

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF ROANOKE, VA. THIS MAP WAS PRESENTED ON July 23 1947, AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THEREON ANNEXED, ADMITTED TO RECORD AT 3:00 O'CLOCK P M.

TESTE: Ray K. Brown
CLERK

SINCLAIR
BROWN
PROPERTY

THIS IS TO CERTIFY THAT THE UNDERSIGNED, D. D. ALLEY AND M. R. ROBERTSON, ARE THE OWNERS OF THE PROPERTY SHOWN ON THE ANNEXED MAP, A PLAT OF WHICH PROPERTY IS KNOWN AS "KNOLLWOOD". SAID SUBDIVISION IS ACCORDING TO SURVEYS MADE BY C. B. MALCOLM, STATE CERTIFIED ENGINEER, JULY 15, 1947, AND BOUNDED BY OUTSIDE CORNERS 1 TO 13 INCLUSIVE, AS SHOWN IN DETAIL HEREON.

SAID SUBDIVISION AND ANNEXED PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, SUBJECT, HOWEVER, TO THE FOLLOWING RESTRICTIONS, CONDITIONS AND RESERVATIONS, WHICH SHALL ENURE, NOT ONLY TO THE BENEFIT OF THE UNDERSIGNED, BUT ALSO TO THE BENEFIT OF THEIR HEIRS, DEVISEES AND ASSIGNS.

THE OWNERS AND PROPRIETORS RESERVE THE FULL, FREE AND EXCLUSIVE RIGHTS AND PRIVILEGES AND FRANCHISES IN AND TO ALL THE STREETS, ALLEYS, ETC., EMBRACED WITHIN THE BOUNDARIES OF THIS SUBDIVISION, WHICH SAID RESERVATIONS, SO RESERVED, WILL NOT CONFLICT WITH THE PRESENT PROVISIONS OF THE VIRGINIA CODE OF 1942, AMENDED, AS OF THE DATE OF THE RECORDATION OF THIS PLAT.

THE RIGHT TO MODIFY THIS PLAT AND SUBDIVISION BY CHANGING THE SIZES AND SHAPE OF LOTS, WIDTHS, GRADES, DIRECTIONS AND LOCATIONS OF STREETS AND ALLEYS, AND VACATING AND ABOLISHING AND RELOCATING THE SAME, IS RESERVED BY THE UNDERSIGNED, PROVIDED, HOWEVER, NO SUCH STREETS OR ALLEYS SHALL BE ABOLISHED OR MATERIALLY CHANGED WITHOUT FIRST OBTAINING THE WRITTEN CONSENT OF THE OWNERS OF ANY LOT OR LOTS ADJUTING SUCH STREET OR ALLEY PROPOSED TO BE CHANGED, AND FURTHER WITHOUT FIRST HAVING OBTAINED, IF NECESSARY, THE CONSENT OF THE PROPER ZONING AND PLANNING COMMISSION, OR SUCH LIKE COMMISSION AS MAY EXIST, CREATED BY THE BOARD OF SUPERVISORS OF ROANOKE COUNTY OR ANY MUNICIPALITY WHICH MAY HAVE A RIGHT TO EXERCISE LEGAL POWERS OVER THIS SUBDIVISION.

APPROVED: Jeff W. Stuntz
CITY ENGINEER, ROANOKE, VA.

APPROVED: Forster
CHAIRMAN OF THE BOARD OF SUPERVISORS OF ROANOKE CO. VA.

APPROVED: Paul B. Matthews
SECRETARY OF ROANOKE COUNTY PLANNING AND ZONING COMMISSION.

Legal References
See D.B. #77, Pg. 256
& " " #122, Pg. 249
from which this
Subdivision comes

RESTRICTIONS AND CONDITIONS

THE FOLLOWING RESTRICTIONS AND CONDITIONS SHALL FOR A PERIOD OF FORTY (40) YEARS, FROM THE DATE OF THIS PLAT AND SUBDIVISION, BE COVENANTS RUNNING WITH THE LAND SUBDIVIDED IN THE ANNEXED PLAT:

FIRST: NO STRUCTURE SHALL BE ERECTED ON SAID LOTS OTHER THAN ONE SINGLE FAMILY PRIVATE DWELLING HOUSE WITH NECESSARY OUTBUILDINGS, NOR SHALL MORE THAN ONE SUCH DWELLING HOUSE WITH NECESSARY OUTBUILDINGS BE ERECTED OR SUFFERED TO REMAIN ON ANY ONE LOT. REGARDLESS OF ANY FUTURE CHANGES IN THE ANNEXED PLAT NOT MORE THAN ONE DWELLING OR LIKE STRUCTURE SHALL BE ERECTED UPON ANY ONE LOT, AND THE MINIMUM WIDTH OF SUCH LOT, UPON WHICH ANY ONE DWELLING IS ERECTED, SHALL BE 100 FEET.

SECOND: NO PART OF ANY BUILDING OR DWELLING, OTHER THAN THE FRONT PORCH THEREOF, SHALL BE ERECTED NEARER THAN FORTY (40) FEET TO THE FRONT LINE OF THE LOT ON WHICH SAID BUILDING OR DWELLING IS ERECTED, EXCEPT IN THE CASE OF LOT NO. 1, A DWELLING MAY BE ERECTED UPON THIS LOT (FRONT PORCH EXCEPTED) NOT CLOSER THAN THIRTY-FIVE (35) FEET TO THE FRONT LINE OF SAID LOT NO. 1. A FURTHER EXCEPTION IS MADE AS TO THE PRESENT BUILDING NOW LOCATED ON LOT NO. 6, PROVIDED, HOWEVER, NO ADDITIONS SHALL BE ADDED TO THE FRONT OF SAID PRESENT DWELLING, AND SHOULD THE PRESENT EXISTING BUILDING BE DESTROYED IN ANY MANNER, MOVED OR REBUILT, THEN THE RESTRICTIONS AND CONDITIONS GOVERNING THE ADJOINING LOTS SHALL LIKEWISE APPLY TO LOT NO. 6. NO DWELLING OR BUILDING IS TO BE ERECTED UPON ANY LOT, OR SUBDIVISION OF LOTS, NEARER TO THE SIDE LINES OF SAID LOT THAN A DISTANCE EQUAL TO TEN PER CENT (10%) OF THE FRONTAGE OF SAID LOT.

THIRD: NO DWELLING HOUSE SHALL BE ERECTED ON ANY OF THE LOTS OF SAID SUBDIVISION COSTING LESS THAN \$7,000, EXCLUSIVE OF THE COST OF OUTBUILDINGS.

FOURTH: NO PART OF THE SAID LAND SHALL BE USED FOR OTHER THAN RESIDENTIAL PURPOSES, AND NO SWINE OR LIVESTOCK (HORSES EXCEPTED) SHALL BE KEPT ON THE PREMISES, NOR SHALL ANY LIVESTOCK OR POULTRY OF ANY NATURE OR KIND BE RAISED OR KEPT FOR COMMERCIAL PURPOSES UPON ANY OF THE LAND WITHIN THIS SUBDIVISION.

FIFTH: NO TRAILER, BASEMENT, SHACK, BARAGE, BARN OR OTHER LIKE OUTBUILDINGS ERECTED ON ANY OF SAID LOTS SHALL AT ANY TIME BE USED AS A RESIDENCE, TEMPORARILY OR PERMANENTLY, NOR SHALL ANY RESIDENCE OF A TEMPORARY CHARACTER BE PERMITTED; THIS, HOWEVER, SHALL NOT APPLY TO OUTBUILDINGS USED IN CONNECTION WITH A DWELLING HOUSE ERECTED IN ACCORDANCE WITH THESE CONDITIONS AND RESTRICTIONS.

SIXTH: NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY LOT; NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR A NUISANCE TO THE NEIGHBORHOOD.

SEVENTH: NO PORTION OF SAID LAND, NOR ANY BUILDING ERECTED THEREON, SHALL BE SOLD, LEASED, OR CONVEYED TO OR USED, OWNED OR OCCUPIED BY NEGROES, GREEKS, SYRIANS, ASSYRIANS, TURKS, MONGOLIANS OR HEBREWS, OR ANY CORPORATION FOR THE USE OR BENEFIT OF ANY SUCH PERSON; EXCEPT THAT THIS COVENANT SHALL NOT BE CONSTRUED SO AS TO PREVENT PERSONS, WHO OTHERWISE LAWFULLY OCCUPY SAID PREMISES, FROM HAVING DOMESTIC SERVANTS OF SAID RACES EMPLOYED OR TEMPORARILY RESIDING UPON THEIR PREMISES.

EIGHTH: IF ANY OF THE FOREGOING CONDITIONS OR RESTRICTIONS SHALL BE VIOLATED, OR ATTEMPTED TO BE VIOLATED, IT SHALL BE LAWFUL FOR ANY PERSON, OR PERSONS, OWNING ANY REAL PROPERTY, SITUATE IN SAID SUBDIVISION, TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON, OR PERSONS, VIOLATING, OR ATTEMPTING TO VIOLATE, ANY SUCH CONDITION OR RESTRICTION, AND EITHER TO PREVENT HIM, OR THEM, FROM SO DOING, OR TO RECOVER DAMAGES FROM HIM, OR THEM, FOR SUCH VIOLATION.

County of Roanoke } TO WIT:
STATE OF VIRGINIA }

1, Paul B. Matthews

A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT D. D. ALLEY AND M. R. ROBERTSON, WHOSE NAMES ARE SIGNED TO THE ANNEXED WRITING, BEARING DATE OF July 15th 1947, HAVE PERSONALLY APPEARED BEFORE ME IN MY COUNTY AND STATE, AND ACKNOWLEDGED THE SAME ON July 19th 1947.

SIGNED:-

Paul B. Matthews
NOTARY PUBLIC

MY COMMISSION EXPIRES Feb. 20 1951

See Malcolm's Note Book C2-1947
& " " J2-1947.

NOTE: SEE CHANCERY ORDER BOOK #22 PAGE 71 FOR AUTHORITY COVERING CHANGES MADE ON THIS MAP

"KNOLLWOOD"

PROPERTY OF
D. D. ALLEY AND M. R. ROBERTSON
SITUATE SOUTH OF U.S. HIGHWAY ROUTE NO. 11
ABOUT 1/4 MILE WEST OF ROANOKE CITY W.C.L.
ROANOKE COUNTY, VIRGINIA.

BY: C. B. Malcolm

STATE CERT. ENGR.
Roanoke, Va.

DATE: JULY 15, 1947.

SCALE: 1" = 60'

Revised - Dec. 1947, in accordance with Court Order.

KNOW ALL MEN BY THESE PRESENTS, TO WIT:-

THAT D. D. ALLEY AND M. R. ROBERTSON ARE THE OWNERS OF THE TRACT OF LAND SHOWN HEREON, BOUNDED BY OUTSIDE CORNERS 1 TO 13, INCLUSIVE, WHICH LAND IS SUBDIVIDED INTO LOTS AS SHOWN HEREWITH, KNOWN AS "KNOLLWOOD". THE SAID OWNERS FURTHER CERTIFY THAT THEY HAVE SUBDIVIDED THIS LAND INTO THE LOTS AS SHOWN HEREON, ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT, AS REQUIRED BY THE CODE OF VIRGINIA.

IN WITNESS WHEREOF IS HEREBY PLACED THE SIGNATURES AND SEALS OF THE SAID OWNERS ON THIS 19th DAY OF July 1947.

D. D. Alley (SEAL)
M. R. Robertson (SEAL)

