

RESERVATIONS AND RESTRICTIONS

THE FOLLOWING RESERVATIONS AND RESTRICTIONS ARE MADE COVENANTS RUNNING WITH THE TITLE OF THE LAND SHOWN HEREON SUBDIVIDED AND KNOWN AS SECTION N° 6 "NORTH LAKES", AND SHALL BE BINDING UPON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM FOR A PERIOD OF THIRTY (30) YEARS FROM THE DATE OF RECORDATION OF THIS PLAT, AFTER WHICH TIME SAID COVENANTS SHALL AUTOMATICALLY BE 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° 6 "NORTH LAKES" 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 OR ANNOYANCE 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 LESSEE LOT REMAINING AFTER THE DIVISION OF THE TWO LOTS, SHALL NOT BE LESS THAN 90 FEET AND NO DWELLING SHALL BE ERRECTED NEARER THE STREET LINE THAN THE MINIMUM SETBACK LINE AS SHOWN HEREON.
- 3- NO STRUCTURE OF A TEMPORARY CHARACTER SUCH AS A TERRACE, 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, GARAGE OR OTHER WASTE, EXCEPT IN SANITARY CONTAINERS.
- 5- NO HOUSE MAY BE ERRECTED ON ANY LOT SHOWN HEREON WHOSE LIVABLE FLOOR AREA IS LESS THAN 1,300 SQUARE FEET, INCLUDING OUTSIDE WALLS, INTERIOR PARTITION WALLS AND STAIR WELLS, EXCLUSIVE OF CARPORT, PORCHES, ARSEZEWAY AND GARAGE, EXCEPT THAT SAID LIVING AREA OF SAID HOUSE SHALL HAVE NOT LESS THAN 1,250 SQUARE FEET, INCLUDING OUTSIDE WALLS, INTERIOR PARTITION WALLS AND STAIR WELLS, WHERE THE AREA OF THE CARPORT, ARSEZEWAY, PORCHES OR GARAGE IS EQUIVALENT TO OR MORE THAN 300 SQUARE FEET AND ATTACHED TO SAID HOUSE AT THE TIME OF CONSTRUCTION OF SAID HOUSE.
- 6- NO HOUSE SHALL BE ERRECTED 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 ERRECTED 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 EASEMENTS AS SHOWN HEREON AS WELL AS NECESSARY ANCHORS OR GUYS TO ELECTRIC OR TELEPHONE POLES.

ALSO IF THE TELEPHONE COMPANY OR ELECTRIC POWER COMPANY ELECTS TO PLACE CABLE, WIRES AND ASSOCIATE 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 ELECTRIC DEVELOPERS, INCORPORATED, IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON SUBDIVIDED AND KNOWN AS SECTION N° 6 "NORTH LAKES", BOUNDED AS SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS 1 THRU 44 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED OCTOBER 14, 1969, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN D.B. 888 PAGE 208, AND WHICH LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO W. COURTNEY KING AND CHARLES TALBOTT YOUNG, TRUSTEES, SECURING PEOPLES FEDERAL SAVINGS AND LOAN ASSOCIATION, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN DEED BOOK 888 PAGE 213.

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, WITH THE CONSENT OF THE UNDERSIGNED TRUSTEES, DOES BY VIRTUE OF 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 TO PUBLIC USE.

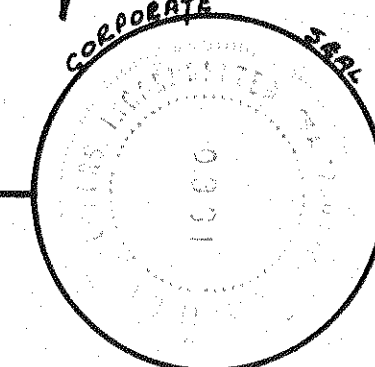
THE OWNER DOES AS A CONDITION PRECEDENT TO THE APPROVAL OF THE PLAT AND SUBDIVISION AND ACCEPTANCE OF THE DEDICATION OF THE STREETS SHOWN HEREON BY THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, ON ITS OWN BEHALF AND ON ACCOUNT OF ITS HEIRS, SUCCESSORS, DEVISEES AND ASSIGNS, SPECIFICALLY RELEASES THE COUNTY 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 OF VIRGINIA DEPARTMENT OF HIGHWAYS BY REASON OF ESTABLISHING PEOPLE 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 PEOPLE 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. BUCHENFELD, ITS SECRETARY AND TREASURER, AND THE SIGNATURE OF THE AFORESAID TRUSTEES AND BENEFICIARY, THIS THE 15TH DAY OF SEPT., 1970.

TRUSTEE TRUSTEE
ELECTRIC DEVELOPERS, INC. PEOPLES FEDERAL SAVINGS AND LOAN ASSOCIATION, BENEFICIARY

BY: Mason H. Litteal PRESIDENT BY: Robert S. Goldsmith PRESIDENT

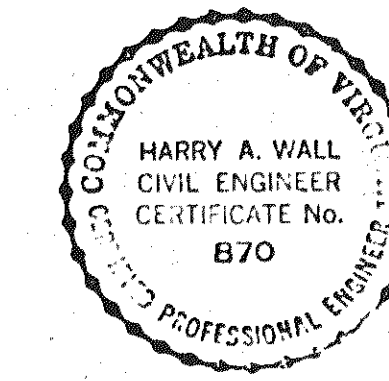
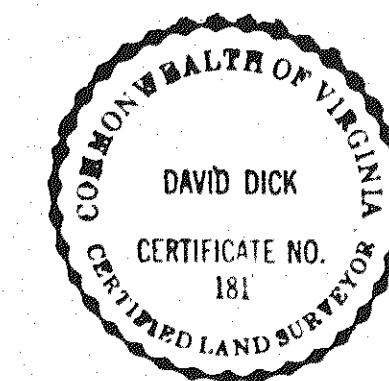
ATTEST: E.R. Buchenfeld SECRETARY ATTEST: Charles M. Boies SECRETARY & TREASURER



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 SEPT. 14, 1970 AT 10:00 O'CLOCK A.M.

TESTE: ELIZABETH STOKES

BY: Claudia A. Vetter DEPUTY CLERK



STATE OF VIRGINIA } TO WIT:
CITY OF ROANOKE } Charles M. Boies A
NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT MASON H. LITTEAL AND E.R. BUCHENFELD, PRESIDENT AND SECRETARY & TREASURER, RESPECTIVELY, OF ELECTRIC DEVELOPERS, INCORPORATED, W. COURTNEY KING AND CHARLES TALBOTT YOUNG, TRUSTEES, ROBERT S. GOLDSMITH AND KENNETH V. FLOCH, PRESIDENT AND SECRETARY & TREASURER, RESPECTIVELY, OF PEOPLES FEDERAL SAVINGS AND LOAN ASSOCIATION, WHOSE NAMES AS SUCH ARE SIGNED TO THE FOREGOING WRITING DATED SEPT. 15, 1970, HAS EACH PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON SEPT. 15, 1970.

SEPT. 14, 1970
I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT.

David Dick
CERTIFIED CIVIL ENGR. & LAND SURVEYOR

APPROVED:-

CHAIRMAN - BOARD OF SUPERVISORS OF ROANOKE COUNTY
SECRETARY - ROANOKE COUNTY PLANNING COMMISSION
LOCAL MANAGER
AGT. - ROANOKE CITY PLANNING COMMISSION
AGT. - CITY ENGINEER - ROANOKE, VIRGINIA

THIS PLAT IS A REVISION OF PLAT IN P.B. 7 PG. 44 TO SHOW CORRECTED LOT AND BOUNDARY CALCULATIONS. (LOT 1, BLK. 21, LOTS 1, 2 & 3, BLOCK 22 AND LOTS 17 & 18, BLOCK 25)

SHEET N° 1 OF 2 SHEETS
REVISED PLAT
of
SECTION N° 6
NORTH LAKES
PROPERTY OF
ELECTRIC DEVELOPERS, INCORPORATED
ROANOKE CO., VIRGINIA
BY: DAVID DICK & HARRY A. WALL
CIVIL ENGINEERS & SURVEYORS
DATE: SEPT. 14, 1970 SCALE: 1"=100'