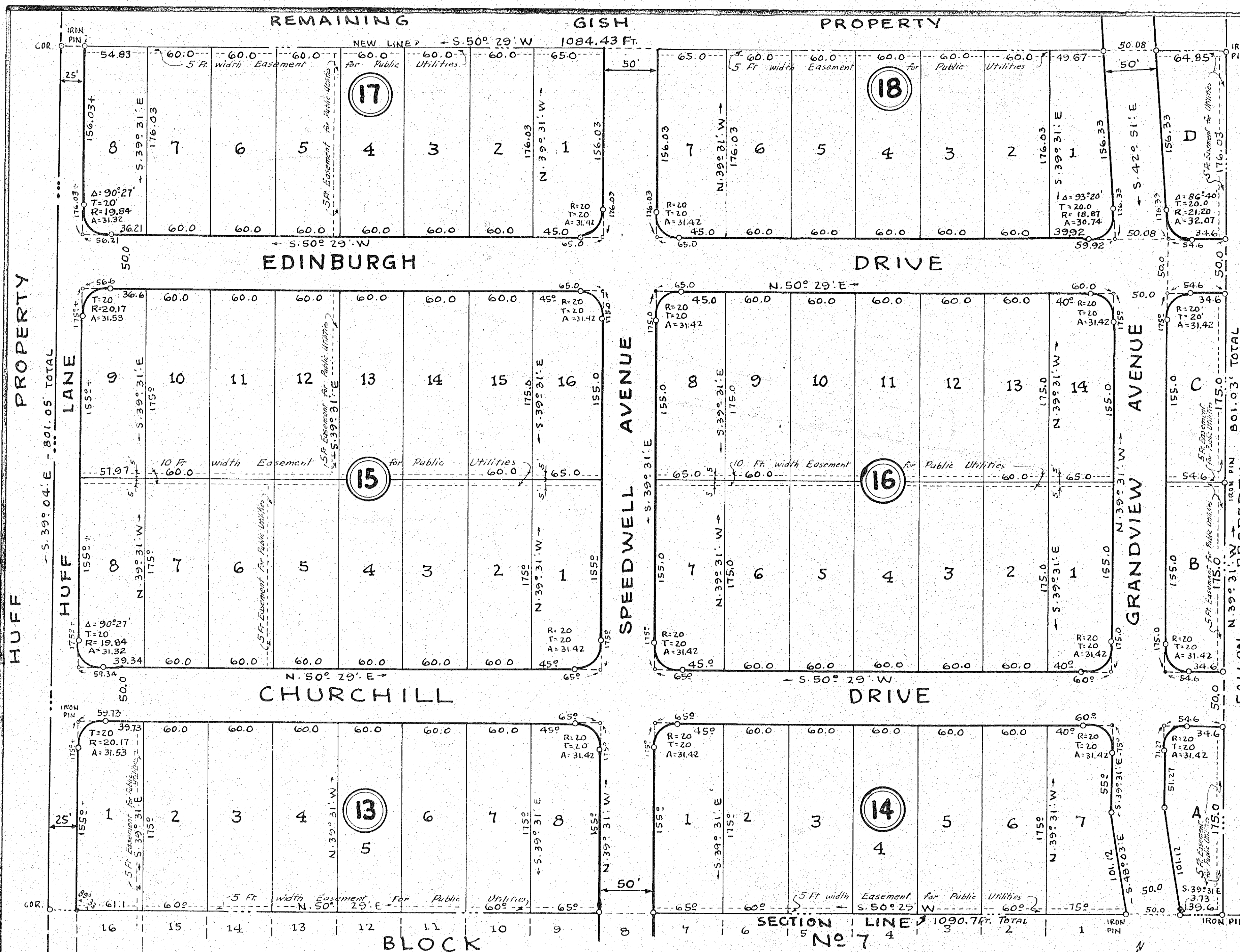




RESTRICTIONS AND CONDITIONS

- 1ST- NO BUILDING (NECESSARY OUTBUILDINGS EXCEPTED) COSTING LESS THAN \$ 6000.00 TO BE ERECTED ON ANY LOT OR LOTS OR PORTIONS THEREOF OF LESS THAN 54.6 FOOT FRONTAGE
- 2ND- NO BUILDING (FRONT PORCH EXCEPTED) TO BE ERECTED WITHIN 4.0 FEET FROM THE FRONT LINE OF ANY LOT OR LOTS.
- 3RD- NO RESIDENCE TO BE ERECTED WHOSE SIDE LINES ARE WITHIN A DISTANCE OF 10% OF THE FRONTAGE OF THE LOT ON WHICH SAID BUILDING IS ERECTED, OR OUTBUILDING TO BE NEARER TO BACK LINE THAN 5 FT. OR SIDE LINE THAN 3 FT.
- 4TH- PROPERTY NOT TO BE SOLO, CONVEYED, LEASED OR OCCUPIED BY ANY NEGRO, SYRIAN, ASSYRIAN OR GREEK OTHER THAN AS MAIDS, COOKS AND CHAUFFEURS, DOMICILED WITH THE FAMILIES RESIDING THEREON.
- 5TH- NO SWINE OR LIVESTOCK TO BE KEPT UPON PREMISES, OR ANY PART THEREOF, NOR SHALL ANY SWINE OR LIVESTOCK OF THE LESSEE OR OWNER OF ANY SUCH PREMISES PERMIT SAID SWINE OR LIVESTOCK TO RUN AT LARGE ON THE PREMISES, OR IN THE VICINITY THEREOF.
- 6TH- NO INTOXICATING LIQUORS TO BE SOLD UPON ANY OF SAID LAND, OR IN BUILDINGS THEREON.
- 7TH- NO TEMPORARY BUILDING OR BUILDINGS UPON SAID LAND TO BE USED FOR LIVING QUARTERS (MAIDS, COOKS AND CHAUFFEURS OF FAMILIES RESIDING THEREON EXCEPTED.)
- 8TH- NO WAREHOUSE TO BE BUILT UPON SAID LAND OR ANY BUILDING THEREON USED FOR SUCH.
- 9TH- NO PORTION OF SAID LAND OR BUILDINGS THEREON TO BE USED FOR CEMETERY PURPOSES.
- 10TH- ALL LOTS SHOWN HEREON ARE FOR RESIDENTIAL PURPOSES ONLY.
- 11TH- THE FEE SIMPLE OWNERSHIP OF ALL STREETS IS PRESERVED, WITH EXCLUSIVE RIGHTS TO SAME, FOR THE CONSTRUCTION IN SAID STREETS OF ANY OR ALL PUBLIC UTILITIES.

THESE CONDITIONS AND RESTRICTIONS ARE MADE COVENANTS RUNNING WITH THE LAND, AND UPON A BREACH OF ANY ONE OR MORE OF THE AFORESAID CONDITIONS, WITHIN 25 YEARS FROM THE DATE OF RECORDATION, THE PROPERTY SO BREACHED, AND ALL APPURTENANCES THERETO TO IMMEDIATELY REVERT TO THE GRANTOR, HIS HEIRS, AND ASSIGNS.

THIS MAP APPROVED:

James W. Wooten
CITY ENGINEER, ROANOKE, VA.
Paul B. Matthews
SECRETARY ROANOKE CO. PLANNING & ZONING COMM.

John H. Haskins
CHAIRMAN, BOARD OF SUPERVISORS OF
ROANOKE COUNTY, VA.

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF ROANOKE, VIRGINIA, THIS MAP WAS PRESENTED ON Jan 22nd 1947, AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERE TO ANNEXED, ADMITTED TO RECORD AT 2.25 O'CLOCK PM.

TESTE-
Roy K. Brown
CLERK

MAP
OF
SECTION No. 2
DORCHESTER COURT -

PROPERTY OF
LILLIE ROSS LEMON & C. K. LEMON

ROANOKE CO. BY: *C. B. Malcolm*
DATE: JAN. 22, 1947 STATE CERT. ENGR.

VIRGINIA.
SCALE: 1" = 60'

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT LILLIE ROSS LEMON & C. K. LEMON ARE THE OWNERS OF THE TRACT OF LAND SHOWN HEREON, BOUNDED AS SHOWN IN DETAIL HEREON, WHICH LAND IS SUBDIVIDED INTO LOTS AS SHOWN, KNOWN AS SECTION No. 2 DORCHESTER COURT. THE OWNERS FURTHER CERTIFIES THAT THEY HAVE SUBDIVIDED THIS LAND INTO THE LOTS AS SHOWN, ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT, AS REQUIRED BY SECTION 5218 OF THE CODE OF VA. IN WITNESS WHEREOF ARE HEREOF PLACED THE SIGNATURE AND SEAL OF SAID OWNERS ON THIS 22 DAY OF January 1947.

Lillie Ross Lemon (SEAL) *C. K. Lemon* (SEAL)
OWNER OWNER

STATE OF VIRGINIA } TO WIT: *Marvin Lemon*
CITY OF ROANOKE }
A NOTARY PUBLIC IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT *C. K. LEMON*, WHOSE NAMES ARE SIGNED TO THE ANNEXED WRITING, BEARING DATE OF January 22nd 1947, HAVE PERSONALLY APPEARED BEFORE ME IN MY CITY AND STATE, AND ACKNOWLEDGED THE SAME ON January 22nd 1947.

SIGNED: *Marvin Lemon*
NOTARY PUBLIC

MY COMMISSION EXPIRES March 9th 1950