

- RESTRICTIONS AND CONDITIONS -

- 1- NO BUILDING (NECESSARY OUTBUILDINGS EXCEPTED) COSTING LESS THAN \$ 8000.00 TO BE ERECTED ON ANY LOT OR LOTS.
- 2 NO BUILDING (FRONT PORCH EXCEPTED) TO BE ERECTED NEARER THAN 35 FT. FROM FRONT LOT LINE TO MAIN BODY OF SAME. APPLIES TO ETHERIDGE ROAD - BOWER ROAD AND WENTWORTH ROAD LOTS.
- 3- NO BUILDING TO BE ERECTED WHOSE SIDE LINES ARE WITHIN A DISTANCE OF 10% OF THE FRONTAGE OF THE LOT ON WHICH SAID BUILDING IS ERECTED.
- 4 - PROPERTY NOT TO BE SOLD, CONVEYED, LEASED OR OCCUPIED BY ANY NEGRO, SYRIAN, ASSYRIAN OR GREEK OTHER THAN AS MAJOS, COOKS AND CHAUFFERS, DOMICILED WITH THE FAMILIES RESIDING THEREON.
- 5 - NO SWINE TO BE KEPT UPON THE PREMISES OR ANY PART THEREOF.

- 6 - NO TEMPORARY BUILDING OR BUILDINGS UPON SAID LAND TO BE USED FOR LIVING QUARTERS (MAIDS, COOKS AND CHAUFFEURS OF FAMILIES RESIDING THEREON EXCEPTED.)
- 7 - LOTS 4 TO 20, INCLUSIVE, BLOCK NO 1, AND LOTS 3 TO 19, INCLUSIVE, BLOCK 2, ARE TO BE USED FOR RESIDENTIAL PURPOSES ONLY - REMAINING LOTS IN THESE BLOCKS MAY BE USED FOR BUSINESS.
- 8 - NO CHICKEN HOUSE, OR OTHER BUILDING OF A NUISANCE TYPE MAY BE CONSTRUCTED MORE THAN HALF WAY OF THE DISTANCE FROM ANY TWO STREETS SHOWN HEREON.

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.

NOTE, Please see by Notations below that only Block No. 1, is herewith Recorded and that Block No. 2, - containing 8.57 Acres, is not being Recorded, but is to be considered as ACREAGE only.

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF ROANOKE, VA. THIS MAP WAS PRESENTED ON Dec 16 1947, AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THEREON ANNEXED, ADMITTED TO RECORD AT 11:15 O'CLOCK A M.

TESTE: Ray A. Brown
CLERK

KNOW ALL MEN BY THESE PRESENTS, TO WIT: THAT I, O. BOWER IS THE OWNER OF THE TRACT OF LAND SHOWN HEREON, BOUNDED BY THE COURSES AND DISTANCES AS SHOWN, WHICH LAND IS SUBDIVIDED INTO LOTS AS SHOWN HEREWITH, KNOWN A SUBDIVISION OF SECTION NO 3 - CITY VIEW HEIGHTS MAP. THE SAID OWNER CERTIFIES THAT HE HAS SUBDIVIDED THE LAND INTO LOTS AS SHOWN HEREON, ENTIRELY WITH HIS OWN FREE WILL AND CONSENT, AS REQUIRED BY SECTION 5225 E OF THE CODE OF VIRGINIA. IN WITNESS WHEREOF IS HEREBY PLACED THE SIGNATURE AND SEAL OF SAID OWNER ON THIS 23rd DAY OF September 1947.

CITY OF ROANOKE } TO WIT: I. O. Bower (SEAL) OWNER
STATE OF VIRGINIA }
A NOTARY PUBLIC IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT I, O. BOWER, WHOSE NAME IS SIGNED TO THE ANNEXED WRITING, BEARING DATE OF Sept 23, 1947 HAS PERSONALLY APPEARED BEFORE ME IN MY CITY AND STATE, AND ACKNOWLEDGED THE SAME ON Sept 23, 1947.
SIGNED: W. H. Taylor
NOTARY PUBLIC
MY COMMISSION EXPIRES 9/22/48.

APPROVED: James W. Entwistle
CITY ENGINEER, ROANOKE, VA.
APPROVED: Harry Taylor
CHAIRMAN OF THE BOARD OF SUPERVISORS OF ROANOKE CO. VA.
APPROVED: Paul B. Malcom
SECRETARY OF ROANOKE COUNTY PLANNING AND ZONING COMMISSION.

ROANOKE CO. BY: C. B. Malcom
DATE: SEPT. 20, 1947 STATE CERT. ENGR. Roanoke, Va. N.B. J20A-1947

MAP
SUBDIVISION OF
SECTION NO 3
CITY VIEW HEIGHTS ADD.
PROPERTY OF
- I. O. BOWER -

VIRGINIA.
SCALE: 1"=100'

