

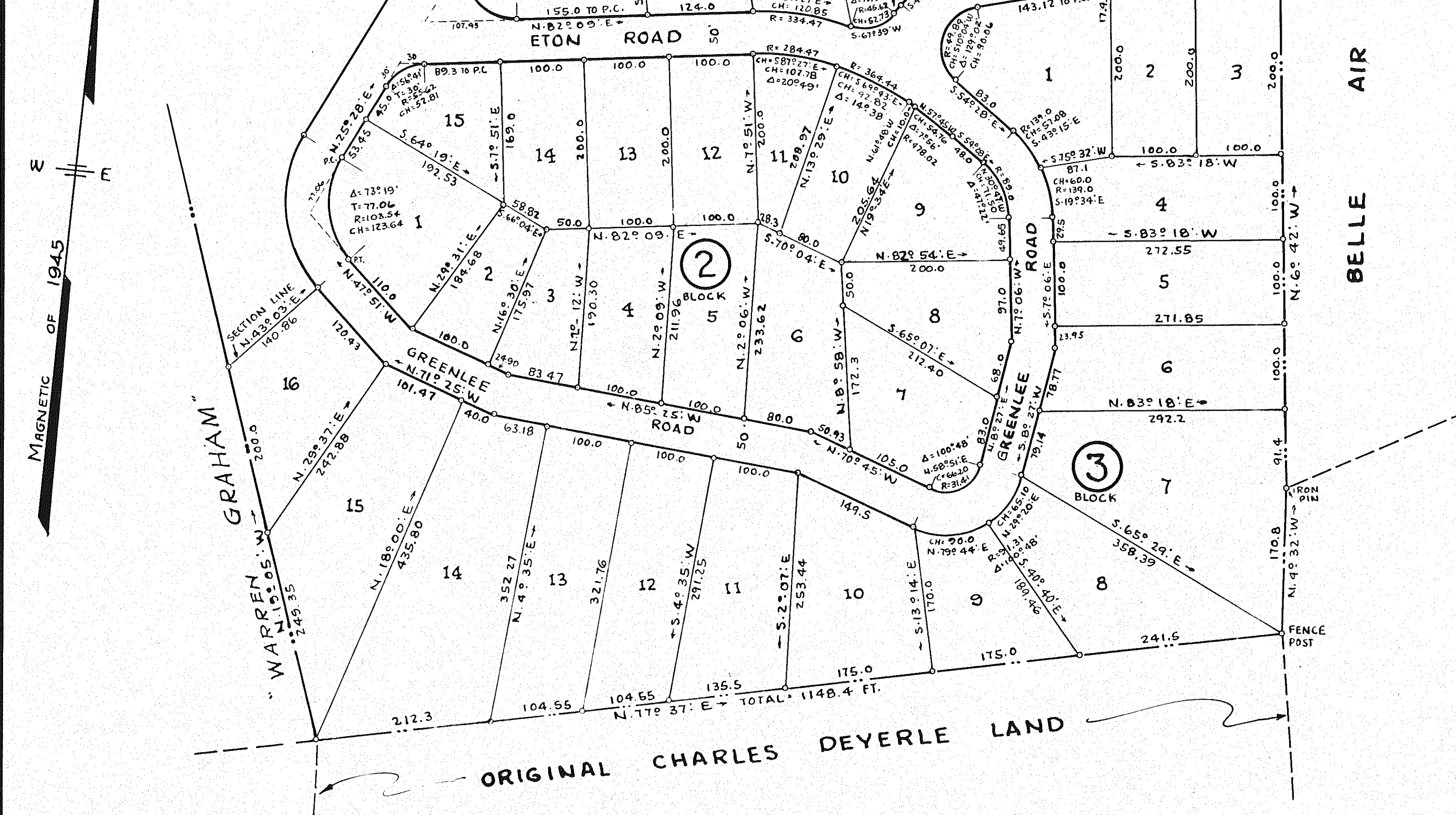
KNOW ALL MEN BY THESE PRESENTS, TO WIT:-
THAT G.G. FRALIN, EARL ADKINS, CHAS. C. FLORA AND C. CECIL FLORA ARE THE OWNERS OF THE TRACT OF LAND SHOWN HEREON, WHICH LAND IS SUBDIVIDED INTO LOTS AS SHOWN HEREON, KNOWN AS "CRESTMoor". THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED THIS LAND INTO THE LOTS AND BLOCKS AS SHOWN ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT, AS REQUIRED BY SECTION 5218 OF THE CODE OF VIRGINIA. IN WITNESS WHEREOF IS HEREBY PLACED THE SIGNATURES OF THE SAID OWNERS, ON THIS 29th DAY OF March 1946.

CITY OF ROANOKE } TO WIT:- 1. Ruth Martin, A NOTARY PUBLIC IN AND FOR THE CITY
STATE OF VIRGINIA } AND STATE AFORESAID, DO HEREBY CERTIFY THAT G.G. FRALIN, EARL ADKINS
CHAS. C. FLORA AND C. CECIL FLORA, WHOSE NAMES ARE SIGNED TO THE ANNEXED WRITING BEARING DATE OF March 29, 1946, HAVE PERSONALLY APPEARED BEFORE ME IN MY CITY AND STATE AND ACKNOWLEDGED THE SAME ON March 29, 1946.

MY COMMISSION EXPIRES July 18, 1947
APPROVED: Joe F. Lott CITY ENGINEER, ROANOKE, VA.
APPROVED: Paul B. Matthews SECRETARY OF ROANOKE COUNTY PLANNING AND ZONING COMMISSION.
APPROVED: J. H. Hester CHAIRMAN OF BOARD OF SUPERVISORS OF ROANOKE COUNTY, VIRGINIA.

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF ROANOKE, VA. THIS MAP WAS PRESENTED ON June 4th 1946, AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED, ADMITTED TO RECORD AT 8:30 O'CLOCK A. M.

TESTE: Roy K. Brown CLERK



CRESTMoor ADDITION RESTRICTIONS:-

- ALL PERSONS WHO SHALL ACQUIRE ANY LAND DESCRIBED IN THIS DEED SHALL TAKE AND HOLD THE SAME, AND AGREE AND COVENANT WITH THE PROPRIETORS OF SAID LAND, AND THEIR ASSIGNS AND EACH OF THEM, TO CONFORM TO AND OBSERVE THE FOLLOWING RESTRICTIONS, AND CONDITIONS AS TO THE USE THEREOF, ALL OF WHICH BUILDING RESTRICTIONS AND CONDITIONS SHALL CONTINUE AND BE BINDING UPON THE OWNERS OF ANY PART OF THE LAND HEREBY CONVEYED AND THEIR RESPECTIVE HEIRS, SUCCESSORS AND ASSIGNS FOR A PERIOD OF 50 YEARS FROM JANUARY 1, 1946; AND IT IS COVENANTED AND AGREED AS A PART OF THE CONSIDERATION OF THIS DEED, AND OF THE PRICE AT WHICH SAID LAND IS SOLD, THAT THE FOLLOWING CONDITIONS SHALL BE AND THE SAME ARE HEREBY MADE COVENANTS RUNNING WITH THE LAND HEREBY CONVEYED, AND BINDING UPON THE PARTY OF THE SECOND PART AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER HIM, HER OR IT.
- NO PORTION OF THE LAND HEREBY CONVEYED SHALL BE SOLD, LEASED, USED, OWNED, OR OCCUPIED BY ANY PERSON OR PERSONS OF ANY OTHER THAN THE CAUCASIAN RACE, AND MORE SPECIFICALLY, NO PORTION OF THE LAND HEREBY CONVEYED SHALL BE SOLD TO, LEASED, USED, OWNED OR OCCUPIED BY NEGROES, TURKS, GREEKS, ASSYRIANS, SYRIANS, MONGOLIANS, OR BY ANY PERSON WHO BELONGS TO ANY RACE, CREED, OR SECT WHICH HOLDS, RECOGNIZES, OR OBSERVES ANY DAY OF THE WEEK OTHER THAN THE FIRST DAY OF THE WEEK TO BE THE SABBATH OR HIS SABBATH, OR ANY CORPORATION OR CLAN COMPOSED OF OR CONTROLLED BY ANY SUCH PERSON. THIS COVENANT SHALL NOT PREVENT PERSONS WHO LAWFULLY MAY OCCUPY SAID PREMISES FROM HAVING NEGRO DOMESTIC SERVANTS WORKING AND RESIDING IN THEIR HOMES OR SERVANTS' QUARTERS.
- NO PORTION OF THE LAND HEREBY CONVEYED SHALL BE IMPROVED OR OCCUPIED FOR OTHER THAN RESIDENTIAL PURPOSES, AND NO FLAT, APARTMENT HOUSE, TRAILER, OR TEMPORARY LIVING QUARTERS SHALL BE ERECTED THEREON.
- NO RESIDENCE SHALL BE ERECTED ON THE LOT HEREBY CONVEYED COSTING LESS THAN \$7500.00 (NECESSARY OUTBUILDINGS, SUCH AS GARAGES, SERVANTS' QUARTERS, TOOL SHEDS EXCEPTED), AND THE GROUND FLOOR SQUARE FOOT AREA SHALL NOT BE LESS THAN 800 SQUARE FEET IN THE CASE OF A ONE FLOOR RESIDENCE, NOR LESS THAN 600 SQUARE FEET IN THE CASE OF A ONE AND ONE-HALF OR TWO STORY RESIDENCE.
- NO RESIDENCE OR ANY PORTION THEREOF SHALL BE ERECTED CLOSER THAN FIFTY FEET TO THE FRONT PROPERTY LINE OF THE LOT ON WHICH IT IS ERECTED, AND ANY SUCH HOUSE ERECTED ON THE PROPERTY MUST FACE THE STREET IN FRONT OF THE LOT ON WHICH IT IS BUILT.
- NO RESIDENCE SHALL BE ERECTED ON THE LOT HEREBY CONVEYED NEARER THAN 20 FEET TO THE ADJOINING PROPERTY LINE, AND NOT MORE THAN ONE RESIDENCE SHALL BE ERECTED ON ANY ONE LOT. THE SIDE LINE RESTRICTIONS SHALL NOT APPLY TO A GARAGE ERECTED ON THE REAR ONE-THIRD OF A LOT. THIS SIDE LINE RESTRICTION SHALL NOT PREVENT THE OWNER OF TWO ADJOINING LOTS FROM ERECTING A RESIDENCE ON THE RESTRICTED AREA BETWEEN SAID TWO ADJOINING LOTS, BUT IN SUCH CASE NOT MORE THAN ONE RESIDENCE SHALL BE ERECTED ON THE SAID TWO LOTS.
- NO INTOXICATING LIQUORS SHALL BE SOLD ON ANY OF THE PREMISES HEREBY CONVEYED, NOR SHALL ANY COWS, HOGS, OR SHEEP, BE KEPT THEREON; NOR SHALL ANY NOXIOUS OR OFFENSIVE TRADE BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME A NUISANCE TO THE NEIGHBORHOOD.
- NO PART OF THE PROPERTY HEREBY CONVEYED WHICH FACES A STREET SHALL BE USED FOR AGRICULTURAL PURPOSES OR POULTRY RAISING, BUT SUCH ACTIVITIES SHALL BE CONDUCTED ON THE REAR ONE-HALF PORTION OF THE LOT HEREBY CONVEYED. NO POULTRY HOUSE SHALL BE ERECTED ON THE PREMISES OVER ONE STORY HIGH OR CONTAINING OVER 160 SQUARE FEET AREA, AND THERE SHALL BE BUT ONE SUCH HOUSE PER LOT.
- INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGMENT OR COURT ORDER, SHALL IN NO WISE EFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
- NOTHING IN THE ABOVE PROVISIONS SHALL PREVENT ANY LAWFUL OWNER FROM GIVING GOOD AND UNENCUMBERED LEGAL TITLE TO ANY FINANCIAL OR LENDING INSTITUTION, FREE FROM ALL RESTRICTIONS, BUT IN THE EVENT OF A FORECLOSURE, THE PROPERTY FORECLOSED SHALL BE SOLD SUBJECT TO ALL OF THE ABOVE RESTRICTIONS AND COVENANTS.
- IF THE PARTIES HERETO, OR ANY OF THEM, OR THEIR HEIRS AND ASSIGNS, SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE COVENANTS OR RESTRICTIONS HEREIN BEFORE JANUARY 1, 1996, IT SHALL BE LAWFUL FOR ANY OTHER PERSON OR PERSONS OWNING ANY OTHER LOT OR LOTS IN SAID DEVELOPMENT OR SUBDIVISION TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT OR RESTRICTION AND EITHER TO PREVENT HIM OR THEM FROM SO DOING OR TO RECOVER DAMAGES OR OTHER DUES FOR SUCH VIOLATION.

MAP
SHOWING
SECTION NO 1
"CRESTMoor"
SUBDIVISION
OWNED BY
G.G. FRALIN- EARL ADKINS- CHAS. C. FLORA & C. CECIL FLORA.
ROANOKE CO. VIRGINIA.
BY: C. B. Malcolm
STATE CERT. ENGR.
DATE: JAN. 10, 1946 SCALE: 1"=100'