

GENERAL 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 ERCTED THEREON EXCEPT A RESIDENCE AND PRIVATE GARAGE, AND SERVANT 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 PETS BE KEPT UPON THE PREMISES WHICH OCCASIONS OBNOXIOUS ODOORS, OR ARE DANGEROUS TO THE HEALTH OR WELFARE OF OTHER RESIDENTS IN HUNTING HILLS, 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 ANY TIME AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY.
- 4- NO RESIDENCE SHALL BE CONSTRUCTED IN HUNTING HILLS UNTIL THE PLANS FOR SUCH RESIDENCE HAVE BEEN SUBMITTED TO AND APPROVED BY OLD HERITAGE CORPORATION, ITS SUCCESSORS OR ASSIGNS, PLANS SHALL BE PREPARED BY PERSONS OR PERSON REGULARLY ENGAGED IN SUCH WORK.
- 5- THE FOLLOWING ARE APPLICABLE TO THE CONSTRUCTION OF ANY RESIDENCE, PRIVATE GARAGE, OR SERVANTS QUARTERS:
- (a) IMITATION STONE OR BRICK, WIRE CUT BRICK, CINDER OR CONCRETE MASONRY BLOCK, OR BRICK, CONCRETE, STUCCO, ASBESTOS SHINGLE, COMPOSITION SHINGLES, WOOD DROP SIDING, OR STAINED PLYWOOD, SHALL NOT BE USED AS AN EXTERIOR WALL FINISH, EXCEPT THAT CINDER CONCRETE BRICK MAY BE USED IF PAINTED.
 - (b) NO EXPOSED CONCRETE, CINDER OR CONCRETE MASONRY FOUNDATIONS SHALL EXTEND ABOVE FINISH GRADES WHEN SUCH GRADES ARE VISIBLE FROM THE STREET OR FAIRWAYS ADJOINING THE PROPERTY LINES.
 - (c) NO STONE QUINS SHALL BE USED IN CONJUNCTION WITH BRICK WORK AT DOORS, WINDOWS, AND CORNERS.
 - (d) THE MINIMUM ROOF PITCH FOR ROOFS OF ANY STRUCTURES SHALL BE 3" IN 12".
 - (e) ONLY THE FOLLOWING SHALL BE USED AS ROOFING MATERIALS FOR STRUCTURES CONSTRUCTED ON LOTS SHOWN HEREON: SLATE, RIGID ASBESTOS OR WOOD SHAKES.
 - (f) ALL ELECTRIC AND PHONE SERVICES SHALL BE RUN BELOW GROUND.
- 6- NO RESIDENCE SHALL BE CONSTRUCTED WITHIN HUNTING HILLS DUPLICATING THE DESIGN OF ANOTHER RESIDENCE ALREADY CONSTRUCTED, OR UNDER CONSTRUCTION WITHIN HUNTING HILLS.
- 7- ALL DRIVEWAYS SHALL RECEIVE BLACKTOP FINISH WITHIN NINE MONTHS FROM THE DATE THE CONSTRUCTION OF SUCH DRIVEWAYS IS COMMENCED.
- 8- NO EXPOSED CONCRETE WALKS, STOOPS, PORCHES, STEPS OR PATIOS SHALL BE CONSTRUCTED WHEN VISIBLE FROM THE STREET OR FAIRWAYS.
- 9- ALL FUEL STORAGE TANKS, TRASH AND GARBAGE RECEPTACLES SHALL BE BURIED IN THE GROUND.
- 10- NO EXPOSED CONCRETE, CINDER OR CONCRETE MASONRY BLOCK, OR CINDER CONCRETE BRICK RETAINING WALLS SHALL BE CONSTRUCTED WHEN SUCH WALLS ARE VISIBLE FROM STREETS OR FAIRWAYS ADJOINING THE PROPERTY LINES, EXCEPT THAT CINDER CONCRETE BRICK MAY BE USED IF PAINTED.
- 11- NO FENCES OF ANY TYPE SHALL BE CONSTRUCTED ALONG PROPERTY LINES ADJACENT TO GOLF COURSE FAIRWAYS. NO WIRE FENCES SHALL BE CONSTRUCTED ALONG ANY OTHER PROPERTY LINE WHEN SUCH FENCE IS VISIBLE FROM THE STREET OR FAIRWAY.
- 12- NO TREES 4" CALIPER OR LARGER, MEASURED 24" FROM THE GROUND SHALL BE REMOVED FROM THE PROPERTY WITHOUT THE APPROVAL OF OLD HERITAGE CORPORATION, ITS SUCCESSORS OR ASSIGNS.
- 13- NO LOT SHOWN HEREON MAY BE RESUBDIVIDED EXCEPT THAT A LOT MAY BE DIVIDED AND ADDED TO ADJOINING LOTS.
- 14- THE FOLLOWING RESERVATIONS AND RESTRICTIONS ARE SHOWN SHEETS 2, 3 AND 4 AS APPLICABLE: MINIMUM LIVABLE FLOOR AREA REQUIREMENTS AREAS NOT TO BE INCLUDED IN FLOOR AREA TABULATION, MINIMUM BUILDING SET BACK LINES FROM STREETS AND MINIMUM BUILDING SET BACK FROM ADJACENT PROPERTY LINES, AND EASEMENT NOTES.

RESERVATIONS AND RESTRICTIONS, CONTD.
15- OPEN DRAINAGE EASEMENTS SHOWN HEREON SHALL NOT BE OBSTRUCTED, BUT MAY BE ALTERED AND CHANGED PROVIDED SUCH CHANGE IS IN ACCORDANCE WITH PLANS PREPARED BY AN ENGINEER, ARCHITECT OR LAND SURVEYOR AND APPROVED BY THE RESIDENT ENGINEER VA. DEPT. OF HIGHWAYS.
16- IN ADDITION TO THE UTILITY AND DRAINAGE EASEMENTS INDICATED HEREON ALL LOT LINES ARE SUBJECT TO 12 FT DRAINAGE AND UTILITY EASEMENT. THE SAID LOT LINES SHALL BE THE CENTER OF SAID EASEMENT.
17- THERE SHALL BE PROVIDED SPACE FOR A MINIMUM OF 4 SPACES FOR OFF STREET MOTOR VEHICLE PARKING FOR EACH RESIDENCE CONSTRUCTED WITHIN SECTIONS 1, 2, & 3 OF HUNTING HILLS.

KNOW ALL MEN BY THESE PRESENTS TO WIT:
THAT OLD HERITAGE CORPORATION IS THE FEE SIMPLE OWNER OF THE TRACT OF LAND SHOWN HEREON, KNOWN AS SECTIONS 1, 2, & 3 HUNTING HILLS SHOWN IN DETAIL BY OUTSIDE CORNERS 1 TO 49, INCLUSIVE; SUBJECT ONLY TO THE LIEN OF A CERTAIN DEED OF TRUST DATED JULY 9, 1965 FROM OLD HERITAGE CORPORATION TO HOLMAN WILLIS JR. AND NATHAN H. KEY, TRUSTEES, SECURING MOUNTAIN TRUST BANK, BENEFICIARY AND RECORDED IN DEED BOOK 776, PAGE 296, IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA.

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 OF THE 1950 CODE OF VIRGINIA, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF ROANOKE COUNTY VIRGINIA.

THE SAID OWNER, WITH THE CONSENT OF THE UNDERSIGNED TRUSTEES AND BENEFICIARY, HEREBY DEDICATE TO AND VEST 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 UNDERSIGNED OWNER OR OWNERS DOOTH, BY VIRTUE OF RECORDATION OF THIS PLAT, DEDICATE CERTAIN DRAINAGE EASEMENTS OF VARYING WIDTHS, AS SHOWN ON THE ANNEXED PLAT, FOR DRAINAGE PURPOSES, AND THE OWNER OR OWNERS DOOTH FURTHER, AS A CONDITION PRECEDENT TO THE APPROVAL OF THE FINAL PLAT AND SUBDIVISION AND THE ACCEPTANCE OF THE DEDICATION OF THE STREETS AND ALLEYS SHOWN THEREON BY THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, ON HIS OR THEIR OWN BEHALF AND FOR AND ON ACCOUNT OF HIS OR THEIR 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 OWNER OR OWNERS, HIS OR THEIR HEIRS, SUCCESSORS, DEVISEES, AND ASSIGNS, MAY OR MIGHT HAVE AGAINST THE COUNTY OR VIRGINIA DEPARTMENT OF HIGHWAYS BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG SUCH STREETS AND ALLEYS AS SHOWN ON THE PLAT OF THE LAND SUBDIVIDED (OR SUCH CHANGED STREETS OR ALLEYS 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 AND ALLEYS UPON THE PROPER GRADE AS MAY, FROM TIME TO TIME, BE ESTABLISHED BY SAID COUNTY OR VIRGINIA DEPARTMENT OF HWYS. AND SAME SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREETS AND ALLEYS AND PROPERTY LINES THEREOF.

WITNESS THE SIGNATURES AND SEALS OF THE AFORESAID OWNERS, TRUSTEES AND BENEFICIARY ON THIS 21ST DAY OF March, 1966.

OLD HERITAGE CORPORATION

By: Keith Willis (SEAL) PRESIDENT ATTEST: Gordon C. Hillier (SEAL) SECRETARY

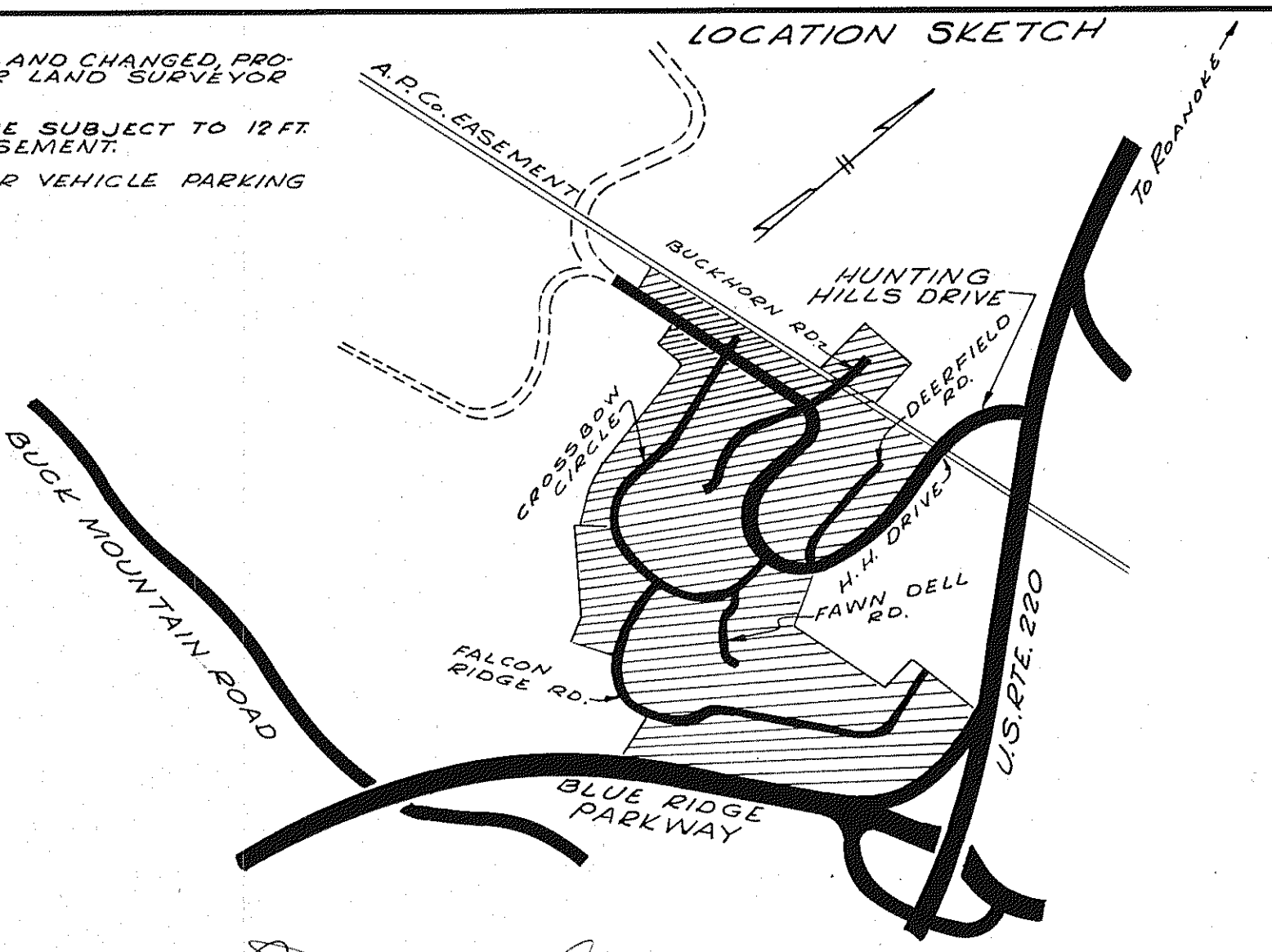
Holman Willis Jr (SEAL) TRUSTEE Ray Key (SEAL) TRUSTEE

MOUNTAIN TRUST BANK

W. Wood (SEAL) VICE PRESIDENT R. B. Luster Jr (SEAL) CASHIER

STATE OF VIRGINIA TO WIT:
City OF ROANOKE
I, Edith W. Ovinger, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE AND City DO HEREBY THAT Keith Willis, Gordon C. Hillier, Holman Willis Jr, Nathan H. Key, W. Wood and R. B. Luster Jr each in the official capacity stated above, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED March 21, 1966, HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY STATE AND City AND ACKNOWLEDGED THE SAME ON THIS 21 DAY OF March, 1966.
MY COMMISSION EXPIRES: 10-16-67
Edith W. Ovinger NOTARY PUBLIC

IN THE CLERKS OFFICE FOR THE CIRCUIT COURT OF ROANOKE COUNTY, VA., THIS MAP IS PRESENTED AND WITH THE CERTIFICATE OF DEDICATION AND ACKNOWLEDGMENT THEREOF ANNEXED, IS ADMITTED TO RECORD AT 1 O'CLOCK, P.M., ON THIS 19 DAY OF May, 1966.
TESTE: N. C. Logan CLERK
Donald S. Sherman Deputy Clerk.
JAN 25, 1966
WE HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT.
Raymond E. Robertson Raymond E. Weeks
State Certified Land Surveyors



John M. Lipp 3/17/66
CHAIRMAN BOARD OF SUPERVISORS, ROANOKE COUNTY, VA. DATE

Paul B. Marshall 3/16/66
SECT. ROANOKE COUNTY PLANNING COMMISSION DATE

Dexter N. Smith 5-18-66
AGENT ROANOKE CITY PLANNING COMMISSION DATE

William F. Clark 5-17-66
CITY ENGINEER, ROANOKE, VA. DATE

CAPTION LEGAL REFERENCE: D.B. 745, PG. 349, D.B. 756, PG. 76

SHEET 1 OF 4 SHEETS
MAP OF
SECTIONS NO. 1, NO. 2, AND NO. 3
HUNTING HILLS
PROPERTY OF OLD HERITAGE CORPORATION
ROANOKE COUNTY, VIRGINIA

BY: R.E. ROBERTSON & R.C. WEEKS
State Certified Land Surveyors

DATE: JAN. 25, 1966

SCALE: 1" = 100'

