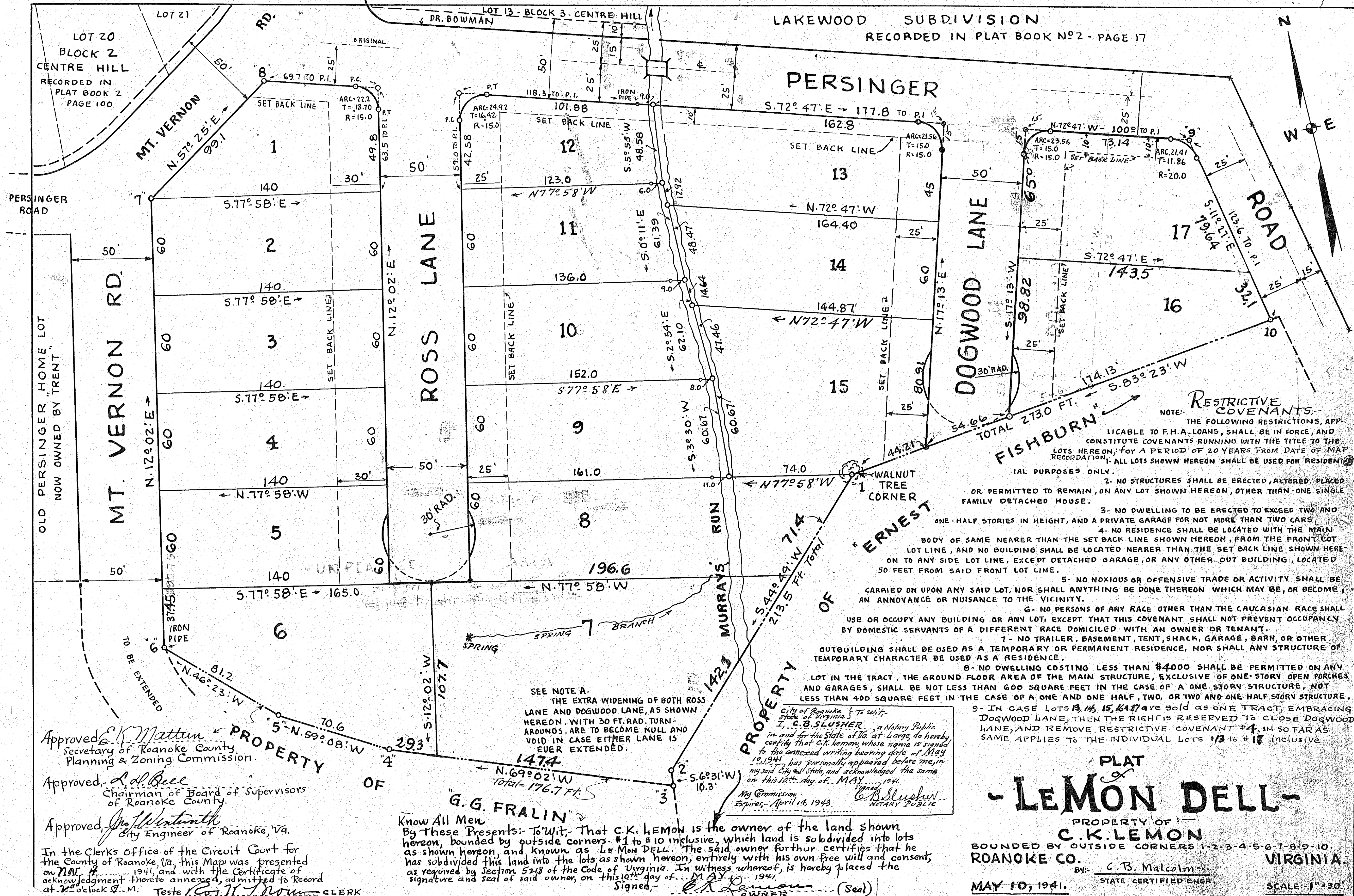




RESTRICTIVE COVENANTS

NOTE: 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. ALL LOTS SHOWN HEREON SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY.

2. NO STRUCTURES SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN, ON ANY LOT SHOWN HEREON, OTHER THAN ONE SINGLE FAMILY DETACHED HOUSE.
3. NO DWELLING TO BE ERECTED TO EXCEED TWO AND ONE-HALF STORIES IN HEIGHT, AND A PRIVATE GARAGE FOR NOT MORE THAN TWO CARS.
4. NO RESIDENCE SHALL BE LOCATED WITH THE MAIN BODY OF SAME NEARER THAN THE SET BACK LINE SHOWN HEREON, FROM THE FRONT LOT LINE, AND NO BUILDING SHALL BE LOCATED NEARER THAN THE SET BACK LINE SHOWN HEREON TO ANY SIDE LOT LINE, EXCEPT DETACHED GARAGE, OR ANY OTHER OUT BUILDING, LOCATED 50 FEET FROM SAID FRONT LOT LINE.
5. NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY SAID LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE, OR BECOME, AN ANNOYANCE OR NUISANCE TO THE VICINITY.
6. NO PERSONS OF ANY RACE OTHER THAN THE CAUCASIAN RACE SHALL USE OR OCCUPY ANY BUILDING OR ANY LOT, EXCEPT THAT THIS COVENANT SHALL NOT PREVENT OCCUPANCY BY DOMESTIC SERVANTS OF A DIFFERENT RACE DOMICILED WITH AN OWNER OR TENANT.
7. NO TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN, OR OTHER OUTBUILDING SHALL BE USED AS A TEMPORARY OR PERMANENT RESIDENCE, NOR SHALL ANY STRUCTURE OF TEMPORARY CHARACTER BE USED AS A RESIDENCE.
8. NO DWELLING COSTING LESS THAN \$4000 SHALL BE PERMITTED ON ANY LOT IN THE TRACT. THE GROUND FLOOR AREA OF THE MAIN STRUCTURE, EXCLUSIVE OF ONE-STORY OPEN PORCHES AND GARAGES, SHALL BE NOT LESS THAN 600 SQUARE FEET IN THE CASE OF A ONE STORY STRUCTURE, NOT LESS THAN 400 SQUARE FEET IN THE CASE OF A ONE AND ONE HALF, TWO, OR TWO AND ONE HALF STORY STRUCTURE.
9. IN CASE LOTS 13, 14, 15, 16, 17 ARE SOLD AS ONE TRACT, EMBRACING DOGWOOD LANE, THEN THE RIGHT IS RESERVED TO CLOSE DOGWOOD LANE, AND REMOVE RESTRICTIVE COVENANT #4, IN SO FAR AS SAME APPLIES TO THE INDIVIDUAL LOTS #13 TO #17 INCLUSIVE.

PLAT
LEMON DELL

PROPERTY OF:
C.K. LEMON
BOUNDED BY OUTSIDE CORNERS 1-2-3-4-5-6-7-8-9-10.
ROANOKE CO. VIRGINIA.
By: **C.B. Malcolm**
STATE CERTIFIED ENGR.
MAY 10, 1941.
SCALE: 1" = 30'

SEE NOTE A.
THE EXTRA WIDENING OF BOTH ROSS LANE AND DOGWOOD LANE, AS SHOWN HEREON, WITH 30 FT. RAD. TURN-AROUNDS, ARE TO BECOME NULL AND VOID IN CASE EITHER LANE IS EVER EXTENDED.

Know All Men
By These Presents: To Wit: That C.K. LEMON is the owner of the land shown hereon, bounded by outside corners #1 to #10 inclusive, which land is subdivided into lots as shown hereon, and known as **LEMON DELL**. 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, is hereby placed the signature and seal of said owner, on this 10th day of May, 1941.

Signed: **C.K. Lemon** (Seal)
OWNER

Approved: **K. Mattum**
Secretary of Roanoke County
Planning & Zoning Commission.

Approved: **L. B. Bell**
Chairman of Board of Supervisors
of Roanoke County.

Approved: **W. W. W. W.**
City Engineer of Roanoke, Va.

In the Clerk's Office of the Circuit Court for the County of Roanoke, Va., this Map was presented on **MAY 10, 1941**, and with the Certificate of acknowledgment thereto annexed, admitted to Record at **2 o'clock P.M.** Teste: **W. H. H. H.** CLERK