

RESTRICTIONS AND RESERVATIONS

1. The H. & W. Realty Corporation, owners of "PINE RIDGE TERRACE" subdivision shown hereon reserves the full, free and exclusive right to the streets and avenues, now or hereafter to be laid off on the lands of said company for the following purposes, viz. streets, railroads, water works, water pipes, gas works, gas pipes, street lamps, electric works, electric and other lights, electric poles, wires and conduits, and telegraph and telephone lines.
2. No residential structure shall be erected or placed on any building plot which has an area of less than 800 sq. ft.
3. All lots shown hereon shall be known and described as residential lots and no structures shall be erected, altered, placed or permitted to remain on any residential lot other than one detached single family dwelling, not to exceed 2 1/2 stories in height, and a private garage, for not more than two cars, and other outbuildings incidental to residential use of the lot or plot.
4. No building shall be erected, placed or altered on any lot in this subdivision until the building plans, specifications and plot plan, showing the location of such building, have been approved in writing, as to conformity and harmony of external design with existing structures in the subdivision as to location of the building with respect to property and set back lines by a committee composed of three property owners in said subdivision, or by a representative designated by majority of the members of said committee.
5. No building shall be located nearer to the front line of lot or nearer the side lot line, than the set back line shown hereon and no building shall be located nearer than 5 ft. to any side lot line.
7. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall any hogs, cattle or other livestock be kept upon any lot, nor shall anything be done which may be an annoyance to the neighborhood.

8. No persons of any race other than the Caucasian race shall use or occupy any building or any lot, except occupancy by domestic servants of a different race will be permitted, when domesticated with an owner or tenant.
9. No trailer, basement, tent, shack, garage, barn or other outbuilding, erected in this tract shall at any time be used as a residence temporarily or permanently, nor shall any temporary structure be used as a residence.
10. No residence shall be constructed upon any lot shown hereon costing less than \$4000.00.
11. All persons firms or corporations, their successors or assigns purchasing or acquiring in any way, any part of this property, take and hold the same with notice of the existence of drains, water lines and other utilities, and all easements of like character as shown on this map, and the said owner reserves the right of ingress and egress over any lot shown hereon for the the proper repair of the utilities.
12. These covenants are to run with the land, and shall be binding on all purchasers or owners of lots in this subdivision, their heirs, successors, or assigns until 1976.
13. If property owners in this subdivision, or any one of them, or their heirs or assigns shall violate any of the covenants herein, it shall be lawful for any other property owner in this subdivision to prosecute any proceeding at law or in equity against the person or persons, violating or attempting to violate any such covenant, and either to prevent him, or them from doing so, or to recover damages or other dues from such violation.
14. Invalidation of any of these covenants by judgement or court order shall in no wise affect any of the other provisions, which shall remain in full force and effect.

KNOW ALL MEN BY THESE PRESENTS, to wit: That the H. & W. Realty Corporation is the owner of the tract of land shown hereon, known as PINE RIDGE TERRACE, bounded by corners A B C D E F G as shown in detail hereon, subdivided into lots as shown in detail hereon entirely with the free will and accord of said owner, as required by section 5218 of the code of Virginia.

Witness the signatures of the officials of said company by, J. B. Harris President, and J. E. Wholey, Secy and Treasurer and its corporate seal hereto attached on this _____ day of _____ 1946.

H. & W. Realty Corporation
By: J. B. Harris President
J. E. Wholey Secretary-Treasurer

State of Virginia
City of Roanoke
I, Paul R. Simon, a notary public in and for the aforesaid City and State do hereby certify that J. B. Harris and J. E. Wholey, president and Secretary-Treasurer respectively of the H. & W. Realty Corporation, whose names are signed to the foregoing writing bearing date of June 10th 1946 have personally appeared before and acknowledged the same on this 10th day of June 1946.

My commission Expires June 29th 1949
Signed: Paul R. Simon
Notary Public

A SUBDIVISION PLAN
OF
PINE RIDGE TERRACE

PROPERTY OF
H. & W. REALTY CORPORATION
ROANOKE COUNTY, VIRGINIA

BY: T. P. PARKER
STATE CERT. ENGR.
JUNE 10, 1946 SCALE: 1" = 60'

Approved: [Signature]
City Engineer of Roanoke City
Approved: [Signature]
Chairman of Board of Supervisors of Roanoke County, Virginia
Approved: Paul B. Matthews
Secretary of Roanoke County Planning and Zoning Commission

In the Clerks Office for the Circuit Court of Roanoke County Va, this map was presented on June 24th 1946 and with the certificate of acknowledgment thereto unexed, admitted to record at 2:00 o'clock P.M.

Teste Ray R. Brown Clerk

