

RESERVATIONS & RESTRICTIONS

Know all men by these presents : to wit :

That Sugar Loaf Farms, Inc. is the owner of the tract of land shown hereon, subdivided into lots as shown hereon and known as Section No. 1, Sugar Loaf Farms, which said property is a portion of tract of land which was conveyed to said owner by Charles M. Davis and Lillian D. Davis by deed dated April 2, 1962 and recorded in Deed Book 687, Page 370, subject only to a Deed of Trust dated Aug. 24, 1960 from Charles M. Davis and Lillian D. Davis to W.S. Thomas and R.T. Loyd, Trustees, securing Mountain Trust Bank, Beneficiary, the payment of a certain debt, and recorded in Deed Book 646, Page 265.

The said owner hereby certifies that it has subdivided this land into lots as shown hereon entirely with its own free will and accord as required by Sections 15-779 through 15-794.3 of the 1950 Code of Virginia.

The said owner with the consent of the undersigned Trustees and Beneficiary, hereby dedicates the streets and easements as shown hereon, to the County of Roanoke in fee simple.

The said owner, with the consent of the undersigned Trustees and Beneficiary, does as a condition precedent to the approval of this plat and subdivision and the acceptance of the dedication of the streets as shown hereon by the Board of Supervisors of Roanoke County, Va., on its own behalf and for and on account of its successors, and assigns, specifically release the County of Roanoke and Virginia Department of Highways from any all claim or claims for damages which said owner, its successors, and assigns, may or might have against the County of Roanoke, or Virginia Department of Highways by reason of establishing proper grade lines on and along the streets shown hereon, and by reason of doing the necessary grading cutting and filling for the purpose of placing such streets upon the proper grade as may from time to time be established by the County of Roanoke or Virginia Department of Highways, and said County and Virginia Department of Highways shall not be required to construct any retaining wall or walls along the streets as shown hereon.

In Witness whereof is hereby placed the signature of Charles M. Davis, President of Sugar Loaf Farms, Inc. and duly attested by William R. Wallace, Secretary of Sugar Loaf Farms, Inc., the signature of W.S. Thomas Trustee and of the signature of T.P. Parsley, Jr., President of Mountain Trust Bank and duly attested by R.H. Turner, Jr., Cashier of Mountain Trust Bank on this 4th day of June, 1962.

SUGAR LOAF FARMS, INC.

By Charles M. Davis Attest: William R. Wallace
President Secretary
W.S. Thomas
Trustee

MOUNTAIN TRUST BANK

By T.P. Parsley, Jr. Attest: R.H. Turner, Jr.
President Cashier

State of Virginia } To Wit:
of Roanoke }

I, _____, a notary public in and for the aforesaid State and _____, do hereby certify that Charles M. Davis and William R. Wallace whose names are signed to the foregoing writing dated on the _____ day of _____, 1962, have personally appeared before me in my State and _____ and acknowledged the same on this _____ day of _____, 1962.

My Commission
Expires: _____
Notary Public

State of Virginia } To Wit:
of Roanoke }

I, _____, a notary public in and for the aforesaid State and _____, do hereby certify that W.S. Thomas, T.P. Parsley, Jr. and R.H. Turner, Jr., whose names are signed to the foregoing writing dated on the _____ day of _____, 1962, have personally appeared before me in my State and _____ and acknowledged the same on this _____ day of _____, 1962.

My Commission
Expires: 11-1-63
Notary Public

The following shall be Covenants running with the Title to the land shown subdivided hereon for a period of 20 years from the date of recordation of this map.

1. All lots shown hereon shall be used for residential purposes only.
2. No residence shall be erected on any lot shown hereon with less than 1400 sq. ft. of livable floor space providing it has a carport of not less than 300 sq. ft. or more, or less than 1500 sq. ft. without a carport or garage on first floor, nor less than 840 sq. ft. on each floor for a two and half story building including a full basement, nor less than 1300 sq. ft. on each floor of a split foyer two story without basement house, nor less than 1400 sq. ft. in a split level with a carport of 300 sq. ft. or more. No finished areas in basement or under other living areas to be counted, nor less than 1100 sq. ft. on the first floor of a story and a half house and not less than 500 sq. ft. of finished living area on second floor. No dwelling costing less than \$15,000 shall be erected on any lot shown hereon based upon cost levels prevailing on the date of this map.
3. Only one residence shall be erected on any one building site except a duplex house with not more than two families shall be allowed.
4. All residence shall have brick or stone to grade, no raw or stucco allowed on any lot.
5. No building shall be erected closer to the street than the set-back lines (B.L.) on this map.
6. No temporary living quarters such as tents, shacks, garages, basements or trailers shall be allowed.
7. No swine or cattle shall be allowed nor anything shall be allowed which shall disturb the peace and quietude of the neighborhood.
8. The subdividers reserve the right to change and modify this lay-out by changing the size or shape of any lot shown hereon and reserve the right to waive, modify or release any of these Reservations and Restrictions.

In the Clerk's Office for the Circuit Court of Roanoke County, Va., this map was presented and with the certificate of acknowledgment thereto annexed, admitted to record at 2:30 o'clock, P. M., on this 14 day of June, 1962.

Teste: Ray H. Broun By James F. Johns
Clerk Deputy Clerk

Note:
See Sheet 1 of 2 for street and lot layout.

SHEET 2 OF 2
MAP OF SECTION No. 1
SUGAR LOAF FARMS
PROPERTY OF
SUGAR LOAF FARMS, INC.
ROANOKE CO., VIRGINIA
By: T.P. Parker
State Cert. Eng.
MAY 23, 1962

