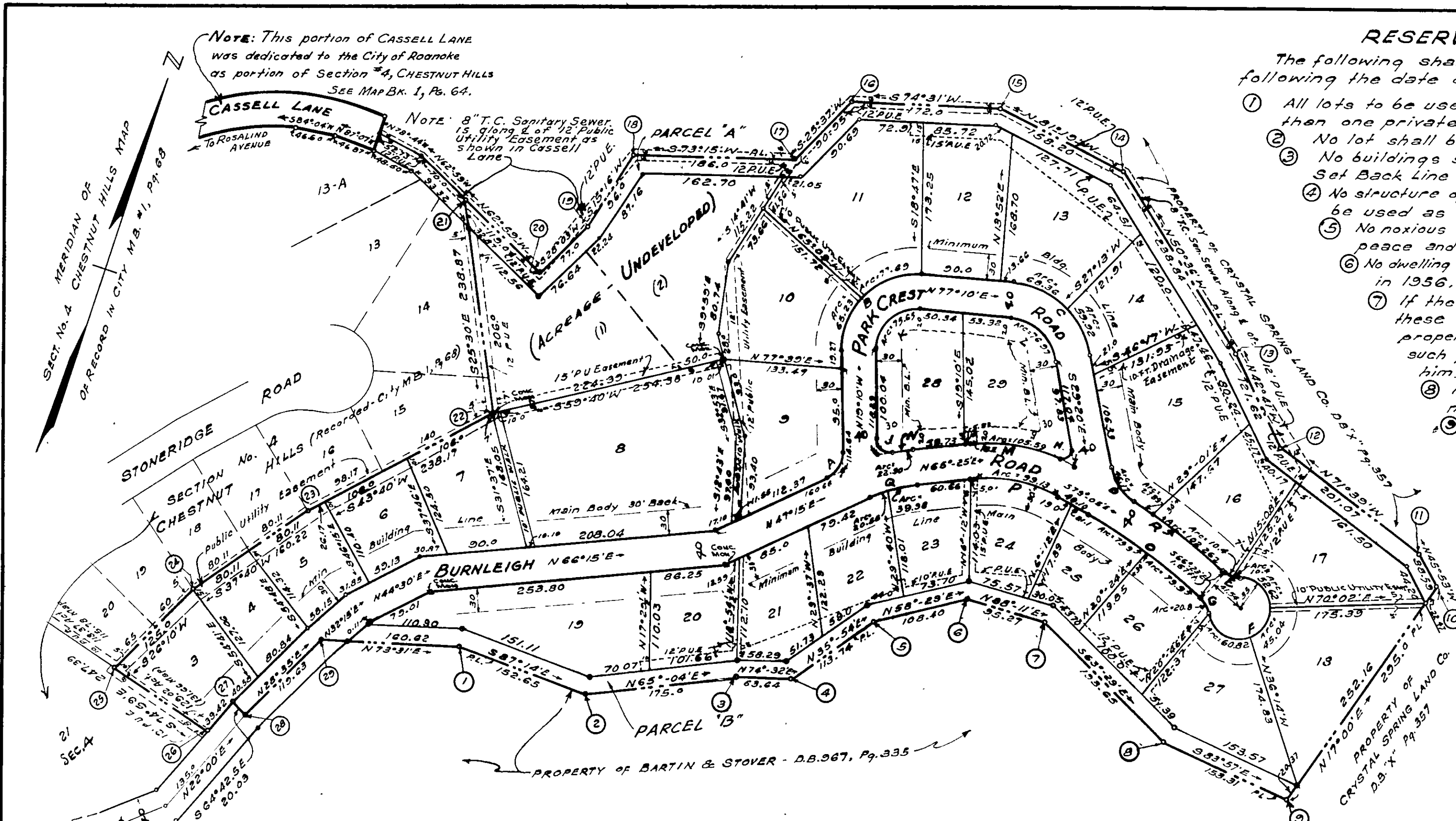




RESERVATIONS AND RESTRICTIONS

The following shall be covenants running with the title of this land for 25 years following the date of recordation of this Map:

- 1 All lots to be used for RESIDENTIAL PURPOSES only and no structure shall be erected other than one private dwelling and necessary out-buildings.
- 2 No lot shall be re-subdivided except that it may be divided and added to adjoining lots.
- 3 No buildings shall be erected nearer the front street line or the side lot line, than the Set Back Line as shown.
- 4 No structure of temporary character and no trailer, basement, tent, shack, garage, etc., shall be used as a Residence, either temporary or permanent.
- 5 No noxious trade or activity shall be tolerated on any lot, and nothing shall be done to disturb the peace and quietude of the neighborhood.
- 6 No dwelling costing less than \$17,500.00, based upon the prevailing cost of labor and material in 1956, shall be erected.
- 7 If the parties hereto, or their heirs or assigns, shall violate, or attempt to violate, any of these covenants, it shall be lawful for any other person or persons, owning any real property in this Subdivision, to prosecute any proceeding at Law or in Equity against such persons violating, or attempting to violate, any covenant, and either to prevent him, or them, from so doing, or to recover damages or other dues for such violation.
- 8 Invalidation of any one of these Covenants, by Judgement or Court Order, shall in no wise affect any of the other provisions, which shall remain in full force and effect.
- 9 Easements where shown on this map, are Reserved for Utility installation and maintenance.

KNOW ALL MEN BY THESE PRESENTS:

That ROSALIND HOMES, INC. is the fee simple owner and proprietor of the land hereon shown to be subdivided, known as Section No. 5, of CHESTNUT HILLS, bounded as shown hereon in detail by outside corners 1 to 29 inclusive, subject in part to the lien of a certain deed of trust dated June 11, 1955, to W. Courtney King and Charles Talbott Young, Trustees, of record in the Clerk's Office of the City of Roanoke, Virginia in Deed Book 975, Page 417, securing Crystal Spring Land Co. the payment of a certain debt and subject in part to a lien of a certain deed of trust dated March 19, 1956 to W. Courtney King and Charles Talbott Young, Trustees, of record in Deed Book 981, Page 439, securing Crystal Spring Land Co. the payment of a certain debt.

The undersigned Owner, Trustees, and beneficiary as aforesaid, certify that the said subdivision as appears on this plat is with the consent and in accordance with the desire of the undersigned parties. The said owner with the consent of the undersigned Trustees and beneficiary, hereby dedicate to and vest in the City of Roanoke, wherein said land lies, such portions of the premises platted as are hereon set apart for streets, alleys, easements, or other public use in accordance with the provisions of the Subdivision Ordinance of the City of Roanoke, and the Virginia Land Subdivision Act.

IN TESTIMONY WHEREOF, Witness the following Signatures and seals this the 13 day of Dec, 1956

ROSALIND HOMES, INCORPORATED

Howard E. Sigmon (Seal)

ATTEST: Elva B. Sloan (Seal)

SECRETARY

State of Virginia, City of Roanoke, To Wit:

I, Mary Linda M. Smiley, a Notary Public

in and for the said City and State do hereby certify that

Edmund P. Goodwin, President, and Walter G. Stephenson, Secretary,

and W. Courtney King, and Charles Talbott Young, Trustees for

CRYSTAL SPRING LAND COMPANY, whose names are signed to the

annexed writing dated July 30, 1956, have each

personally appeared before me in my said City and State and

acknowledged the same on this 13 day of Dec, 1956.

My Commission Expires Jan. 15, 1957.

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