



WEST RIDGE WOODS SUBDIVISION GENERAL RESERVATIONS AND RESTRICTIONS

- 1) UNLESS OTHERWISE INDICATED, 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 SERVANTS 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 ON THE PREMISES WHICH OCCASIONS OBNOXIOUS ODORS OR IS DANGEROUS TO THE HEALTH OR WELFARE OF OTHER RESIDENTS IN THIS SUBDIVISION, AND NO NUISANCE SHALL BE MAINTAINED OR PERMITTED ON SAID PROPERTY.
- 3) NO TEMPORARY STRUCTURE, TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY.
- 4) (a) NO EXPOSED CONCRETE, CINDERBLOCK OR CONCRETE MASONARY FOUNDATIONS SHALL EXTEND ABOVE FINISH GRADES OF ANY STRUCTURE.
(b) THE MINIMUM ROOF PITCH FOR ROOFS OF ANY STRUCTURE SHALL BE 3" IN 12".
(c) ONLY THE FOLLOWING SHALL BE USED AS ROOFING MATERIALS FOR ANY STRUCTURE: SLATE, ARCHITECTURAL SLATE, WOOD SHAKES/SHINGLES, ARCHITECT 70, COPPER, METAL OR OF COMPARABLE QUALITY TO ANY OF THE ABOVE.
- 5) NO RESIDENCE SHALL BE CONSTRUCTED WITHIN THIS SUBDIVISION DUPLICATING THE DESIGN OF ANOTHER RESIDENCE ALREADY CONSTRUCTED OR UNDER CONSTRUCTION WITHIN SUBDIVISION.
- 6) ALL DRIVEWAYS SHALL RECEIVE BLACKTOP, FINISH GRADE PEBBLES OR A COMPARABLE QUALITY FINISH WITHIN NINE (9) MONTHS FROM THE DATE THE CONSTRUCTION OF SUCH DRIVEWAYS IS COMMENCED.
- 7) NO EXPOSED CONCRETE WALKS, STOOPS, PORCHES, STEPS OR PATIOS SHALL BE CONSTRUCTED SO AS TO BE VISIBLE FROM ANY STREET IN THIS SUBDIVISION.
- 8) ALL FUEL STORAGE TANKS SHALL BE BELOW GROUND OR WITHIN THE RESIDENCE. TRASH AND GARBAGE RECEPTABLES MUST NOT BE VISIBLE FROM THE STREET.
- 9) NO EXPOSED CONCRETE, CINDER OR CONCRETE MASONARY BLOCK OR CINDER CONCRETE BRICK RETAINING WALLS SHALL BE CONSTRUCTED SO AS TO BE VISIBLE FROM STREETS, EXCEPT THAT CINDER CONCRETE BRICK MAY BE USED IF PAINTED.
- 10) NO WIRE OR CHAIN-LINK FENCES SHALL BE CONSTRUCTED ALONG ANY PROPERTY LINE SO AS TO BE VISIBLE FROM THE STREET, UNLESS THEY ARE OF THE DARK GREEN PLASTIC COATED VARIETY.
- 11) NO LOT SHOWN ON THE PLAT MAY BE RESUBDIVIDED EXCEPT THAT A LOT MAY BE DIVIDED AND ADDED TO ADJOINING LOTS.
- 12) EACH RESIDENCE CONSTRUCTED WITHIN SUBDIVISION SHALL PROVIDE SPACE FOR OFF-STREET PARKING OF AT LEAST FOUR (4) MOTOR VEHICLES.
- 13) EACH SINGLE-STORY RESIDENCE OR THE MAIN FLOOR OF A SPLIT LEVEL RESIDENCE SHALL CONTAIN A LIVABLE FLOOR AREA OF AT LEAST 2,000 SQUARE FEET. FOR TWO-STORY OR ONE-AND-ONE-HALF STORY RESIDENCES, THE MINIMUM LIVABLE FLOOR AREA SHALL BE 2,500 SQUARE FEET. NO OUTBUILDING, GARAGE, OR BASEMENT SHALL BE CONSIDERED LIVABLE FLOOR AREA FOR THE PURPOSE OF FULFILLING THIS REQUIREMENT.
- 14) THESE COVENANTS AND RESTRICTIONS SHALL BE ENFORCEABLE BY THE OWNER(S) OF ANY LOT LOCATED IN SUBDIVISION BY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OF PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY OF SUCH COVENANTS AND RESTRICTIONS, EITHER TO PREVENT VIOLATION OR TO RECOVER DAMAGES RESULTING FROM VIOLATION.
- 15) VARIANCE OF ANY OF THE ABOVE SHALL BE VOTED AND APPROVED BY MAJORITY OF THE FIVE (5) LOT OWNERS AT TIME OF REQUEST.

CURVE DATA						
CURVE	ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C-1	35°54'00"	80.00'	50.13'	25.92'	49.31'	S 82°58'00" E
C-2	15°41'00"	370.00'	101.28'	50.96'	100.96'	S 72°51'30" E
C-3	69°36'00"	30.35'	36.87'	21.09'	34.64'	S 45°54'00" E
C-4	53°08'00"	20.00'	18.55'	10.00'	17.89'	S 15°28'00" W
C-5	4°52'07"	370.00'	31.44'	15.73'	31.43'	S 78°15'57" E
C-6	10°48'53"	370.00'	69.84'	35.02'	69.74'	S 70°25'27" E
C-7	15°42'22"	80.00'	21.93'	11.03'	21.86'	S 72°52'11" E
C-8	20°11'38"	80.00'	28.20'	14.25'	28.05'	N 89°10'49" E

KNOW ALL MEN BY THESE PRESENTS, TO WIT:
THAT BETTY F. TRINKLE IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON, BOUNDED BY CORNERS 1 THROUGH 15 TO 1 INCLUSIVE, KNOWN AS "WEST RIDGE WOODS" WHICH COMPRISES PART OF THE LAND CONVEYED TO OWNER FROM MYRTLE H. FRANCIS BY DEED DATED DECEMBER 30, 1976 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, IN DEED BOOK 1392, PAGE 712.

THE SAID OWNER HEREBY CERTIFIES THAT SHE HAS SUBDIVIDED THIS LAND AS SHOWN HEREON ENTIRELY WITH HER OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15.1-465 THROUGH 15.1-485 OF THE CODE OF VIRGINIA, AS AMENDED TO DATE.

IN WITNESS THEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURE AND SEAL ON THIS 28th DAY OF January, 1992.

BY: Betty F. Trinkle
BETTY F. TRINKLE, OWNER (now, Betty F. Trinkle)

STATE OF VIRGINIA
County of Roanoke

I, Sara V. Pullman, A NOTARY PUBLIC IN AND FOR THE AFORESAID County, AND STATE DO HEREBY CERTIFY THAT BETTY F. TRINKLE, OWNER, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County, AND STATE AND ACKNOWLEDGED THE SAME ON January 28, 1992.

MY COMMISSION EXPIRES January 31, 1995

Sara V. Pullman
NOTARY

NOTES:

1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES NOT SHOWN HEREON.
2. IRON PINS SET AT ALL CORNERS, UNLESS OTHERWISE NOTED.
3. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT.
4. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
5. THIS PLAT SUBDIVIDES ORIGINAL TAX #1080612.
6. LOTS SHOWN HEREON MAY REQUIRE INDIVIDUAL SEWERAGE PUMP AT TIME OF BUILDING PERMIT ISSUANCE.
7. BUILDING AND SITE DEVELOPMENT ON ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO SPECIFIC REQUIREMENTS AS TO LOCATION OF BUILDING SITES, RETAINING WALLS, DRIVEWAYS, GRADE ELEVATIONS AND DRAINAGE SWALES. SEE PRELIMINARY EROSION AND SEDIMENT CONTROL PLANS PREPARED BY LUMSDEN & ASSOCIATES, P.C., DATED 26 MARCH 1992 ON FILE IN THE CITY ENGINEER'S OFFICE. (PLAN #6208)

APPROVED:

Edward R. Tucker
CITY ENGINEER, ROANOKE, VIRGINIA

Edward R. Tucker
AGENT, CITY OF ROANOKE PLANNING COMMISSION

April 30, 1992
DATE

April 3, 1992
DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WAS PRESENTED ON THIS 6 DAY OF April, 1992, AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 11:50 O'CLOCK A. M.

TESTEE: ARTHUR B. CRUSH, III, CLERK

Patty Humphrey
DEPUTY CLERK

PLAT OF SURVEY
SHOWING

"WEST RIDGE WOODS"
ROANOKE, VIRGINIA

BEING A SUBDIVISION OF (3.7798 AC.)
UNDEVELOPED LAND BLOCK "O"
"PROSPECT HILLS, (M.B. #1, PG. 69)

PROPERTY OF
BETTY F. TRINKLE

CREATING HEREON
LOTS 1 THRU 5

SCALE: 1" = 60' DATE: 26 MARCH 1992

LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA

COMM. #91-402