

RESERVATIONS AND RESTRICTIONS

The following shall be covenants running with the title to this land for a period of 25 years from date of recordation of this map.

1. Unless otherwise indicated hereon, these lots shall not be used or occupied for other than single family residential purposes and no building shall be erected thereon except a residence and private garage and servants quarters for use in connection with the residence.
2. No horses, cows, pigs, swine, fowl or pigeons shall be kept on the premises, nor shall any other animal or pet be kept upon the premises which occasions obnoxious odors, or are dangerous to the Health or welfare of other residents in the subdivision, and no nuisance shall be maintained or permitted on said property.
3. No structure of a temporary character, trailer, basement, tent, shack, garage, or barn or other outbuildings shall be used on any lot at anytime as a residence, either temporarily or permanently.
4. The main body of any dwelling shall not be erected on any lot nearer to streets than indicated by the minimum building lines on this map, the minimum setback from adjacent property lines perpendicular to the streets, to the main body of any structure shall be equal to 10% of the lot width measured along the minimum building line.
5. No single story residence or split level residence shall be constructed on any lots which shall have less than 1400 sq. ft. of liveable floor area, and no two story or one and one half story residence shall be constructed on any lot which shall have less than 1800 sq. ft. of liveable floor space. The following floor area shall not be included in the tabulation of the aforesaid floor area: breezeways, unattached buildings, porches, semi-detached building erected in connection with a residence, unfinished basement areas or finished basement areas when the average depth of the floor level is two feet or more below finished grade.
6. No wire fences shall be constructed, when visible from the street or streets adjoining the property lines.
7. All driveways shall receive concrete or blacktop finish within nine months from the date the construction of such driveway is commenced.
8. All fuel storage tanks shall be buried in the ground.
9. No exposed concrete, cinder or concrete masonry block, or cinder concrete brick retaining walls shall be constructed when such walls are visible from streets, adjoining the property lines, except that cinder concrete brick may be used if painted.
10. No lot shown hereon may be resubdivided except that a lot may be divided and added to adjoining lots.

Know All Men By These Presents, To Wit:

That Skyway Shopping Center, Inc. is the owner of the tract of land shown hereon, bounded by corners 1 thru 27 inclusive, subdivided into lots and known as Section No. 1, Windsor Woods, and that said land is not subject to any lien or encumbrance.

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 Section 15-779 through 15-794.3 of the 1950 Code of Virginia, as amended to date.

The said owner hereby dedicates to and Vests in the County of Roanoke, Va., such portions of the premises platted as are on this plat set apart for streets, easements, or other public use.

The said owner does as a condition precedent to the approval of this plat and subdivision and acceptance of the dedication of the streets shown hereon by the Board of Supervisors of Roanoke County, on its own behalf and for and on account of its successors and assigns, specifically release the County of Roanoke and the Virginia Department of Highways from any and all claim or claims for damages which said owner, its successors and assigns, may or might have against the County or Va. Dept. of Highways by reason of establishing proper grade lines on and along such streets as shown on the plat of the plat of the land subdivided (or such changed streets as may be agreed upon in the future) and by 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 Va. Dept. of Highways and said County or Va. Dept. 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 T.D. Steele, its President, with its Corporate Seal hereunto affixed and duly attested by Tom Stockton Fox, its Secretary this 7th day of October, 1964.

SKYWAY SHOPPING CENTER, INC.

ATTEST _____ By: _____
SECRETARY PRESIDENT

State of Virginia } To Wit:
County of Roanoke }

I, John S. Phillips, a notary public in and for the aforesaid State and County do hereby certify that T.D. Steele and Tom Stockton Fox, whose names are signed to the foregoing writing dated October 7, 1964, have each personally appeared before me in my State and County and acknowledged the same on this 7th day of October, 1964.

My Commission Expires: June 3, 1965

Notary Public

APPROVED:

Minor B. Huffer 9/26/64
Chairman of Board of Supervisors, Rte. Co. Date

James B. Huffer 9/26/64
Sec. Roanoke Co. Planning Comm. Date

H. Clatus Broyles 9-16-64
City Engineer of Roanoke, Va. Date
Director of Public Works

Werner K. Somsbach 9-9-64
Agent for Roanoke City Planning Comm. Date

In the Clerk's Office for the Circuit Court of Roanoke County, Va. this map is presented and with the certificates of acknowledgment and dedication thereto annexed to record at _____ O'Clock, _____ M., on this _____ day of _____, 1964.

By: Flourence Nichols
Clerk

NOTE: See Sheet 1 of 2 for Lot Layout

SHEET 2 OF 2
MAP OF SECTION NO. 1

WINDSOR WOODS

PROPERTY OF SKYWAY SHOPPING CENTER, INC.
ROANOKE COUNTY, VA.

BY: Raymond E. Robertson
State Cert. Land Surveyor

Caption Legal Reference:

Being a portion of the property conveyed to Skyway Shopping Center, Inc. By B.W.S. Farms Inc. Inc. in Deed Book 752 Page 296.

Corporation
Seal