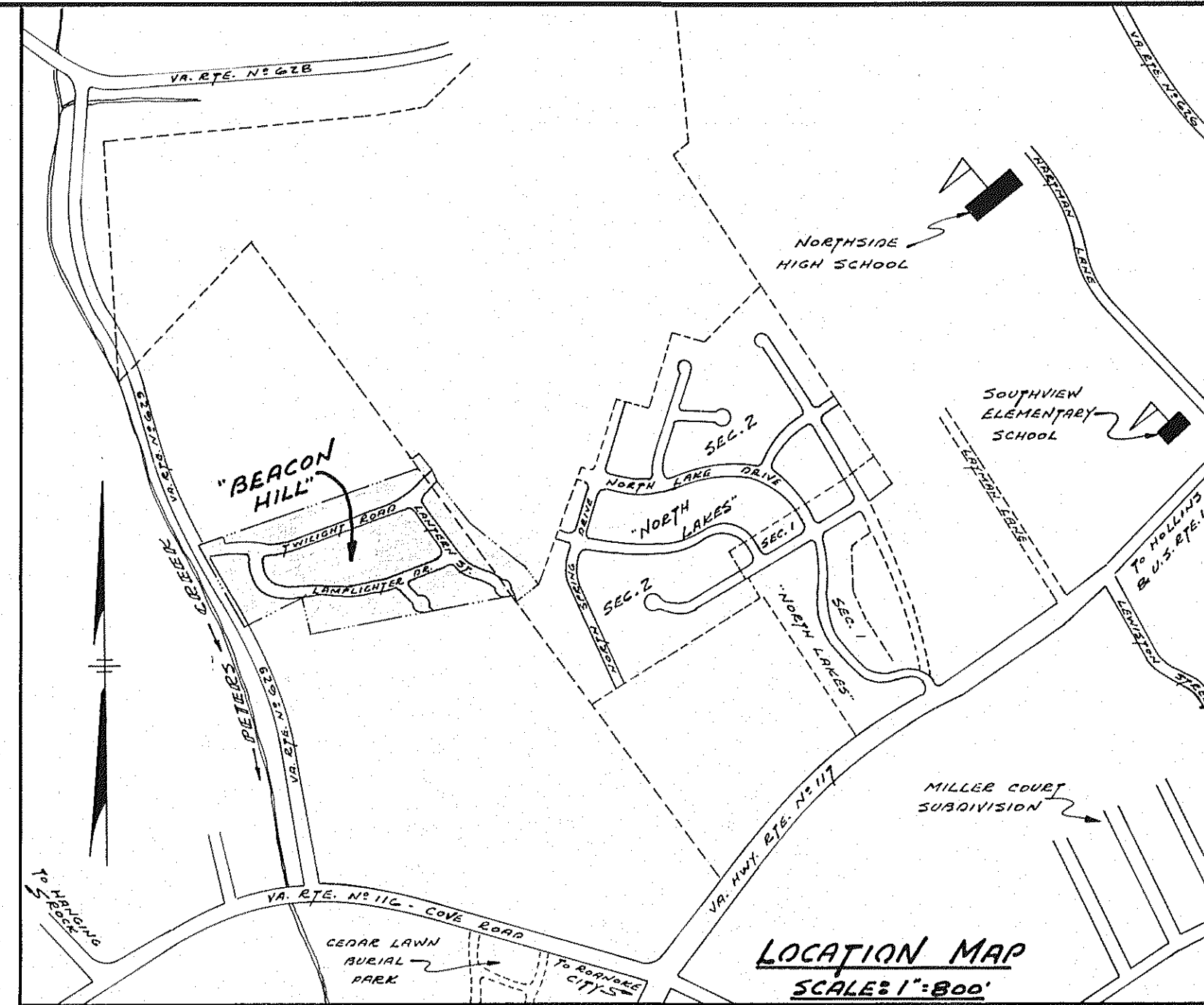


RESERVATIONS & RESTRICTIONS

THE FOLLOWING RESERVATIONS AND RESTRICTIONS ARE MADE COVENANTS RUNNING WITH THE TITLE OF THE LAND SHOWN SUBDIVIDED HEREON, KNOWN AS "BEACON HILL" AND THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM FOR A PERIOD OF THIRTY YEARS FROM THE DATE THESE COVENANTS ARE RECORDED, AFTER WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS AN INSTRUMENT SIGNED BY A MAJORITY OF THE THEN OWNERS OF THE LOTS HAS BEEN RECORDED, AGREEING TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.

- 1- ALL OF THE LOTS IN "BEACON HILL" AS SHOWN HEREON, SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY, AND NOT FOR COMMERCIAL PURPOSES, AND THE PROPERTY SHALL NOT BE USED FOR ANY PURPOSE THAT WILL CREATE A NUISANCE IN THE NEIGHBORHOOD.
- 2- NO RESIDENTIAL LOT SHALL BE SUBDIVIDED INTO BUILDING LOTS, EXCEPT THAT A LOT MAY BE DIVIDED AND ADDED TO ADJOINING LOTS, HOWEVER SHOULD SAID DIVISION OCCUR, THE WIDTH AT THE MINIMUM BUILDING SETBACK LINE AS SHOWN HEREON, OF THE LESSER LOT REMAINING AFTER THE DIVISION OF THE TWO LOTS, SHALL NOT BE LESS THAN SIXTY-FIVE FEET, AND NO DWELLING SHALL BE ERECTED NEARER THE STREET LINE THAN THE MINIMUM SETBACK LINE AS SHOWN HEREON.
- 3- NO STRUCTURE OF A TEMPORARY CHARACTER SUCH AS A TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY.
- 4- NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH, TRASH, GARBAGE OR OTHER WASTE.
- 5- NO HOUSE MAY BE ERECTED ON ANY LOT SHOWN HEREON WHOSE LIVABLE FLOOR AREA IS LESS THAN 1,000 SQUARE FEET INCLUDING OUTSIDE WALLS, INTERIOR PARTITION WALLS AND STAIR WELLS, EXCLUSIVE OF CARPORT, PORCHES, BREEZEWAY AND GARAGE, EXCEPT THAT SAID LIVING AREA OF SAID HOUSE SHALL HAVE NOT LESS THAN 950 SQUARE FEET, INCLUDING OUTSIDE WALLS, INTERIOR PARTITION WALLS AND STAIR WELLS, WHERE THE AREA OF THE CARPORT, BREEZEWAY, PORCHES OR GARAGE IS EQUIVALENT TO OR MORE THAN 200 SQUARE FEET AND ATTACHED TO SAID HOUSE AT THE TIME OF CONSTRUCTION OF SAID HOUSE.
- 6- NO HOUSE SHALL BE ERECTED ON ANY LOT EXCEEDING TWO STORIES IN HEIGHT AND A ONE OR TWO CAR GARAGE, AND NOT MORE THAN ONE SUCH DWELLING HOUSE SHALL BE ERECTED ON ANY LOT.
- 7- 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.
- 8- VIOLATION OR INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
- 9- 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.
- 10- THE LOTS ARE SUBJECT TO THE UTILITY AND PUBLIC EASEMENTS AS SHOWN HEREON.
- 11- THE ERECTION AND USE OF OVER HEAD WIRES, POLES AND OTHER FACILITIES OF ANY KIND INCLUDING BUT NOT LIMITED TO THOSE ASSOCIATED WITH ELECTRICAL TELEVISION OR RADIO SERVICE IS HEREBY PROHIBITED. HOWEVER, THIS IS NOT TO BE CONSTRUED TO PREVENT THE INDIVIDUAL RESIDENT FROM THE ERECTION OF TELEVISION, RADIO OR ELECTRICAL IMPULSE ANTENNAE TO SERVE INDIVIDUAL LOTS.
- 12- SERVICE ENTRANCE FACILITIES INSTALLED FOR ANY HOUSE OR ANY STRUCTURE SERVED FROM THE PUBLIC UTILITY COMPANY'S UNDERGROUND DISTRIBUTION SYSTEM SHALL HAVE ADEQUATE CAPACITY FOR FUTURE NEEDS (200 AMPERES, 3- WIRES, OR LARGER), IN ACCORDANCE WITH ENGINEERING STANDARDS ISSUED BY THE PUBLIC UTILITY COMPANY, MUNICIPALITIES, POLITICAL SUBDIVISIONS, CITY OR INDIVIDUAL FURNISHING THE ELECTRICAL SERVICE FOR THIS SUBDIVISION.
- 13- ACCESSIBILITY TO ALL EASEMENTS AS SET FORTH ON THIS MAP AS PUBLIC UTILITY EASEMENTS IS HEREBY RESERVED FOR THE OPERATION AND MAINTENANCE OF SAID PUBLIC UTILITIES.



KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT ELECTRIC DEVELOPERS, INCORPORATED, IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON SUBDIVIDED AND KNOWN AS "BEACON HILL", BOUNDED AS SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS 1 THRU 15 TO 1, INCLUSIVE, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNER BY BESSIE WAGNER, SINGLE, BY DEED DATED OCT. 17, 1963, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN DEED BOOK 727 PG. 53, AND ALL OF THE LAND CONVEYED TO SAID OWNER BY MILLER C. GUEST ET UX AND HAROLD W. CRAWN ET UX 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 THE RECORDATION OF THIS PLAT DEDICATE IN FEE SIMPLE TO THE COUNTY OF ROANOKE ALL OF THE LAND EMBRACED WITHIN THE STREETS OF THE SUBDIVISION AND DEDICATES THE EASEMENTS SHOWN HEREON WITHIN THE BOUNDARY FOR PUBLIC USE.

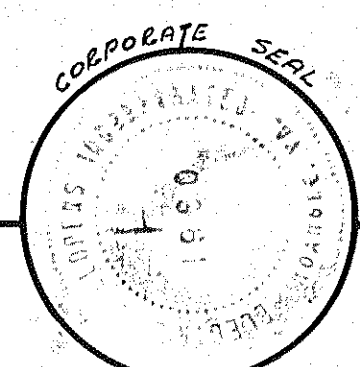
THE SAID OWNER DOES AS A CONDITION PRECEDENT TO THE APPROVAL OF THE PLAT AN SUBDIVISION AND ACCEPTANCE OF THE DEDICATION OF THE STREETS SHOWN HEREON BY THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, ON ITS OWN BEHALF AND FOR AND ON ACCOUNT OF ITS HEIRS, SUCCESSORS, DEVISEES AND ASSIGNS, SPECIFICALLY RELEASES 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 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 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 THEREOF.

IN WITNESS WHEREOF IS HEREBY PLACED THE SIGNATURE OF THE SAID CORPORATION BY MASON H. LITTEAL, ITS PRESIDENT, WITH ITS CORPORATE SEAL HEREUNTO AFFIXED AND DULY ATTESTED BY E. R. BURCHFIELD, ITS SECRETARY AND TREASURER, THIS 10TH DAY OF OCTOBER, 1968.

ELECTRIC DEVELOPERS, INCORPORATED

BY: Mason H. Litteal
PRESIDENT

ATTEST: E. R. Burchfield
SECRETARY & TREASURER



STATE OF VIRGINIA } TO WIT:
CITY OF ROANOKE }
I, JAMES W. MUTTER,
NOTARY PUBLIC IN AND FOR THE ABOVE-
SAID CITY AND STATE DO HEREBY CERTIFY
THAT MASON H. LITTEAL AND E. R. BURCH-
FIELD, PRESIDENT AND SECRETARY & TREASURER,
RESPECTIVELY, OF ELECTRIC DEVELOPERS, INC.,
WHOSE NAMES AS SUCH ARE SIGNED TO
THE FOREGOING WRITING DATED OCT. 10,
1968, HAVE EACH PERSONALLY APPEARED
BEFORE ME IN MY AFORESAID CITY AND
STATE AND ACKNOWLEDGED THE SAME ON
OCT. 10, 1968.

NOV. 16, 1969
MY COMMISSION EXPIRES

James W. Mutter
NOTARY PUBLIC

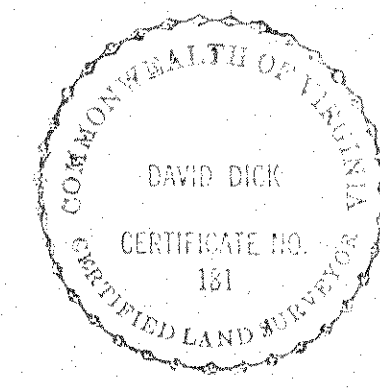
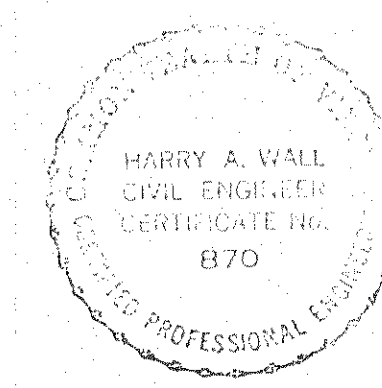
IN THE CLERK'S OFFICE OF THE CIR-
CUIT COURT OF ROANOKE COUNTY, VIRGINIA,
THIS PLAT WITH THE CERTIFICATE OF
ACKNOWLEDGEMENT THEREON ANNEXED,
IS ADMITTED TO RECORD ON January 8,
1969, AT 9:30 O'CLOCK A.M.
TESTES: ELIZABETH VESTOKES

BY: Hilda H. Lambford
DEPUTY CLERK

APPROVED:-

William F. Eddy, Jr. DATE: 11-14-68
EXECUTIVE SECRETARY - CITY OF SALAM PLANNING COMMISSION

F. A. Gingle DATE: 11-14-68
CITY ENGINEER - SALAM, VIRGINIA



OCTOBER 10, 1968
I HEREBY CERTIFY THAT THIS
PLAT OF SURVEY IS CORRECT.

David Dick
CERTIFIED ENGINEER & SURVEYOR

NOTES: SEE PLANS AND PROFILES MADE BY DAVID DICK AND
HARRY A. WALL, CIVIL ENGINEERS AND SURVEYORS, DATED
OCTOBER 31, 1968, AND APPROVED NOVEMBER 4, 1968.

APPROVED:-

Mr. B. Eddy DATE: 11-7-68
CHAIRMAN - BOARD OF SUPERVISORS OF ROANOKE COUNTY

James W. Mutter DATE: 11-7-68
SECRETARY - ROANOKE COUNTY PLANNING COMMISSION

Richard U. Hamilt DATE: 11-12-68
AGENT - ROANOKE CITY PLANNING COMMISSION

William F. Clark DATE: 11-12-68
CITY ENGINEER - ROANOKE, VIRGINIA

PLAT
of

BEACON HILL

PROPERTY OF

ELECTRIC DEVELOPERS, INC.

ROANOKE CO.,

VIRGINIA

BY: DAVID DICK AND HARRY A. WALL
CIVIL ENGINEERS & SURVEYORS

DATE: OCT. 10, 1968

SCALE: 1"=100'