

MAP
SHOWING
SECTION NO 1
-SUNNY-BROOK-
PROPERTY OF
C. K. LEMON
ROANOKE CO., VIRGINIA.
DATE: DEC. 29, 1945. SCALE: 1"=100'

RESERVATIONS, RESTRICTIONS AND CONDITIONS TO BE PLACED UPON THE MAP OF SUNNYBROOK, MADE BY C. B. MALCOLM, STATE CERTIFIED ENGINEER, DATED DECEMBER 29, 1945.

1- THESE RESERVATIONS, RESTRICTIONS AND CONDITIONS DO NOT APPLY TO OR EFFECT THE PROPERTY LAID OUT ON THIS MAP FRONTING ON U.S. ROUTE NO 11, WHICH SAID PROPERTY WAS PLATTED FOR THE R. F. BOXLEY ESTATE DATED AUGUST 25, 1932.

2- NO RESIDENCE TO BE ERECTED UPON ANY LOT COSTING LESS THAN \$5000.00, THE MAIN BODY OF ANY RESIDENCE SHALL NOT BE ERECTED WITHIN LESS THAN 40 FEET FROM THE FRONT LINE OF SAID LOT, WITH THE EXCEPTION OF THOSE RESIDENCES FRONTING ON VIRGINIA SECONDARY ROUTE NO 601.

3- THE MAIN BODY OF ANY RESIDENCE FRONTING ON VIRGINIA SECONDARY ROUTE NO 601 SHALL NOT BE ERECTED WITHIN LESS THAN 50 FEET FROM FRONT LINE OF SAID LOT.

4- NO RESIDENCE TO BE ERECTED WHOSE SIDE OR DIVISION LINES ARE WITHIN A DISTANCE OF 10% OF THE FRONTAGE OF THE SAID LOT ON WHICH THE SAID BUILDING IS ERECTED.

5- PROPERTY IS NOT TO BE SOLD, CONVEYED, LEASED OR OCCUPIED BY ANY NEGRO, SYRIAN, ARABIAN OR ORIENTAL, OTHER THAN AS MAIDS, COOKS AND CHAUFFEURS DOMICILED WITH THE FAMILY RESIDING THEREON.

6- NO SWINE OR LIVESTOCK TO BE KEPT UPON THE PREMISES, OR ANY PART THEREOF, NOR SHALL ANY SWINE OR LIVESTOCK OF THE LESSEE OR OWNER OF ANY SUCH PREMISES BE PERMITTED TO RUN AT LARGE ON THE PREMISES OR IN THE VICINITY THEREOF.

7- NO INTOXICATING LIQUORS TO BE SOLD UPON ANY PORTION OF SAID LAND, OR IN ANY BUILDINGS THEREON.

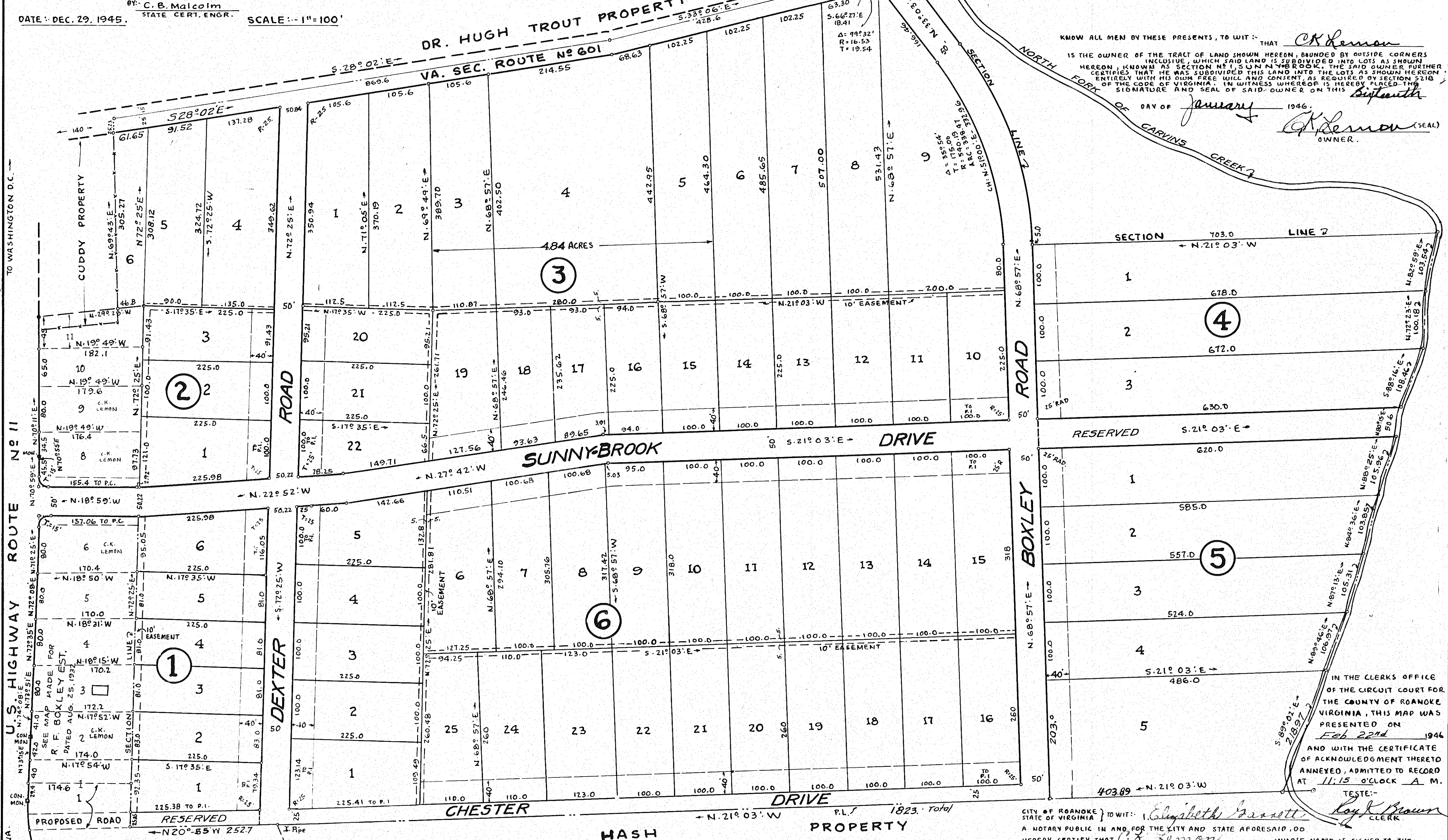
8- NO TEMPORARY BUILDING OR BUILDINGS OF ANY KIND OR NATURE TO BE ERECTED ON SAID PROPERTY TO BE USED FOR LIVING QUARTERS (MAIDS, COOKS AND CHAUFFEURS OF FAMILIES RESIDING THEREON EXCEPTED).

9- NO PORTION OF SAID PROPERTY SHALL BE USED OR BUILT UPON OTHER THAN FOR RESIDENTIAL PURPOSES.

10- NOT MORE THAN ONE RESIDENCE SHALL BE BUILT UPON EACH OF THE SAID LOTS.

11- THESE RESERVATIONS, RESTRICTIONS AND CONDITIONS MADE COVENANTS RUNNING WITH THE LAND, AND UPON BREACH OF ANY OF THE SAID RESTRICTIONS WITHIN 25 YEARS OF THE DATE OF RECORDATION OF THIS MAP THE PROPERTY INVOLVED IN SAID BREACH AND ALL APPURTENANCES THERETO SHALL IMMEDIATELY REVERT TO THE GRANTOR, HIS HEIRS AND ASSIGNS FOREVER.

12- THE SIMPLE OWNERSHIP OF ALL STREETS IS RESERVED WITH EXCLUSIVE RIGHTS TO SAME FOR CONSTRUCTION IN SAID STREETS OF ALL UTILITY LINES.



NOTE: ALL CORNERS ARE SUBJECT TO 25 FT. RADII, EXCEPT WHEN TANGENT = 25 FT.

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

APPROVED: *[Signature]*
SECRETARY OF ROANOKE COUNTY PLANNING AND ZONING COMMISSION

APPROVED: *[Signature]*
CHAIRMAN OF BOARD OF SUPERVISORS OF ROANOKE COUNTY, VIRGINIA.

CITY OF ROANOKE, STATE OF VIRGINIA, TO WIT: *[Signature]*
A NOTARY PUBLIC IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT *[Signature]*, WHOSE NAME IS SIGNED TO THE ANNEXED WRITING, BEARING DATE OF *[Signature]*, HAS PERSONALLY APPEARED BEFORE ME IN MY CITY AND STATE AFORESAID, AND ACKNOWLEDGED THE SAME ON *[Signature]*, 1946.

MY COMMISSION EXPIRES: *[Signature]* 1947 PUBLIC

KNOW ALL MEN BY THESE PRESENTS, TO WIT: THAT *[Signature]* IS THE OWNER OF THE TRACT OF LAND SHOWN HEREON, BOUNDED BY OUTSIDE CORNERS INCLUSIVE, WHICH SAID LAND IS SUBDIVIDED INTO LOTS AS SHOWN HEREON, KNOWN AS SECTION NO 1, SUNNYBROOK. THE SAID OWNER FURTHER CERTIFIES THAT HE HAS SUBDIVIDED THIS LAND INTO THE LOTS AS SHOWN HEREON ENTIRELY WITH HIS OWN FREE WILL AND CONTENT, AS REQUIRED BY SECTION 5118 OF THE CODE OF VIRGINIA. IN WITNESS WHEREOF IS HEREBY PLACED THE SIGNATURE AND SEAL OF SAID OWNER ON THIS DAY OF *[Signature]* 1946.

[Signature] OWNER.

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF ROANOKE VIRGINIA, THIS MAP WAS PRESENTED ON *[Signature]* 1946 AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED, ADMITTED TO RECORD AT 11:15 O'CLOCK A. M.

TESTE: *[Signature]* CLERK