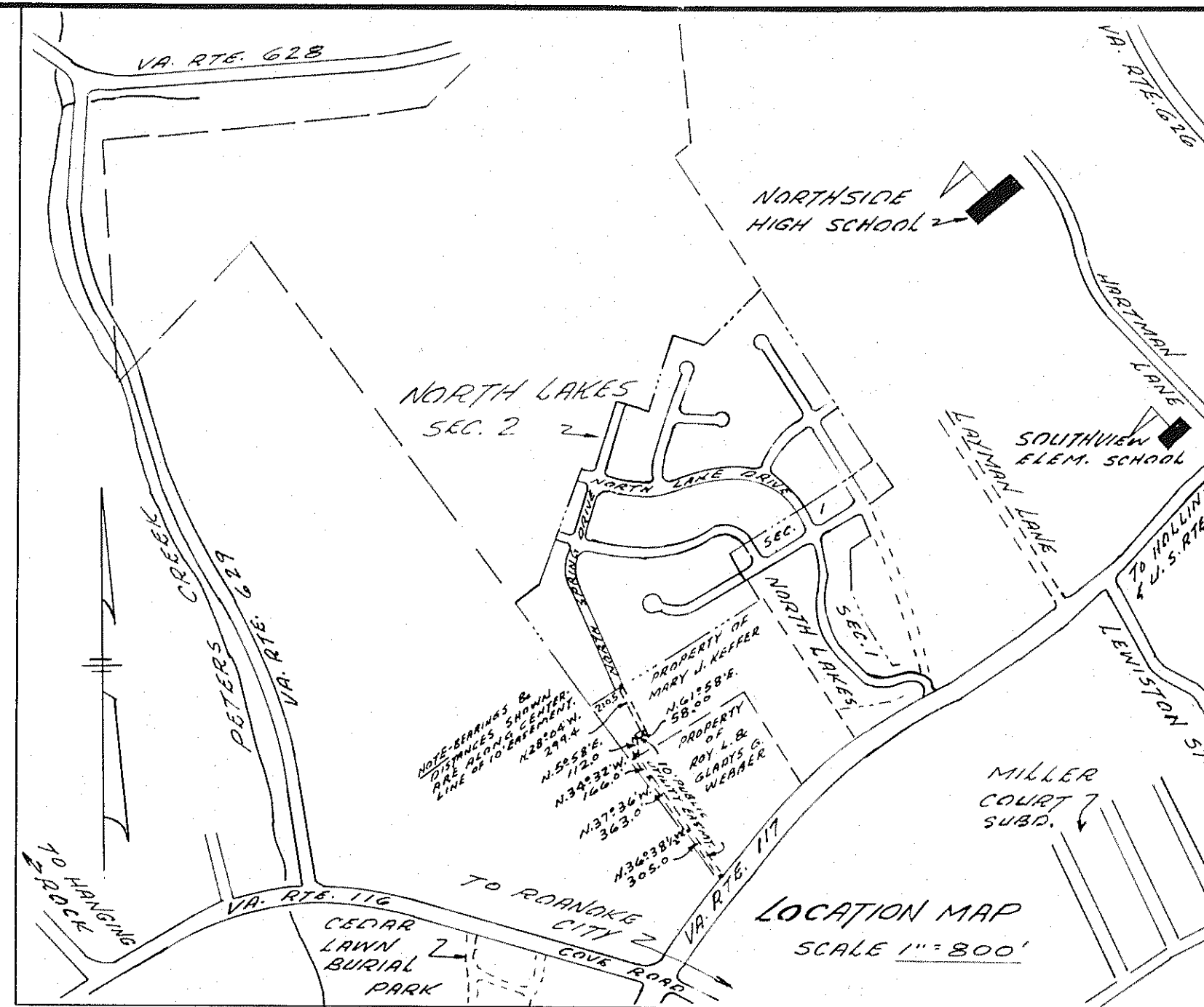


RESERVATIONS & RESTRICTIONS

THE FOLLOWING RESERVATIONS AND RESTRICTIONS ARE MADE COVENANTS RUNNING WITH THE TITLE OF THE LAND SHOWN SUBDIVIDED HEREON, KNOWN AS SECTION N#2 "NORTH LAKES", AND SHALL BE BINDING UPON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM FOR A PERIOD OF TWENTY-FIVE YEARS FROM THE DATE OF RECORDATION OF THIS MAP, AFTER WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS, UNLESS AN INSTRUMENT, SIGNED BY THE MAJORITY OF THE OWNERS OF THE LOTS, HAS BEEN RECORDED AGREEING TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.

1. ALL OF THE LOTS IN SECTION N#2 "NORTH LAKES" AS SHOWN HEREON, SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY, AND NOT FOR COMMERCIAL PURPOSES, AND THE SAID PROPERTY SHALL NOT BE USED FOR ANY PURPOSE THAT WILL CREATE A NUISANCE OR ANNOYANCE IN THE NEIGHBORHOOD.
2. NO RESIDENCE LOT SHALL BE SUBDIVIDED INTO BUILDING LOTS EXCEPT THAT A LOT MAY BE DIVIDED AND ADDED TO ADJOINING LOTS.
3. NO DWELLING SHALL BE ERECTED OR PLACED ON ANY LOT, SAID LOT HAVING A STREET FRONTAGE OF LESS THAN 75 FEET, AND NOT NEARER THE STREET LINE THAN THE MINIMUM SETBACK LINE WHEN SHOWN HEREON.
4. NO STRUCTURE OF A TEMPORARY CHARACTER SUCH AS A TOWER, BASEMENT, TENT, SHACK, GARAGE, ARCADE, OR OTHER OUTBUILDING SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY.
5. NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH, TRASH, GARBAGE, OR OTHER WASTE, EXCEPT IN SANITARY CONTAINERS.
6. NO HOUSE MAY BE ERECTED ON ANY LOT SHOWN HEREON WHOSE LIVABLE FLOOR AREA IS LESS THAN 1,100 SQUARE FEET INCLUDING OUTSIDE WALLS, INTERIOR PARTITION WALLS AND STAIR WALLS, EXCLUSIVE OF CARPORT, PORCHES, SCREENED PORCHES, AND GARAGE, EXCEPT THAT SAID DWELLING AREA OF SAID HOUSE SHALL HAVE NOT LESS THAN 600 SQUARE FEET INCLUDING OUTSIDE WALLS, INTERIOR PARTITION WALLS AND STAIR WALLS, WHERE THE AREA OF THE CARPORT, PORCHES, SCREENED PORCHES OR GARAGE IS EQUIVALENT TO OR MORE THAN 240 SQUARE FEET AND ATTACHED TO SAID HOUSE AT THE TIME OF CONSTRUCTION OF SAID HOUSE.
7. NO HOUSE SHALL BE ERECTED ON ANY LOT EXCEEDING TWO STORIES IN HEIGHT AND A GIVE OR TWO ONE SHEDS, AND NOT MORE THAN ONE SUCH DWELLING HOUSE SHALL BE ERECTED ON ANY LOT, ONE STORY, TWO FAMILY DWELLINGS ARE ACCEPTED WITH A MINIMUM OF 700 SQUARE FEET OF LIVABLE FLOOR SPACE IN EACH UNIT, HOWEVER THIS RESTRICTION SHALL NOT BE CONSTRUED TO SUPERSEDE APPLICABLE ZONING ORDINANCES PROHIBITING DUPLEX CONSTRUCTION.
8. THE OWNERS OF THIS SUBDIVISION, DO FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, RESERVE THE PERPETUAL RIGHT TO INSTALL, SERVICE MAINTAIN, REPAIR AND REMOVE A WATER PIPE LINE COMPLETE WITH THE NECESSARY CUT-OUT VALVES, CONNECTIONS, WATER METERS AND FITTINGS WITH THE RIGHT TO SERVE OTHER PROPERTY THEREAFTER, OVER, THROUGH, ALONG AND ACROSS THE FRONT 5 FEET OF ALL THE LOTS SHOWN ON THIS PLAT, WITH THE RIGHT OF WADNESS THROUGH, ACCESS AND UNDER THE SAME FOR SUCH PURPOSES, EXCEPT THAT SHOULD IT BECOME NECESSARY IN EXERCISING THE RIGHT HEREIN RESERVED AS TO SAID WATER LINE TO DIG UP THE SOIL OR SOIL OVER THE SAME, THE SOIL AND SOIL SHALL BE REPLACED AS NEARLY AS THE SAME FORMERLY WAS.
9. ENFORCEMENT OF THESE COVENANTS SHALL BE BY PROCEEDINGS AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT, EITHER TO RESTRAIN VIOLATION OR TO RECOVER DAMAGES.
10. VIOLATION OR INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
11. NO FENCE OR HEDGE SHALL BE PERMITTED ON THE FRONT PORTION OF ANY LOT OR ON THE FRONT 35 FEET OF THE DIVIDING LINE OF ANY LOT GREATER THAN 30 INCHES IN HEIGHT, SAID FENCE MATERIAL AND CONSTRUCTION TO BE AGREED TO BY ADJOINING OWNERS IN WRITING BEFORE INSTALLATION.
12. THE LOTS ARE SUBJECT TO THE UTILITY EASEMENTS AS SHOWN HEREON AS WELL AS NECESSARY RIGHTS OF WAY TO ELECTRIC OR TELEPHONE LINES.

ALSO, IF THE TELEPHONE COMPANY OR ELECTRIC POWER COMPANY DESIRES TO PLACE CABLE, WIRES AND RESCINTE PLANT UNDERGROUND, IT WILL BE PROVIDED SPACE IN SAID UTILITY EASEMENTS AS SHOWN HEREON, AND THE RIGHT TO MAKE AND MAINTAIN BURIED SERVICE ENTRANCE TO ALL RESIDENCES IS HEREBY GRANTED.



KNOW ALL MEN BY THESE PRESENTS, TO WIT:
THAT MARY J. KEEFER AND ROY L. WEBBER, THE FEE SHARER OWNERS OF THE PROPERTIES SO DESIGNATED ON THE LOCATION MAP SHOWN HEREON, AND THEY DEDICATE THE 10 FOOT EASEMENTS SHOWN HEREON WITHIN THE BOUNDARY OF THEIR PROPERTIES TO THE COUNTY OF ROANOKE FOR PUBLIC UTILITY USE.

Mary J. Keffer
OWNER
Roy L. Webber
OWNER

STATE OF VIRGINIA }
COUNTY OF ROANOKE } TO WIT:
I, James Allen Beavers, A
NOTARY PUBLIC IN AND FOR THE AFORESAID
COUNTY AND STATE DO HEREBY CERTIFY THAT
MARY J. KEEFER, WHOSE NAME
IS SIGNED TO THE FOREGOING WRITING
HAS PERSONALLY APPEARED BEFORE ME
IN MY AFORESAID COUNTY AND STATE AND
ACKNOWLEDGED THE SAME ON Dec. 18,
1965.

August 29, 1967
MY COMMISSION EXPIRES
James Allen Beavers
NOTARY PUBLIC

COORDINATES		
CORRS.	NORTH	EAST
1	4514.20	4234.11
2	3991.51	3238.01
3	4216.74	3624.68
4	4560.69	3582.76
5	4660.28	3521.94
6	4927.67	3620.58
7	4972.20	3644.60
8	5310.23	3767.43
9	5285.91	3836.52
10	5298.44	3862.51
11	5715.94	3988.23
12	5661.16	4170.16
13	6105.91	4304.08
14	6046.87	4500.15
15	6337.65	4717.73
16	5306.67	5488.36
17	5215.77	5349.81
18	5187.14	5399.62
19	4792.37	4619.38
20	4615.19	4715.88
21	4641.62	4703.86

ORIGIN OF COORDINATES ASSUMED
TOTAL AREA IN BOUNDARY =
54.439 ACRES

STATE OF VIRGINIA }
CITY OF ROANOKE } TO WIT:
I, David Dick, A
NOTARY PUBLIC IN AND FOR THE AFORESAID
CITY AND STATE DO HEREBY CERTIFY THAT
ROY L. WEBBER AND GLADYS G. WEBBER, HIS
WIFE, WHOSE NAMES
ARE SIGNED TO
THE FOREGOING WRITING HAVE EACH
PERSONALLY APPEARED BEFORE ME IN MY
AFORESAID CITY AND STATE AND ACKNOWLEDGED
THE SAME ON December 18, 1965.

Nov. 17, 1967
MY COMMISSION EXPIRES
David Dick
NOTARY PUBLIC

TRAVELERS BEFORE ADJUSTMENT CLOSED
BETTER THAN 1 IN 10,000. BOUNDARY AND
LOT DIMENSIONS ARE CALCULATED TO
CLOSE LESS THAN 3/100 OF A FOOT.

AUGUST 17, 1965
I, HEREBY CERTIFY THAT THIS
PLAT OF SURVEY IS CORRECT.

David Dick
STATE CERTIFIED ENGINEER & SURVEYOR

NOTES SEE PLANS AND PROFILES MADE
BY DAVID DICK AND HARRY A. WALL, CIVIL
ENGINEERS AND SURVEYORS, DATED
SEPT. 15, 1965 AND APPROVED NOV. 23, 1965
TO REC. 8, 1965.

APPROVED:

John A. Lopez DATE 10/10/65
CHAIRMAN, BOARD OF SUPERVISORS OF ROANOKE COUNTY

Paul Matthews DATE 12/13/65
SECRETARY, ROANOKE COUNTY PLANNING COMMISSION

Dexter N. Smith DATE 12/20/65
ASST. ROANOKE CITY PLANNING COMMISSION

William F. Clark DATE 12-18-65
CITY ENGINEER - ROANOKE, VIRGINIA

SHEET N#1 OF 2 SHEETS

PLAT
of
SECTION N#2
NORTH LAKES
ROANOKE COUNTY, VIRGINIA
BY: DAVID DICK & HARRY A. WALL
CIVIL ENGINEERS & SURVEYORS
DATE: AUGUST 17, 1965 SCALE: 1"=100'

KNOW ALL MEN BY THESE PRESENTS, TO WIT:
THAT ELECTRIC DEVELOPERS, INCORPORATED IS THE FEE SHARER OWNER AND
REPRESENTATIVE OF THE LAND SHOWN HEREON TO BE SUBDIVIDED AND KNOWN
AS SECTION N#2 "NORTH LAKES", BOUNDARY AS SHOWN HEREON IN
DETAIL BY OUTSIDE CORNERS 1 THRU 21 TO 1, INCLUSIVE, WHICH
COMPRISES ALL THE LAND CONVEYED TO SAID OWNER BY DEED OF
EVEN DATE RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT
COURT OF ROANOKE COUNTY, VIRGINIA.

THE SAID OWNER CERTIFIES THAT THE SUBDIVISION OF THE LAND
AS SHOWN HEREON INTO LOTS, BLOCKS AND STREETS IS ENTIRELY
WITH ITS FREE WILL AND CONSENT AS REQUIRED UNDER SECTION 15-797
OF THE 1950 CODE OF THE COMMONWEALTH OF VIRGINIA. THE SAID OWNER
DOES BY VIRTUE OF RECORDATION OF THIS PLAT DEDICATE IN FEE
SIMPLE TO THE COUNTY OF ROANOKE ALL OF THE LAND ENLARGED
WITHIN THE STREETS OF THE SUBDIVISION AND DEDICATES THE EASEMENTS SHOWN
HEREON WITHIN THE BOUNDARY TO PUBLIC USE.

THE SAID OWNER DOES AS A CONDITION PRECEDENT TO THE ANNEXURE
OF THE PLAT AND SUBDIVISION AND ACCEPTANCE OF THE ANNEXURE OF
THE STREETS SHOWN HEREON BY THE BOARD OF SUPERVISORS OF ROANOKE
COUNTY, ON ITS OWN BEHALF AND FOR AND ON ACCOUNT OF ITS HEIRS,
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 DAMAGE, ITS
HEIRS, SUCCESSORS, DEVISEES AND ASSIGNS, MAY OR MIGHT HAVE
AGAINST THE COUNTY OF VIRGINIA DEPARTMENT OF HIGHWAYS BY
REASON OF ESTABLISHING PEOPLES GRADE LINES ON AND ALONG
SUCH STREETS AS SHOWN ON THE PLAT OF THE LAND SUBDIVIDED (OR
SUCH CHANGED STREETS AS MAY BE ADDED 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 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 THEREON.

IN WITNESS WHEREOF IS HEREBY PLACED THE SIGNATURE OF THE
SAID CORPORATION BY MARION H. LITTLE, ITS PRESIDENT, WITH
ITS CORPORATE SEAL HEREUNTO AFFIXED AND DULY ATTESTED BY
R. R. BURCHFIELD, ITS SECRETARY AND TREASURER, THIS THE 30
DAY OF NOV., 1965.

ELECTRIC DEVELOPERS, INCORPORATED

BY: *Marion H. Little* PRESIDENT
ATTEST: *R. R. Burchfield* SECRETARY & TREASURER

IN THE CLERK'S OFFICE OF THE
CIRCUIT COURT OF ROANOKE COUNTY,
VIRGINIA, THIS PLAT WITH THE
CERTIFICATE OF ACKNOWLEDGEMENT
THEREON ANNEXED IS ADMITTED
TO RECORD ON JAN. 4,
AT 10:00 O'CLOCK A.M.
TESTES MISS N.C. LOGAN
CLERK

BY: *Mary P. Hollandsmith*
DEPUTY CLERK