

*** RESTRICTIONS ***

THE FOLLOWING RESTRICTIONS ARE MADE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM FOR A PERIOD OF 25 YEARS FOLLOWING THE DATE OF THE RECORDATION OF THIS PLAT.

1. ALL LOTS SHOWN ON THIS PLAT SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY.
2. ONLY ONE RESIDENCE SHALL BE ERECTED UPON ONE LOT, EXCEPT THAT A DUPLEX HOUSE TO BE OCCUPIED BY NOT MORE THAN TWO FAMILIES SHALL BE PERMITTED.
3. NO DWELLING COSTING LESS THAN \$2,000.00 AS CALCULATED UPON THE COST OF LABOR AND MATERIAL PREVAILING ON THE DATE OF THIS PLAT, SHALL BE PERMITTED ON ANY LOT.
4. NO STRUCTURE OF A TEMPORARY CHARACTER AND NO TRAILER, BASEMENT, TENT, SHACK, GARAGE OR OTHER OUTBUILDING SHALL BE USED AT ANY TIME ON ANY LOT AS A RESIDENCE EITHER TEMPORARILY OR PERMANENTLY.
5. NO OBNOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON FROM ANY LOT, NO SMELLS, NOISES OR CATTLE SHALL BE KEPT OR MAINTAINED UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
6. IF THE PARTIES HERETO, OR ANY OF THEM OR THEIR HEIRS OR ASSIGNS SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR ANY OTHER PERSON OR PERSONS OWNING ANY REAL PROPERTY SITUATE IN THIS SUBDIVISION TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT AND EITHER TO PERVENT HIM OR THEM FROM SO DOING OR TO RECOVER DAMAGES OR OTHER DUES FOR SUCH VIOLATION.
7. INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

*** RESERVATIONS ***

EASEMENTS WHERE SHOWN ON THIS MAP ARE RESERVED FOR UTILITY INSTALLATION AND MAINTENANCE.

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT STELLA C. GOODE AND J.A. GOODE, HER HUSBAND, ARE THE OWNERS OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1, 2, 3 & 4, TOI, SHOWN HEREON, ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AS REQUIRED UNDER SECTION 15-707 OF THE 1950 CODE OF THE COMMONWEALTH OF VIRGINIA.

THE SAID OWNERS FURTHER CERTIFY THE LAND EMBRACED WITHIN THE BOUNDS OF HEARTHSTONE ROAD IS HEREBY DEDICATED IN THE SIMPLE FOR STREET PURPOSES.

IN WITNESS WHEREOF ARE HEREBY PLACED THE SIGNATURES AND SEALS OF THE AFORESAID OWNERS ON FEB. 22, 1956.

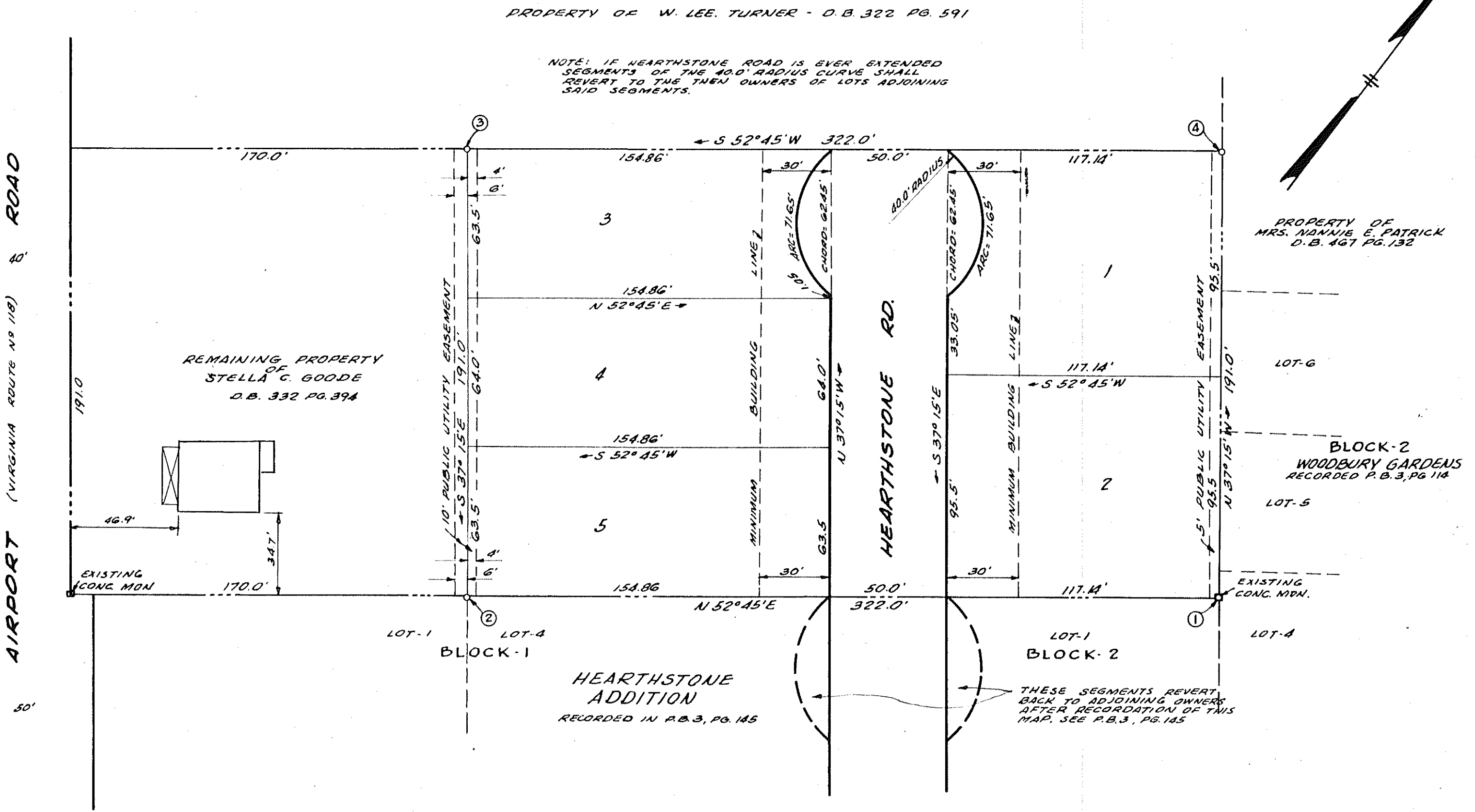
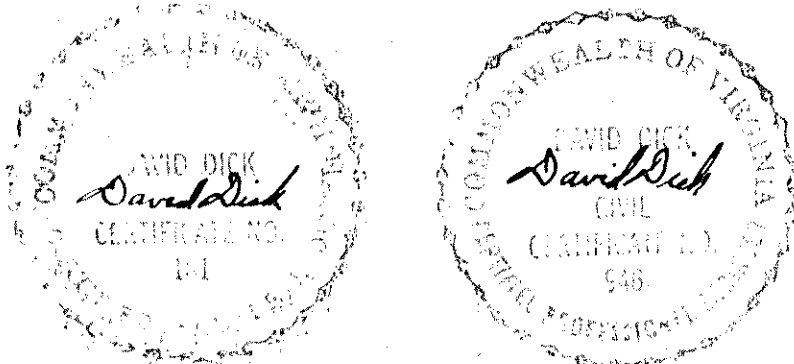
Stella C. Goode (SEAL) J.A. Goode (SEAL)
OWNER OWNER

STATE OF VIRGINIA
COUNTY OF ROANOKE

I, Paul A. Matthews, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT STELLA C. GOODE AND J.A. GOODE, HER HUSBAND, HAVE PERSONALLY APPEARED BEFORE ME IN MY CITY AND STATE, AND ACKNOWLEDGED THE SAME ON FEB. 22, 1956.

MY COMMISSION EXPIRES: 4 April, 1959

NOTARY PUBLIC



APPROVED:

[Signature] DATE: 2-22-56
SECRETARY OF ROANOKE COUNTY PLANNING COMMISSION

[Signature] DATE: 3-2-56
CHAIRMAN OF ROANOKE COUNTY BOARD OF SUPERVISORS

[Signature] DATE: 3-5-56
CITY ENGINEER OF ROANOKE, VIRGINIA

[Signature] DATE: March 5, 1956
AGENT FOR ROANOKE CITY PLANNING COMMISSION

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF ROANOKE, VIRGINIA, THIS MAP IS PRESENTED ON _____, 1956, AND WITH THE CERTIFICATES OF ACKNOWLEDGEMENT AND DEDICATION THERETO ANNEXED, IS ADMITTED TO RECORD AT _____ O'CLOCK _____ M.

TESTE: ROY K. BROWN, CLERK.

BY: _____
DEPUTY CLERK

PLAT
OF SUBDIVISION OF
PORTION OF PROPERTY OF
STELLA C. GOODE
SITUATE 236.85' NORTH OF ROANOKE CITY CORP LINE
ROANOKE, CO. VIRGINIA

BY: DAVID DICK
STATE CERT. CIVIL ENGR. & SURVEYOR

DATE: FEB. 20, 1956. SCALE: 1"=40'