

RESTRICTIVE COVENANTS

- The following restrictions, applicable to F.H.A. loans, shall be in force, and constitute covenants running with the title to the lots hereon for a period of 20 years from date of map recordation.
1. All lots shown hereon shall be used for residential purposes only.
 2. Only one detached house, with necessary garage and outbuildings, shall be erected upon any lot shown hereon.
 3. No dwelling to be erected to exceed two and one-half stories in height, and a private garage for not more than two cars.
 4. No residence shall be located with the enclosed portion of the main body of same nearer than the set-back line shown hereon which is 30'.
 5. No noxious or offensive trade or activity shall be carried on upon any said lot, nor shall anything be done thereon which may be, or become, an annoyance or nuisance to the vicinity, especially the keeping of swine is prohibited.
 6. No trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used as a temporary or permanent residence, nor shall any structure of temporary character be used as a residence.
 7. No dwelling, including garage and outbuildings, costing less than approx. \$7,000.00 as of 1950 building values, shall be constructed on any lot shown hereon.
 8. New construction of any dwelling shall comply with F.H.A. property standards and minimum construction requirements, as of date of this plat.
 9. Not more than 3 houses of the same exterior design shall be constructed in any one block and same shall not be adjacent to one another.

Magnetic of Lakeview Place Map
Plat Book #2 Page 140

BOUNDARY DATA

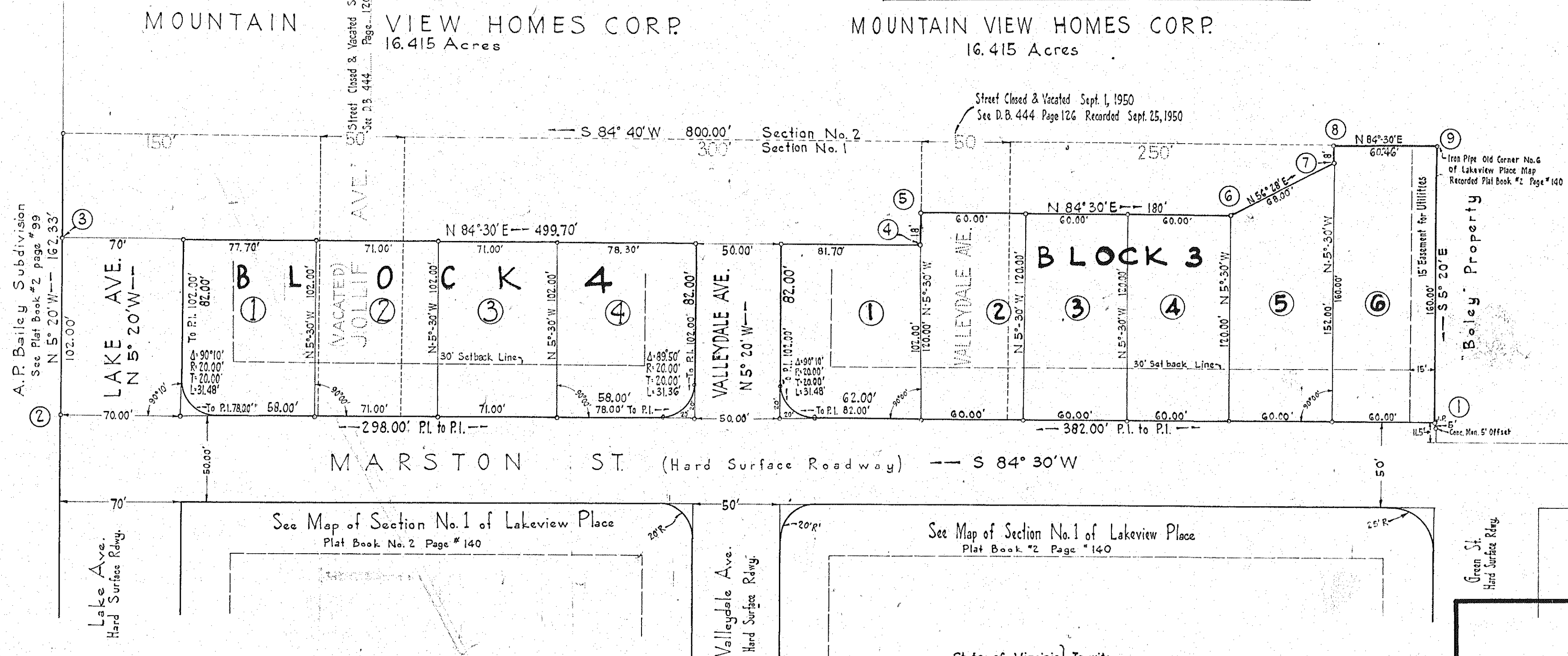
Line	Bearing	Dist.	N	S	E	W
1-2	S 34° 30' W	800.00		76.67		796.32
2-3	N 5° 20' W	102.00	101.56			9.48
3-4	N 84° 30' E	499.70	47.89		497.40	
4-5	N 5° 30' W	18.00	17.92			1.73
5-6	N 84° 30' E	180.00	17.25		179.17	
6-7	N 56° 28' E	68.00	37.56		56.68	
7-8	N 5° 30' W	8.00	7.96			0.77
8-9	N 84° 30' E	60.46	5.79		60.18	
9-1	S 5° 20' E	160.00		159.31	14.87	
Totals		1896.16	235.93	235.98	808.30	808.30
Error of Closure			+05'-00" = 1" in 37,920"			

LEGAL DESCRIPTION
Beginning at an iron pipe on the North Side of Marston St. along the West Line of Green St. projected (being the Property Cor.) 50 feet North of the South Line of Marston St., 11.5 ft. North of the Southwest Corner of the Boley property Cor. No. ①, thence Westward along North Line of Marston St. S 84° 30' W - 800.00 ft. to Iron Pin, Cor. No. ② on the North Side of Marston St. and the West Line of Lake St., thence N 5° 20' W 102.00 ft. to Cor. No. ③ thence N 84° 30' E, 499.70 ft. to Cor. No. ④, thence N 5° 30' W 18 ft. to Cor. No. ⑤, thence N 84° 30' E - 180.00 ft. to Cor. No. ⑥, thence N 56° 28' E - 68.00 ft. to Cor. No. ⑦, thence N 5° 30' W - 8.00 ft. to Cor. No. ⑧ thence N 84° 30' E - 60.46 ft. to Cor. No. ⑨, thence S 5° 20' E to Point of beginning, a distance of 160.00 ft.
The source of the title of the owners of this Subdivision is the deed from H.A. Lucas & Wife and J.H. Fralin & Wife to MOUNTAIN VIEW HOMES CORPORATION, Dated March 5, 1948 and Recorded in Deed Book 383 Page 494 in the Clerks Office for The Circuit Court of Roanoke County, Va.

NOTE:
Iron Pins are driven in the ground at each lot corner of the subdivision
C.B. Malcolm
Engineer

Approved by [Signature] Date 10-11-50
Executive Secretary of Town of Salem Planning Commission
Approved by F.A. Giggles Date 10-11-50
Town Engineer of Salem, Va.

In the clerks office of the circuit court for the county of Roanoke, Virginia this map was presented on Oct 21, 1950 and with the certificate of acknowledgment thereto annexed, admitted to record at 1:40 o'clock PM.
Test: [Signature]
Clerk



The annexed plat, showing, the subdivision of lots hereon, together with streets, etc. is with the free will and consent, and in accordance with the desire of the undersigned owner as required by the laws of the State of Virginia in such cases made and provided, especially in compliance with the sections of Code of Virginia thereto applying, and said owner, as a condition precedent to the approval of this plat and the acceptance of the dedication of the streets and alleys shown hereon, by the Council of the Town of Salem, doth on its own behalf, and for, and on account of its successors, and assigns, specifically release the Town of Salem from any and all claim or claims for damages which such owner, its successors, and assigns, may or might have against the Town of Salem by reason of establishing proper grade lines on and along such streets and alleys as shown hereon, or by reason of doing necessary grading or filling for the purpose of placing such streets and alleys upon the proper grade as may, from time to time, be established by said Town, and said Town shall not be required to construct any retaining wall, or walls, along the streets and alleys and properly lines thereof.

Witness the signature of Mountain View Homes, Inc.

By Ralph E. Mills, its president, with the corporate seal duly affixed and attested by Thomas R. McDonald, its secretary,

Mountain View Homes, Inc.

By: Ralph E. Mills President Attest: Thomas R. McDonald Secretary

State of Virginia } To wit:

I, Ralph E. Mills, a notary public in and for the County of Roanoke, and state aforesaid, do hereby certify that Ralph E. Mills, president and Thomas R. McDonald, secretary, of the Mountain View Homes Corp., whose names are signed to the annexed writing, bearing date of Sept 26, 1950 have personally appeared before me, in my county and State, and acknowledge the same on October 10, 1950

Signed: Ralph E. Mills
Notary Public
My commission expires January 10, 1954

MAP SHOWING
REPLAT OF PORTION OF
SECTION NO. 1
LAKEVIEW PLACE
Recorded in Plat Book No. 2 Page 140
PROPERTY OF
MOUNTAIN VIEW HOMES CORP.
Salem Virginia
by: C.B. Malcolm
State Cert. Eng. #235
Date: Sept. 26, 1950
Scale: 1"=50'

Revision and rearrangement of lots made to correct (Northward) Valleydale Ave. and Lake Ave. as shown on Section No. 1, Lakeview Place Map, and to conform to these existing Avenues as constructed between Main St. and Marston St. Preliminary study of Section No. 2, Lakeview Place to be developed at a later date, shows this to be most desirable, and satisfactory to the Town of Salem and the planning commission.