROPERTY LINES THEREOF.

IN WITNESS WHEREOF ARE HEREBY PLACED THE SIGNATURES OF THE SAID CORPORATION BY M. L. STRAUSS, ITS PRESIDENT, WITH ITS CORPORATE SEAL HEREUNTO AFFIXED AND DULY ATTESTED BY HORACE G. FRALIN, ITS SECRETARY, ON THIS THE DAY OF JULY 23rd, 1985.

REGION PROPERTIES, INC.

BY: M. L. Strauss  
PRESIDENT

ATTEST: Horace G. Fralin  
SECRETARY

STATE OF VIRGINIA  
CITY OF ROANOKE

TO WIT:

I, Donald Corey, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT M. L. STRAUSS AND HORACE G. FRALIN, PRESIDENT AND SECRETARY, RESPECTIVELY, OF REGION PROPERTIES, INC., WHOSE NAMES AS SUCH ARE SIGNED THE FOREGOING WRITING DATED July 23rd, 1985, HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGE THE SAME ON July 23rd, 1985.

MY COMMISSION EXPIRES September 11, 1988

NOTARY PUBLIC

PLAT OF  
SECTION No. 18  
PENN FOREST

SITUATE IN  
CAVE SPRING MAGISTERIAL DISTRICT  
ROANOKE COUNTY, VIRGINIA

PROPERTY OF:  
REGION PROPERTIES, INC.

SCALE: 1" = 100' DATE: 13 JUNE 1985

BUFORD T. LUMSDEN & ASSOCIATES, P.C.  
ENGINEERS - SURVEYORS  
ROANOKE, VIRGINIA

