

RESERVATIONS & RESTRICTIONS

- The following shall be covenants running with the title to this land for a period of 25 years from the date of recordation of this map.
- 1 The lots shown hereon shall be used for residential purposes only, except for water system facilities.
 - 2 No horses, cows, pigs, fowls or pigeons shall be kept on the premises nor shall any other animals or pets be kept upon premises which occasion noxious odors or are dangerous to the health or welfare of the other residents in this subdivision, no nuisances shall be maintained or permitted on said property.
 - 3 No structure of a temporary character, trailer, barn, tent, shack or garage or other out buildings shall be used on any lot at any time as a residence either temporary or permanently.
 - 4 The main body of any dwelling shall not be erected on any lot nearer to the street than indicated by the main building lines on this map.
 - 5 No residences shall be erected with living area of less than 1,700 square feet calculated from enclosed dimensions for 1 story and split level, and not less than 2,000 square feet calculated from enclosed outside dimensions for two story residences not including recreation rooms in basements.
 - 6 Lots are subject to easements shown hereon.
 - 7 No residences erected on any lot shown hereon shall have exposed concrete cinder or concrete masonry foundations that would extend above finished grades when such grades are visible from the street or streets adjoining the property line.
 - 8 All driveways shall receive concrete or black top finish within nine months from the date of construction of such driveways as commenced.
 - 9 All plans and specifications for proposed residences must be approved in writing by two officials of the WOODLAND HILLS CORP.
 - 10 The developer reserves the right to change or modify the size or shape of any lot shown hereon and reserves the right to waive, modify or release any of the reservations or restrictions as set forth hereon.

KNOW ALL MEN BY THESE PRESENTS:

That Woodland Hills Corporation is the fee simple owner and proprietor of the land hereon shown to be subdivided, known as Section No. 4, Edgehill Estates, bounded as shown hereon in detail by outside corners 1 to 14 inclusive, subject to a certain deed of trust, dated Aug. 28, 1960, from Malvern Developers, Inc. to Arthur E. Smith, Trustee, securing Lester B. Holyfield, of record in the Clerk's Office of the Circuit Court, for the County of Roanoke, Virginia, in Deed Book 561, page 572, Also a certain deed of trust, dated July 8, 1960, from Woodland Hills Corporation to T.L. Plunkett, Jr. and Charles D. Fox, III, Trustees, securing Virginia Baptist Foundation, Inc., of record in the Clerk's Office of the Circuit Court, for the County of Roanoke, Virginia, in Deed Book 649, Page 335.

The undersigned owner, the trustees, and beneficiaries, as aforesaid, certify that the said subdivision as appears on this plat is with the consent and in accordance with the desire of the undersigned parties.

The owner, with the consent of the undersigned Trustees and Beneficiaries, hereby dedicate to and vest in the County of Roanoke, Virginia, wherein said land lies such portions of the premises platted as are on this plat set apart for streets, easements, or other public use, or for future street widening, in accordance with the provisions of the Subdivision Ordinance of County of Roanoke, Virginia, as amended, and the Virginia Land Subdivision Act.

The undersigned owner doth, by virtue of recordation of this plat dedicate certain drainage easements of varying widths as shown on the annexed plat for drainage purposes and that the owner doth further, as a condition precedent to the approval of the final plat and subdivision and the acceptance of the dedication of streets and alleys shown thereon by the Board of Supervisors of Roanoke County, on his own behalf and for and on account of its successors, devisees, and assigns, specifically release the County of Roanoke and the Virginia Department of Highways from any and all claim or claims for damages which such owner, its successors, devisees, and assigns, may have against the County or Virginia Department of Highways by reason of establishing proper grade lines on and along such streets as shown on the plat of the land subdivided (or such changed streets as may be agreed upon in the future) and reason of doing necessary grading, cutting, or filling for the purpose of placing such streets upon the proper grade as may, from time to time, be established by said County or Virginia Department of Highways, and said County or Virginia Department of Highways shall not be required to construct any retaining wall or walls along the streets and property lines thereof.

Witness the signature of said Corporation by Howard Sigmon, its President, with its corporate seal hereunto affixed and duly attested by E.R. Woolridge, its Secretary and the seals of the aforesaid Trustees and Beneficiaries, this the 15 day of August, 1961.

WOODLAND HILLS CORPORATION

Attest: E.R. Woolridge (Seal) Howard Sigmon (Seal)
E.R. Woolridge, Secretary Howard Sigmon, President

VIRGINIA BAPTIST FOUNDATION, INC.

Attest: Robert C. Ray (Seal) Harry L. Sneed (Seal)
Robert C. Ray, Sec. & Beneficiary Harry L. Sneed, Pres. & Beneficiary

T.L. Plunkett, Jr. (Seal) Charles D. Fox, III (Seal)
T.L. Plunkett, Jr., Trustee Charles D. Fox, III, Trustee

Arthur E. Smith (Seal) Lester B. Holyfield (Seal)
Arthur E. Smith, Trustee Lester B. Holyfield, Beneficiary

State of Virginia } To Wit:

City of Roanoke } I, Mary Linda M. Smiley, a Notary Public in and for the City of Roanoke, in the State of Virginia, do hereby certify that Howard Sigmon and E.R. Woolridge, President and Secretary, respectively of Woodland Hills Corp. and

T.L. Plunkett, Jr., Charles D. Fox, III, Arthur E. Smith and Lester B. Holyfield, whose names are signed to the foregoing writing dated the 15 day of August, 1961, have each personally appeared before me in my City and State aforesaid, and acknowledged the same.

My Commission Expires: January 2, 1965
Given under my hand this 15 day of August, 1961.

Mary Linda M. Smiley
Notary Public

STATE OF VIRGINIA } TO WIT:

CITY OF PETERSBURG } I, Allen R. Lawton, A NOTARY PUBLIC IN AND FOR THE CITY OF PETERSBURG, IN THE STATE OF VIRGINIA, DO HEREBY CERTIFY THAT HARRY L. SNEAD AND ROBERT C. RAY, PRESIDENT AND SECRETARY, RESPECTIVELY OF VIRGINIA BAPTIST FOUNDATION, INC., WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED THE 15TH DAY OF August, 1961, HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY CITY AND STATE AFORESAID, AND ACKNOWLEDGED THE SAME.

MY COMMISSION EXPIRES: July 14, 1963
GIVEN UNDER MY HAND THIS 17TH DAY OF August, 1961.

Allen R. Lawton
NOTARY PUBLIC

Jan. 16, 1961
I hereby certify that this plat of survey is correct

C.B. Malcolm
State Cert. Surveor

APPROVALS

Edwin L. Janel 9-18-61
Chairman of Board of Supervisors of Roanoke County, Virginia Date

James B. Malone 9-18-61
Secretary of Roanoke County Planning Commission Date

H. Clitus Boyles 10-26-61
City Engineer of Roanoke, Virginia Date

Werner K. Jansbach 9-22-61
Agent for Roanoke City Planning Commission Date

In the Clerk's Office of the Circuit Court for the County of Roanoke, Virginia this map with the certificates of dedication and acknowledgment thereto annexed is admitted to record this 24 day of October, 1961 at 3:00 O'clock P.M.

Test: Ray H. Brown By James F. Toney
Clerk Deputy Clerk

CAPTION LEGAL REFERENCE

See Deed Book 649 - Page 305 for conveyance to WOODLAND HILLS CORPORATION by VA. BAPTIST FOUNDATION by Deed dated July 8, 1960.

Note: See Sheet 1 of 2 for Lot and Street Layout.

SHEET 2 OF 2

MAP OF
SECTION No. 4
EDGEHILL ESTATES
PROPERTY OF WOODLAND HILLS CORP.
ROANOKE COUNTY, VIRGINIA

By C.B. Malcolm & Son
State Cert. Engrs.

DATE: JAN. 16, 1961

Comm. No. 10845

Roanoke County Sect. No. 5

