

## RESERVATIONS AND RESTRICTIONS

THE FOLLOWING RESERVATIONS AND 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- PROPERTY TO BE USED AS BUILDING SITES FOR SINGLE-FAMILY TYPE DWELLINGS ONLY.
- 2- NO LOTS SHALL BE FURTHER SUBDIVIDED, EXCEPT A LOT MAY BE DIVIDED AND ADDED TO ADJOINING LOTS.
- 3- NO TEMPORARY LIVING QUARTERS SHALL BE ERECTED ON LOTS.
- 4- NO RESIDENCE SHALL BE ERECTED WITH THE MAIN BODY CLOSER TO THE STREET LINE THAN THE BUILDING LINE SHOWN HEREON.
- 5- NO HOGS, CHICKENS, GOATS, CATTLE OR OTHER NUISANCE ALLOWED AND NOTHING SHALL BE DONE TO DISTURB THE PEACE AND QUIETUDE OF THE NEIGHBORHOOD.
- 6- NO PREFABRICATED HOUSES SHALL BE ERECTED ON PROPERTY.
- 7- (A) HOUSES SHALL BE CONSTRUCTED WITH BRICK OR STONE; OR A COMBINATION OF EITHER; OR A COMBINATION OF BRICK OR STONE AND WEATHER BOARDING.  
(B) HOUSES CONSTRUCTED OF OTHER TYPES OF MATERIALS SHALL BE APPROVED BY THE DEVELOPERS.
- 8- MINIMUM LIVING SPACE SHALL BE AS FOLLOWS:
  - (A) SINGLE-STORY DWELLINGS SHALL HAVE A MINIMUM FLOOR SPACE OF 1250 SQUARE FEET.
  - (B) TWO-STORY HOUSES MUST HAVE A MINIMUM OF 1000 SQUARE FEET ON THE FIRST FLOOR.
  - (C) TWO-STORY HOUSES MUST HAVE A COMBINED FLOOR SPACE OF AT LEAST 1500 SQUARE FEET.
  - (D) THE GROUND FLOOR DIMENSIONS OF SPLIT-LEVEL HOUSES MAY BE NO LESS THAN 44' x 20'.

ALL MINIMUMS EXCLUDE BASEMENTS, GARAGES, SUN PORCHES, CARPORTS AND BREEZEWAYS.  
ANY HOUSE OTHER THAN THOSE LISTED ABOVE WILL BE CONSISTENT WITH THE MINIMUM DIMENSIONS AND BASIC BUILDING COSTS OF THOSE LISTED AND MUST BE APPROVED BY THE DEVELOPERS.
- 9- THE RIGHT IS RESERVED BY THE OWNERS OF THIS SUBDIVISION TO CONSTRUCT WATER MAINS, AND TO REPAIR AND MAINTAIN SAME IN THE EASEMENTS AND STREETS SHOWN HEREON.
- 10- ALL LOTS ARE SUBJECT TO EASEMENTS AS SHOWN ON BODY OF MAP AS WELL AS NECESSARY GUYS AND ANCHORS FOR ELECTRIC AND TELEPHONE POLES.
- 11- IF THE OWNERS OF THIS SUBDIVISION OR ANYONE CLAIMING UNDER THEM, SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THESE COVENANTS, IT SHALL BE LAWFUL FOR ANY PERSON OR PERSONS OWNING ANY REAL PROPERTY SITUATE IN THIS 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 DOING SO, OR TO RECOVER DAMAGES.

## KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT WILBERT K. TESTER AND CAROLYN J. TESTER AND CLARENCE B. TESTER AND JUANITA D. TESTER ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, KNOWN AS LA BELLEVUE BOUNDED AS SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS 1 THRU 18 TO 1, INCLUSIVE, WHICH COMPRISES PART OF THE LAND CONVEYED TO SAID OWNERS BY DEED FROM GEORGE H. CADD AND HAZEL R. CADD, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY IN D.B. 806 Pg. 254, AND WHICH LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST, TO JOHN M. WILSON, JR. AND W.B. BAIRD, JR. TRUSTEES, SECURING FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF ROANOKE, BENEFICIARY OF RECORD IN D.B. 806 Pg. 257.

THE SAID OWNER CERTIFIES THAT THEY HAVE SUBDIVIDED THIS LAND AS SHOWN HEREON, ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTIONS 15-779 THROUGH 15-794.3 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 OWNERS WITH THE CONSENT OF THE UNDERSIGNED TRUSTEES, DO, 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, THEIR HEIRS, SUCCESSORS, DEVISEES AND ASSIGNS MAY OR MIGHT HAVE AGAINST THE COUNTY OR 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 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 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 IS HEREBY PLACED THE SIGNATURES OF THE SAID OWNERS, TRUSTEES, BENEFICIARIES, THIS THE 11TH DAY OF APRIL, 1969.

## SIGNATURES:

Wilbert K. Tester  
OWNER

Carolyn J. Tester  
OWNER

Clarence B. Tester  
OWNER

Juanita D. Tester  
OWNER

John M. Wilson, Jr.  
TRUSTEE

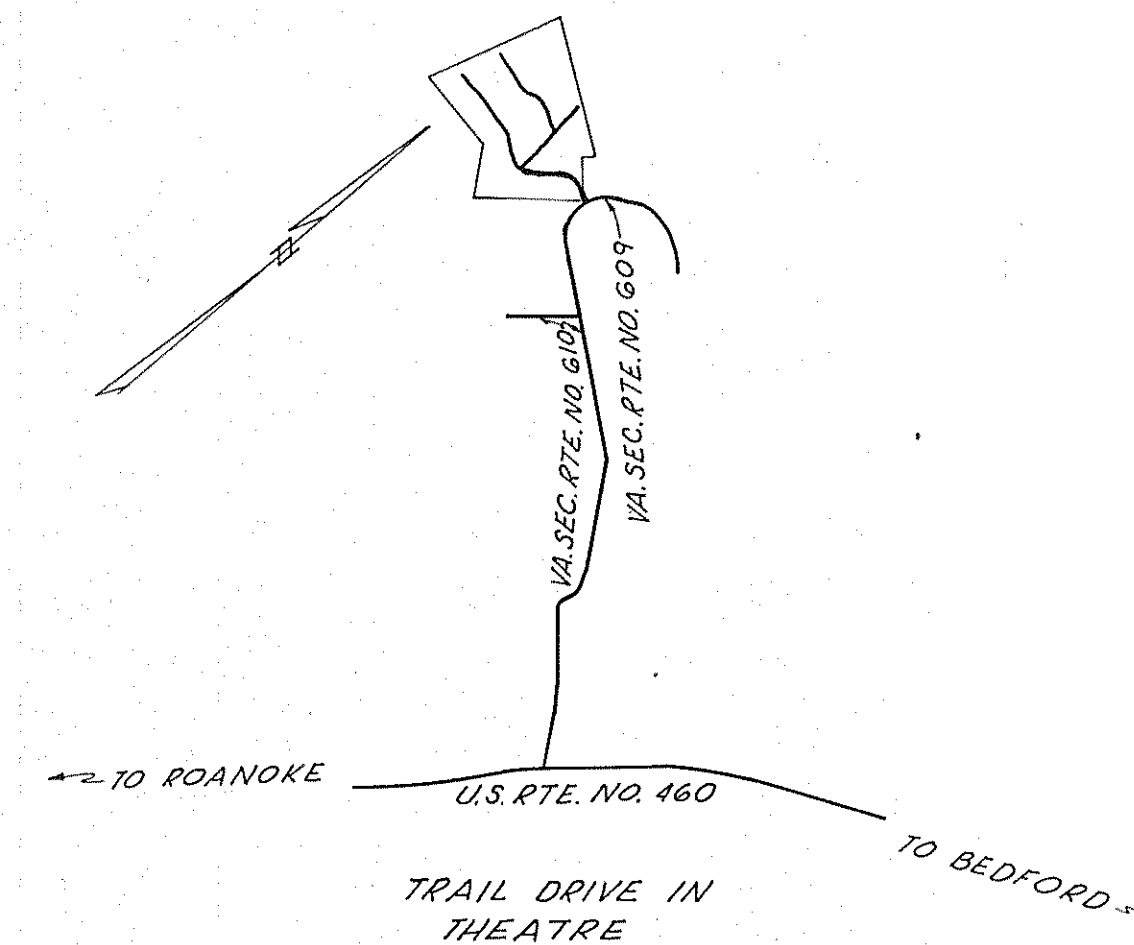
W.B. Baird, Jr.  
TRUSTEE

## FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF RKE.

BY: Peyton R. Keller  
PEYTON R. KELLER, PRES.

BY: W.B. Baird, Jr.  
W.B. BAIRD, JR., SECTY.

## LOCATION MAP



STATE OF VIRGINIA  
City of ROANOKE TO WIT:

I, Michael H. Kenneth, A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT WILBERT K. TESTER, CAROLYN J. TESTER, CLARENCE B. TESTER AND JUANITA D. TESTER, OWNERS; JOHN M. WILSON, JR., TRUSTEE, AND W.B. BAIRD, JR., TRUSTEE; PEYTON R. KELLER, AND W.B. BAIRD, JR., PRESIDENT AND SECRETARY, RESPECTIVELY, OF FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF ROANOKE, WHOSE NAMES AS SUCH ARE SIGNED TO THE FOREGOING WRITING DATED April 11<sup>th</sup>, 1969, HAS EACH PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON April 22<sup>nd</sup>, 1969.

MY COMMISSION EXPIRES: December 28<sup>th</sup> 1970

Michael H. Kenneth  
NOTARY PUBLIC

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT AND DEDICATION THERETO ANNEXED IS ADMITTED TO RECORD ON April 11, 1969, AT 3:05 O'CLOCK P.M.

TESTE: ELIZABETH STOKES

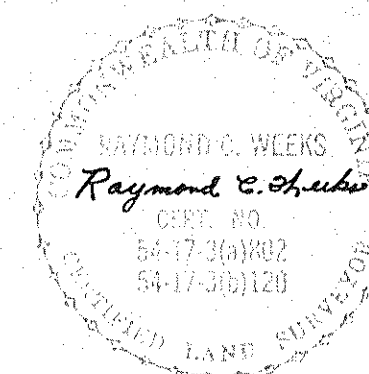
BY: Elizabeth Stokes  
DEPUTY CLERK

APRIL 11, 1969

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT.

Raymond C. Weeks  
STATE CERT. LAND SURVEYOR

SURVEYORS NOTE:  
IF THE NORTHERLY LINE OF THE WILBERT K. TESTER ET AL'S PROPERTY WAS ESTABLISHED FROM THE S.W. CORNER OF THE PROPERTY BY MEASURING THE DEED DISTANCE NORTHERLY ALONG THE WEST LINE, IT WOULD INTERLOCK APPROXIMATELY 200 FT. WITH THE W.E. MALIN PROPERTY.



## APPROVED:

Charles H. Stetson 4-14-69  
CHAIRMAN - BOARD OF SUPERVISORS OF RKE. CO. DATE

Paula B. Stetson 4-14-69  
SECRETARY - RKE. CO. PLANNING COMMISSION DATE

Richard J. Hamilt 4-21-69  
AGENT - ROANOKE CITY PLANNING COMMISSION DATE

William F. Clark 4-21-69  
CITY ENGINEER - ROANOKE, VIRGINIA DATE

## CAPTION LEGAL REFERENCE:

SEE D.B. 806 Pg. 254 FOR CONVEYANCE TO WILBERT K. TESTER AND CAROLYN J. TESTER AND CLARENCE B. TESTER AND JUANITA D. TESTER BY GEORGE H. CADD AND HAZEL R. CADD.

SHEET NO. 1 OF 2 SHEETS

MAP OF  
LA BELLEVUE

PROPERTY OF

WILBERT K. TESTER AND CAROLYN J. TESTER  
AND  
CLARENCE B. TESTER AND JUANITA D. TESTER

ROANOKE COUNTY, VIRGINIA

BY: RAYMOND C. WEEKS  
STATE CERT. LAND SURVEYOR

DATE: APRIL 11, 1969

SCALE: 1"=100'