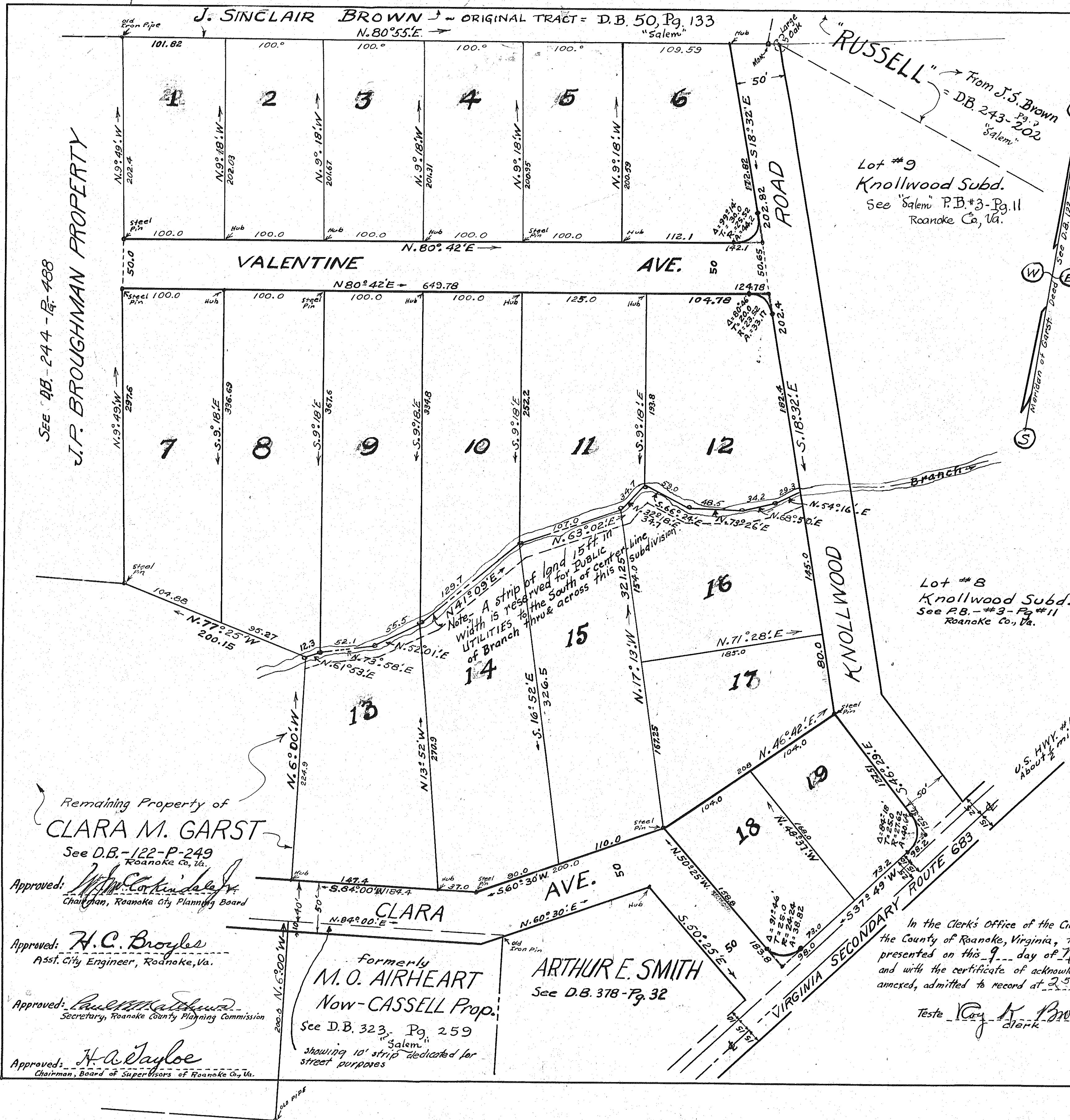




- ~ RESERVATIONS & RESTRICTIONS ~
- The following reservations and restrictions shall for a period of twenty five (25) years, from the date of recordation of this plat and subdivision, be covenants running with the title of the land shown subdivided hereon:
1. No structure shall be erected upon any lot, or portions thereof whose frontage and width is less than seventy five (75) feet, other than one single-family private dwelling house with necessary outbuildings.
 2. No part of any dwelling, other than the front porch thereof, shall be erected upon any lot or portion thereof, nearer than forty (40) feet from the front lot or street line, nor closer to the side line of said lot than 10 % of the frontage of said lot.
 3. No dwelling house shall be erected on any lot, costing less than \$9000, or an amount equivalent to the value of \$9000 in October, 1949.
 4. No part of 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.
 5. No trailer, basement, shack, garage, 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 reservations and restrictions.
 6. 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 nuisance to the neighborhood.
 7. No portion of said land, nor any building erected thereon, shall be sold, leased, 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 restriction 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.
 8. If any of the foregoing reservations 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, persons, or corporation violating or attempting to violate any foregoing reservation or restriction, and either to prevent him or them from so doing, or to recover damages from him or them for such violation.

This is to certify that Clara M. Garst is the owner of this subdivision known as Ballard Heights, which land is bounded by the courses and distances as shown hereon. The said owner further certifies that she has subdivided this land entirely with her own will and consent, in compliance with the Section of the Code of the Commonwealth of Virginia thereto applying, in witness whereof is hereby placed the signature and seal of the said owner on this 13th day of October, 1949.

Clara M. Garst
Owner (Seal)

City of Roanoke } To Wit: I, *Audrey Jacks*
State of Virginia } a Notary Public in and for the City and State aforesaid, do hereby certify that Clara M. Garst, whose name is signed to the foregoing writing, bearing date of Oct. 13, 1949 has personally appeared before me in my City and State, and acknowledged the same on this day of October, 1949.

Signed: *Audrey Jacks*
Notary Public

My Commission expires *March 6, 1953*

MAP
OF SECTION NO 1
BALLARD HEIGHTS
PROPERTY OF
CLARA M. GARST

SITUATE SOUTH OF U.S. HWY. NO 11, ABOUT 3 MILE WEST OF ROANOKE CITY, INCL. ROANOKE COUNTY, VIRGINIA.

By: *C. B. Malcolm*
State Cert. Engr. Roanoke, Va.

Date: Oct. 12, 1949 Scale: 1" = 60'