

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 ERECTED 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 PET BE KEPT UPON THE PREMISES WHICH OCCASIONS OBNOXIOUS ODORS, 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, 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 A PERSON OR PERSONS 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 SHINGLES, 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 FINISHED GRADES WHEN SUCH GRADES ARE VISIBLE FROM THE STREET OR FAIRWAYS ADJOINING THE PROPERTY LINES.
 - (c) NO STONE QUOINS SHALL BE USED IN CONJUNCTION WITH BRICK WORK AT DOORS, WINDOWS, AND CORNERS.
 - (d) THE MINIMUM ROOF PITCH FOR ROOFS OF ANY STRUCTURE 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 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- MINIMUM LIVABLE FLOOR AREA REQUIREMENTS, AREAS NOT TO BE INCLUDED IN FLOOR AREA TABULATION, MINIMUM BUILDING SETBACK LINES, SIDE YARD REQUIREMENTS, AND EASEMENT NOTES ARE SHOWN ON PAGE 2.
- 15- OPEN DRAINAGE EASEMENTS SHOWN HEREON SHALL NOT BE OBSTRUCTED, BUT MAY BE ALTERED AND CHANGED PROVIDED THAT SUCH CHANGE IS IN ACCORDANCE WITH PLANS PREPARED BY AN ENGINEER, ARCHITECT, OR LAND SURVEYOR [§4-17.3(b)] AND APPROVED BY THE RESIDENT ENGINEER, VIRGINIA DEPARTMENT OF HIGHWAYS.

RESERVATIONS AND RESTRICTIONS (CON'T.)

16- IN ADDITION TO THE UTILITY AND DRAINAGE EASEMENTS INDICATED HEREON, ALL LOT LINES ARE SUBJECT TO A 12FT. 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 SECTION 4 OF HUNTING HILLS.

18- THE SANITARY SEWER AND WATER FACILITIES ARE THE PROPERTY OF AND SHALL BE MAINTAINED BY ROANOKE SANITARY DISPOSAL INC. AND UTILITIES SERVICE CO. RESPECTIVELY.

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 SECTION 4, HUNTING HILLS SHOWN IN DETAIL BY OUTSIDE CORNERS 1 TO 41, 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 CLERKS 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, VIRGINIA 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 DOETH, 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 DOETH FURTHER, AS A CONDITION PRECEDENT TO THE APPROVAL OF THE FINAL PLAT AND SUBDIVISION AND THE ACCEPTANCE OF THE DEDICATION OF THE STREETS SHOWN THEREON 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 OWNER, ITS HEIRS, SUCCESSORS, DEVISEES, AND ASSIGNS, MAY OR MIGHT HAVE AGAINST THE COUNTY OR THE VIRGINIA DEPARTMENT OF HIGHWAYS BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG SUCH STREETS AS 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 THE 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 OWNERS, TRUSTEES, AND BENEFICIARY ON THIS 9 DAY OF OCTOBER, 1968.

OLD HERITAGE CORPORATION

BY: Gordon C. Willis (SEAL) ATTEST: Henry Scholz Jr (SEAL)
PRESIDENT SECRETARY

Holman Willis Jr (SEAL) Nathan H. Key (SEAL)
TRUSTEE TRUSTEE

MOUNTAIN TRUST BANK

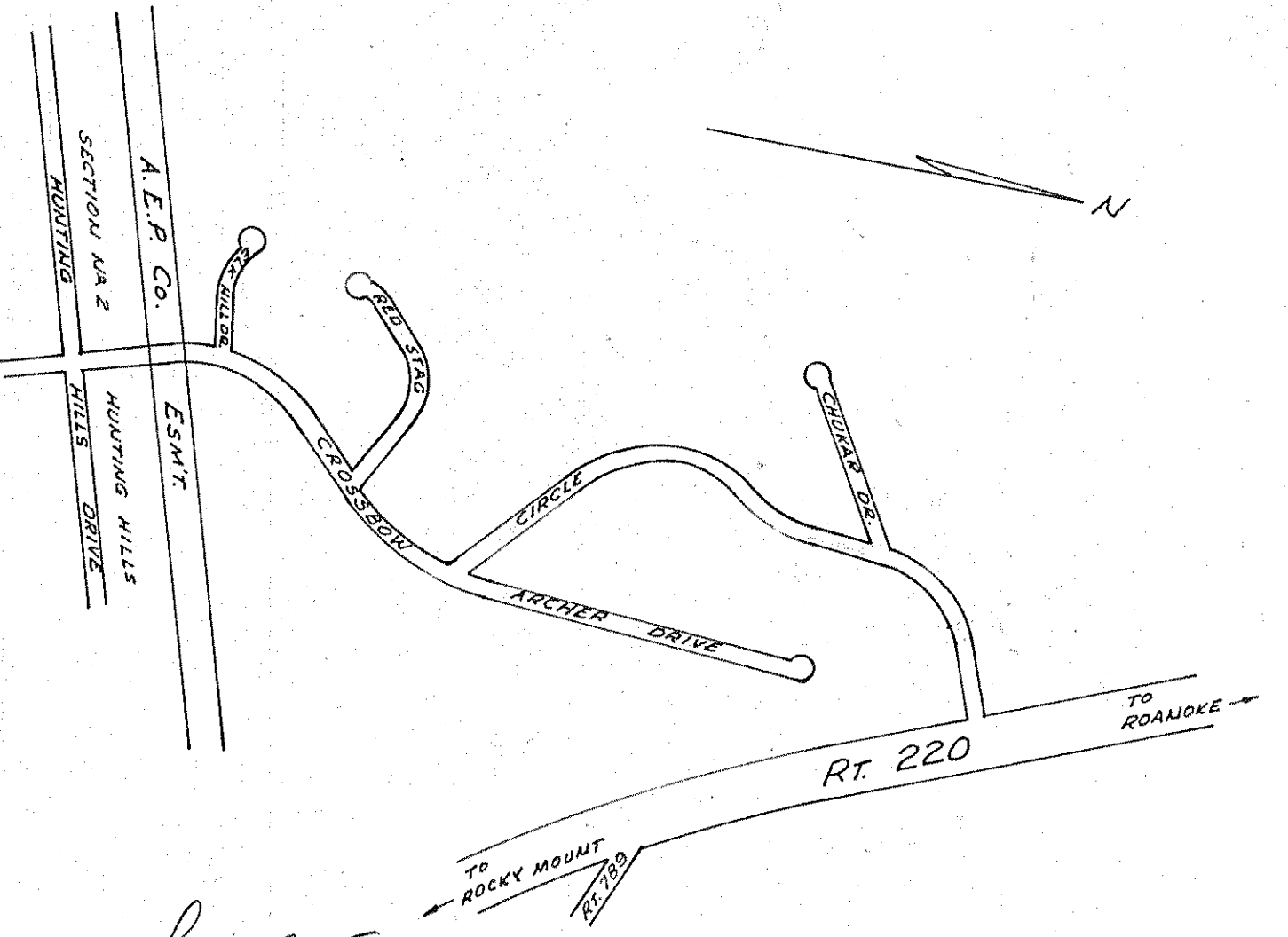
James Wood (SEAL) R. H. Turner Jr (SEAL)
VICE PRESIDENT CASHIER

STATE OF VIRGINIA } TO WIT:
CITY OF ROANOKE }

I, FLORENCE J. KIRKMAN, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE AND CITY DO HEREBY CERTIFY THAT HENRY SCHOLZ JR, GORDON C. WILLIS, HOLMAN WILLIS, JR, N. H. KEY, LEE A. WOOD, AND R. H. TURNER, JR EACH IN THE OFFICIAL CAPACITY STATED ABOVE, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED 7/14, 1968, HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY STATE AND CITY AND ACKNOWLEDGED THE SAME ON THIS 9 DAY OF OCT, 1968. MY COMMISSION EXPIRES 2/12/71 Florence J. Kirkman NOTARY PUBLIC

IN THE CLERKS OFFICE FOR THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS MAP IS PRESENTED AND WITH THE CERTIFICATE OF DEDICATION AND ACKNOWLEDGMENT THEREOF ANNEXED, IS ADMITTED TO RECORD AT 3:00 O'CLOCK, P. M., ON THIS 10 DAY OF OCT, 1968.

TESTE: E. C. Roberts R. E. Robertson
CLERK CLERK



Lee B. Eddy
CHAIRMAN, BOARD OF SUPERVISORS, ROANOKE COUNTY, VIRGINIA 8-28-68 DATE

Pam A. Williams
SECRETARY, ROANOKE COUNTY PLANNING COMMISSION 8-28-68 DATE

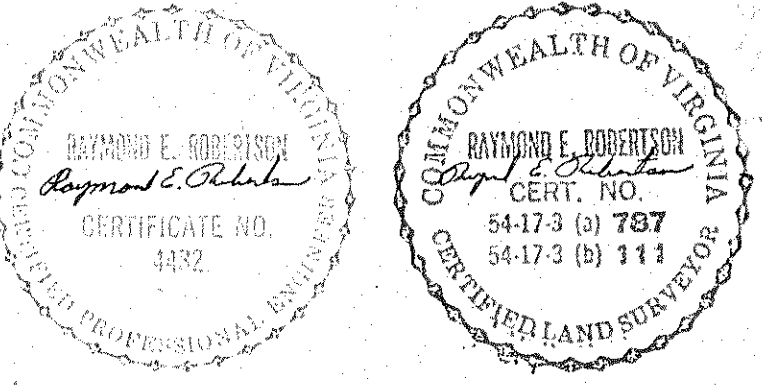
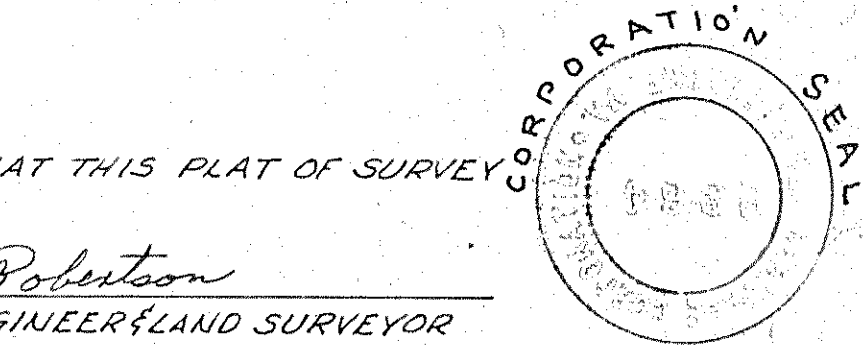
Richard J. Hamilt
AGENT, ROANOKE CITY PLANNING COMMISSION 10-2-68 DATE

William F. Clark
CITY ENGINEER, ROANOKE, VIRGINIA 10-1-68 DATE

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

JULY 4, 1968
I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT.

Raymond E. Robertson
STATE CERTIFIED ENGINEER & LAND SURVEYOR



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

BY: R. E. ROBERTSON
CERTIFIED ENGINEER & SURVEYOR

SCALE: 1"= 100'
JULY 4, 1968