

→ RESTRICTIVE COVENANTS →

THE FOLLOWING RESTRICTIONS, APPLICABLE TO F.H.A. LOANS, SHALL BE IN FORCE, AND CONSTITUTE COVENANTS RUNNING WITH THE TITLE TO THE LOTS HEREON, FOR A PERIOD OF 20 YEARS FROM DATE OF MAP RECORDATION.

1. ALL LOTS SHOWN HEREON SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY.
2. ONLY 1 DETACHED HOUSE, WITH NECESSARY GARAGE AND OUTBUILDINGS, SHALL BE ERECTED UPON ANY LOT SHOWN HEREON.
3. NO DWELLING TO BE ERECTED TO EXCEED TWO AND ONE-HALF STORIES IN HEIGHT, AND A DRIVEWAY FOR NOT MORE THAN TWO CARS.
4. NO RESIDENCE SHALL BE LOCATED WITH THE MAIN BODY OF THE BUILDING NEARER TO THE REAR LOT LINE THAN THE REAR, FROM THE FRONT LOT LINE, AND NO BUILDING SHALL BE LOCATED NEARER THAN THE SET-BACK SHOWN HEREON TO THE FRONT LOT LINE, AND NO BUILDING SHALL BE LOCATED TO THE SIDE LOT LINE, REFERS TO ANY PART OF BUILDING.
5. NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY LOT SAID LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME, AN ANNOYANCE TO NEIGHBORS, OR WHICH MAY BE A SOURCE OF KEEPING OF SWINE ON ANY LOT HEREON IS PROHIBITED.
6. NO PERSONS OF ANY RACE OTHER THAN THE CAUCASIAN RACE SHALL USE OR OCCUPY ANY BUILDING OR ANY LOT SAID LOT, THAT IS, THAT THE LOT BE OCCUPIED OR OCCUPANCY BY DOMESTIC SERVANTS OF A DIFFERENT RACE OR COMPLEXION, WITH AN OWNER OR TENANT.
7. NO TRAILER, BASEMENT SHACK, GARAGE, BARN OR OTHER OUTBUILDING, SHANTY, TEMPORARY OR PERMANENT RESIDENCE, NOR SHALL ANY STRUCTURE OR TEMPORARY CHARACTER BE USED AS A RESIDENCE.
8. NO DWELLING COSTING LESS THAN \$500.00, MAY BE PERMITTED ON LOTS 1, 2, AND 3 OF THIS MAP, NOR SHALL ANY DWELLING COSTING LESS THAN \$3,500.00 BE PERMITTED ON LOTS 4, 5, 6, 7, 8, 9, 10, 11, 12 OF THIS MAP. THE GROUND FLOOR AREA OF THE MAIN STRUCTURE OF A CLOSURE, OR PORCHES, OPEN PORCHES AND GARAGES SHALL BE NOT LESS THAN 1,000 SQUARE FEET IN THE CASE OF A ONE STORY STRUCTURE, NOT LESS THAN 1,400 SQUARE FEET IN THE CASE OF A TWO AND ONE-HALF STORY STRUCTURE.

APPROVED:- E. J. Mattem
 SECRETARY OF ROANOKE COUNTY PLANNING
 AND ZONING COMMISSION.

APPROVED: R. H. Beers
CHAIRMAN OF BOARD OF SUPERVISORS
OF ROANOKE COUNTY, VA.

APPROVED: *[Signature]*
CITY ENGINEER, ROANOKE, VA.

KNOW ALL MEN BY THESE PRESENTS, TO WIT:- THAT T.S. YOUNG
IS THE OWNER OF THE LAND SHOWN HEREON, BOUNDED BY
OUTSIDE CORNERS NO 1 TO NO 11, INCLUSIVE, WHICH LAND
IS SUBDIVIDED INTO LOTS AS SHOWN HEREON, AND KNOWN AS
"PINE BLOFFS", THE SAID OWNER FURTHER CERTIFIES THAT HE
HAS SUBDIVIDED THIS LAND INTO THE LOTS AS SHOWN HEREON, ENTIRELY
WITH HIS OWN FREE WILL AND CONSENT, AS REQUIRED BY SECTION 5218 OF
THE CODE OF VIRGINIA. IN WITNESS WHEREOF, HE HAS PLACED THE SIGNATURE
AND SEAL OF SAID OWNER, ON THIS 9th DAY OF July, 1941.

CITY OF ROANOKE } TO WIT:-
STATE OF VIRGINIA } 1. Ralph C. Lucado,
SIGNED:- T. S. Young (SEAL)
OWNER
A NOTARY PUBLIC IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT
T. S. YOUNG, WHOSE NAME IS SIGNED TO THE ANNEXED WRITING BEARING DATE OF July 9, 1941,
1941, HAS PERSONALLY APPEARED BEFORE ME, IN MY CITY AND STATE, AND ACKNOWLEDGED THE SAME
ON THIS 9th DAY OF July, 1941.

SIGNED:- Ralph E. Lucado
NOTARY PUBLIC
MY COMMISSION EXPIRES

PLAT
OF
- PINE BLUFFS -
BEING A SUBDIVISION OF THE PROPERTY OF
- T.S. YOUNG -

VIRGINIA.

SCALE:- 1" = 60'

