

General Reservations and Restrictions:

The following shall be covenants running with the title to the lots shown on Index and 7 sheets, Map of Arrow Wood dated July 15, 1966, for a period of 25 years from the date of recordation of this map.

- 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 or private garage for use in connection with the residence.
- No horses, cows, 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 odors, or are dangerous to the health or welfare of other residents in Arrow Wood, and no nuisance shall be maintained or permitted on said property.
- No structure of a temporary character such as trailer, basement, tent, shack, garage or barn, or other outbuildings shall be used on any lot at any time as residence, either temporarily or permanently.
- The main body of any dwelling shall not be erected on any lot nearer than 35 feet from streets except as shown hereon. The minimum side setback from adjacent property lines to the main body of any structure shall be equal to 10% of the lot width measured along the minimum building line. No structure shall be constructed within 25 feet of property line adjacent to fairways of golf course.
- No residence shall be constructed in Arrow Wood until the plans for such residence have been submitted to and approved by The Arrow Wood Country Club, Inc. Architectural Committee, its successors or assigns.

6. The following are minimum livable floor area requirements for single story residence or main floor of split level residence:

AREA	Block	Lots	AREA	Block	Lots
1,700 Sq. Ft.	3	2, 3	3000	7	1, 2, 3, 4, 5, 6, 7
	5	1, 2, 3	Sq. Ft.	1	4
	6	1, 2, 3, 4, 5		2	1
	10	14, 15			
	12	2, 3	BLOCK		
	15	1, 2	3200	2	2, 3
	16	1, 12, 13, 14	Sq. Ft.		
2000 Sq. Ft.	Block	Lots			
	1	1, 2, 3			
	3	1, 4			
	4	1, 2, 3, 4, 5, 6, 7, 8, 9			
	8	2, 3			
	10	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13			
	12	1			
	16	2, 6, 7, 8, 9, 10, 11			
	22	4, 5, 6, 7, 8			
2200 Sq. Ft.	Block	Lots			
	1	5, 6, 7			
	8	1			
	9	1, 2, 3			
	11	11			
	13	1, 2, 3, 4, 5, 6			
	14	1, 2, 3, 4, 5			
	16	3, 4			
	17	4			
	18	7, 8, 11, 12, 13			
	21	1, 2, 3			
	22	1, 2, 3			
2500 Sq. Ft.	Block	Lots			
	11	1, 2, 3, 4, 5, 6, 7, 8, 9, 10			
	14	6			
	16	5			
	17	1, 2, 3, 5			
	18	1, 2, 3, 4, 5, 6, 9, 10			
	19	1, 2, 3, 4, 5, 6, 7, 8, 9, 10			
	20	1, 2, 3, 4, 5, 6, 7, 8			
	21	4, 5, 6, 7, 8			

The above areas for two story or one and one-half story residences shall be increased by 25%, but nothing herein contained or elsewhere in these restrictions contained shall prevent The Arrow Wood Country Club, Inc. Architectural Committee within its sole discretion from reducing by a maximum of 10% any of the square footage figures in these restrictions contained.

The following floor area shall not be included in tabulation of the aforesaid floor areas: breezeways, unattached buildings, porches, semi-detached buildings 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.

7. The following are applicable to the construction of any residence or private garage:

- Imitation stone or brick, wire cut brick, cinder or concrete masonry block or brick, concrete, stucco, asbestos shingle, shall not be used as an exterior wall finish, except that cinder concrete brick may be used if painted.
- No exposed concrete, cinder or concrete masonry foundations shall extend above finished grade.
- No stone quoins shall be used in conjunction with brick work at doors, windows, and corners.

7(d) The minimum roof pitch for roofs of any structure shall be 3 inches in 12 inches.

(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.

8. No exposed concrete, cinder or concrete masonry block, wood, or cinder concrete brick retaining walls shall be constructed on the property except that cinder concrete brick may be used if painted.

9. No residence shall be constructed within Arrow Wood duplicating the design of another residence already constructed, or under construction within Arrow Wood.

10. All driveways shall receive blacktop or concrete finish within nine months from the date the construction of such driveways is commenced.

11. All fuel storage tanks shall be buried in the ground, or located in the interior of the residence. All trash and garbage receptacles shall be buried in the ground.

12. 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 unless approved by Arrow Wood Country Club, Inc.

13. No trees 4 inch caliper or larger, measured 24 inches from the ground, shall be removed from the property without the approval of Arrow Wood Country Club, Inc. its successors or assigns.

14. No lot shown hereon may be subdivided except that a lot may be divided and added to adjoining lots.

15. No lot in this subdivision shall be sold or resold to any purchaser until the owner of such lot shall have first offered same to The Arrow Wood Country Club, Inc., at the price established by a bona fide offer to purchase, and the said Arrow Wood Country Club, Inc. has refused in writing to repurchase said lot from said owner desiring to sell same.

16. The Arrow Wood Country Club, Inc. reserves the right to waive, modify or release any of the reservations or restrictions written hereon.

17. All lots hereon are subject to necessary utility and drainage easements.

NOTE: Computed position of boundary corners and interior corners on index sheet and on other sheets are based on 2nd order traverse and error of closure is less than 1:5,000.

Know All Men By These Presents, To Wit:

That Arrow Wood Country Club, Inc. is the fee simple owner and proprietor of the land hereon shown to be subdivided and known as Arrow Wood, bounded as shown in detail on Index and seven (7) sheets by outside corners 1, 2, 3, 4, 31, 7, 8, 28, 29, 30, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 41, 42, 43, 44, 45, 46, 47, 48, 49, 23, 24, 25, 26, 27, 70, 1, containing 108.477 acres, and bounded by corners 33, 99, 100, 101, 102, 103, 104, 105, 106, 57, 58, 59, 60, 62, 63, 64, 65, 71, 72, 75, 76, 77, 78, 79, 80, 81, 82, 98, 88, 87, 86, 87, 33, containing 58.816 acres, subject only to the following: The vendors lien retained in D.B. 789, Pg. 185 in favor of Mabel P. Hudgins, Widow; and the vendors lien retained in D.B. 791, Pg. 202 in favor of Roy C. Kinsey & Macey E. Kinsey; and the vendors lien retained in D.B. 791, Pg. 577 in favor of Edward M. McGrady and Hilda L. McGrady; and the vendors lien retained in D.B. 793, Pg. 424 in favor of Emma F. Garst, Roy C. Garst, and Pernie Ann Garst.

The said owner hereby certifies that it has subdivided this land into lots and roads or streets entirely with its own free will and consent as required by Sections of the 1950 Code of Virginia, as amended to date.

The said owner, with the consent of the undersigned lien creditors 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 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 the owner doth further, as a condition precedent to the approval of the final plat and subdivision and the acceptance of the dedication of the streets and easements shown thereon by the Board of Supervisors of Roanoke County on its own behalf and for and on account of its successors or 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, its successors or 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 as are shown on 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 the Virginia Department of Highways, and same shall not be required to construct any retaining wall or walls along the streets and property lines thereof.

Witness the signatures and seals of the aforesaid owner and lien creditors on this 15th day of July, 1966.

ARROW WOOD COUNTRY CLUB, INC.

By H. J. Dingfield Attest Robert F. Cummings
President Secretary

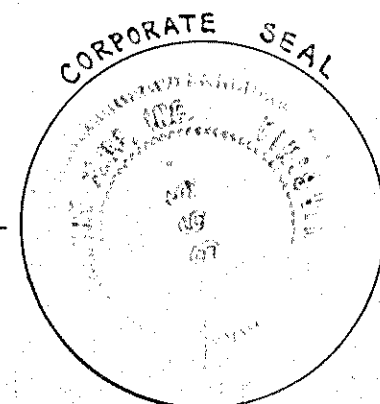
Lien Creditors:

Mabel P. Hudgins (Seal)
Roy C. Kinsey (Seal)
Macey E. Kinsey (Seal)
Edward M. McGrady (Seal)
Hilda L. McGrady (Seal)
Emma F. Garst (Seal)
Roy C. Garst (Seal)
Pernie Ann Garst (Seal)

July 15, 1966

I hereby certify that this plat of survey is correct.

C. B. Malcolm
Va. State Certified Land Surveyor



State of Virginia } To Wit:
City of Roanoke

I, Rebecca S. Jamison,
a Notary Public in and for the City and State
aforesaid do hereby certify that W. T. Wingfield, President,
and Robert F. Cummings, Secretary of Arrow Wood Country
Club, Inc. and Lien Creditors: Mabel P. Hudgins,
Roy C. Kinsey, Macey E. Kinsey, Edward M. McGrady,
Hilda L. McGrady, Emma F. Garst, Roy C. Garst, and
Pernie Ann Garst, whose names are signed to the
foregoing writing dated July 15, 1966 have each
personally appeared before me in my City and
State aforesaid and acknowledged the same on
this 15th day of July, 1966. Rebecca S. Jamison
My Commission expires 3/21/70 Notary Public

Approved:

Dale M. Luper 10-11-66
Chairman, Board of Supervisors Date
of Roanoke County, Va.
Paul J. M. Lawrence 10-12-66
Secretary, Roanoke County Date
Planning Commission
Deane M. Smith 10-6-66
Agent, Roanoke City Date
Planning Commission
Williams F. Clark 10-6-66
City Engineer, Roanoke, Va. Date

In the Clerk's Office of the Circuit Court
for Roanoke County, Virginia, this Map is presented
and with the Certificate of Dedication and Acknowledg-
ment thereto annexed, is admitted to Record at
1:30 o'clock P.M. on this 7 day of July, 1966

Teste: N. C. Logan by James F. Tolney
Clerk Deputy Clerk

Arrow Wood Country Club, Inc. Caption Legal References:
From Mabel P. Hudgins D.B. 789 Pg. 185
" Roy C. Kinsey et al D.B. 791 Pg. 202 & 207
" Edward M. McGrady et al D.B. 791 Pg. 577
" Mantry J. Garst et als D.B. 792 Pg. 466
" Harry Garst Beard et als D.B. 792 Pg. 459
" Luther Bunyan Vaughn et ux D.B. 793 Pg. 110
" Emma F. Garst et als D.B. 793 Pg. 424
" Floyd R. Mason et ux D.B. 793 Pg. 441
" Emanuel J. Gillespie et ux D.B. 794 Pg. 227
" J. Meade Harris et ux D.B. 795 Pg. 534
" Avery M. Irwin et ux D.B. 802 Pg. 386

Note: Map of Arrow Wood is composed
of Legal Sheet, Index Sheet, and Seven (7)
Map Sheets.

LEGAL SHEET MAP OF ARROW WOOD

PROPERTY OF ARROW WOOD COUNTRY CLUB, INC.

ROANOKE COUNTY, VIRGINIA

By: C. B. MALCOLM & SON
STATE CERT. ENGRS.

DATE: JULY 15, 1966

SCALE: 1"=100'