KNOW ALL MEN BY THESE PRESENTS TO WIT:
THAT BENTLEY J. KING AND BARBARA L. KING ARE THE OWNERS OF THE TRACT OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 15 INCLUSIVE, SUBDIVIDED INTO LOTS AS SHOWN HEREON AND KNOWN AS KINGS FOREST, AND BEING PART OF THE LAND CONVEYED TO SAID OWNERS BY DEED DATED NOVEMBER 25, 1968 FROM PHILIP T. DUDLEY AND BERTHA BISHOP DUDLEY AND RECORDED IN DEED BOOK 865, PAGE 407.

THE SAID OWNERS HEREBY CERTIFY THAT THEY SUBDIVIDED THIS LAND ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15.1-465 THROUGH 15.1-485 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE.

THE SAID OWNERS 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 SAID OWNERS DO AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION AND ACCEPTANCE OF THE DEDICATION OF THE STREETS SHOWN HEREON BY THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, VIRGINIA ON THEIR OWN BEHALF AND FOR AND ON ACCOUNT OF THEIR HEIRS, DEVISEES, SUCCESSORS, AND ASSIGNS, SPECIFICALLY RELEASE THE COUNTY OF ROANOKE AND THE VIRGINIA DEPT. OF HIGHWAYS FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNERS, THEIR HEIRS, DEVISEES, SUCCESSORS, AND ASSIGNS, MAY OR MIGHT HAVE AGAINST THE COUNTY OF ROANOKE OR VIRGINIA DEPT. OF HIGHWAYS BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG SAID STREETS AS SHOWN HEREON AND BY REASON OF DOING THE NECESSARY GRADING, CUTTING, AND FILLING FOR THE PURPOSE OF PLACING SAID STREETS UPON THE PROPER GRADE AND MAY FROM TIME TO TIME, BE ESTABLISHED BE ESTABLISHED BY SAID COUNTY OR VIRGINIA DEPT. OF HIGHWAYS AND THE SAID COUNTY AND VIRGINIA DEPT. OF HIGHWAYS SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREETS AND PROPERTY LINES THEREOF.

WITNESS THE SIGNATURES AND SEALS ON THIS 27 DAY OF SEPTEMBER 1971

Bentley J King
OWNER BENTLEY J. KING

Barbara L. King
OWNER BARBARA L. KING

STATE OF VIRGINIA
COUNTY OF ROANOKE

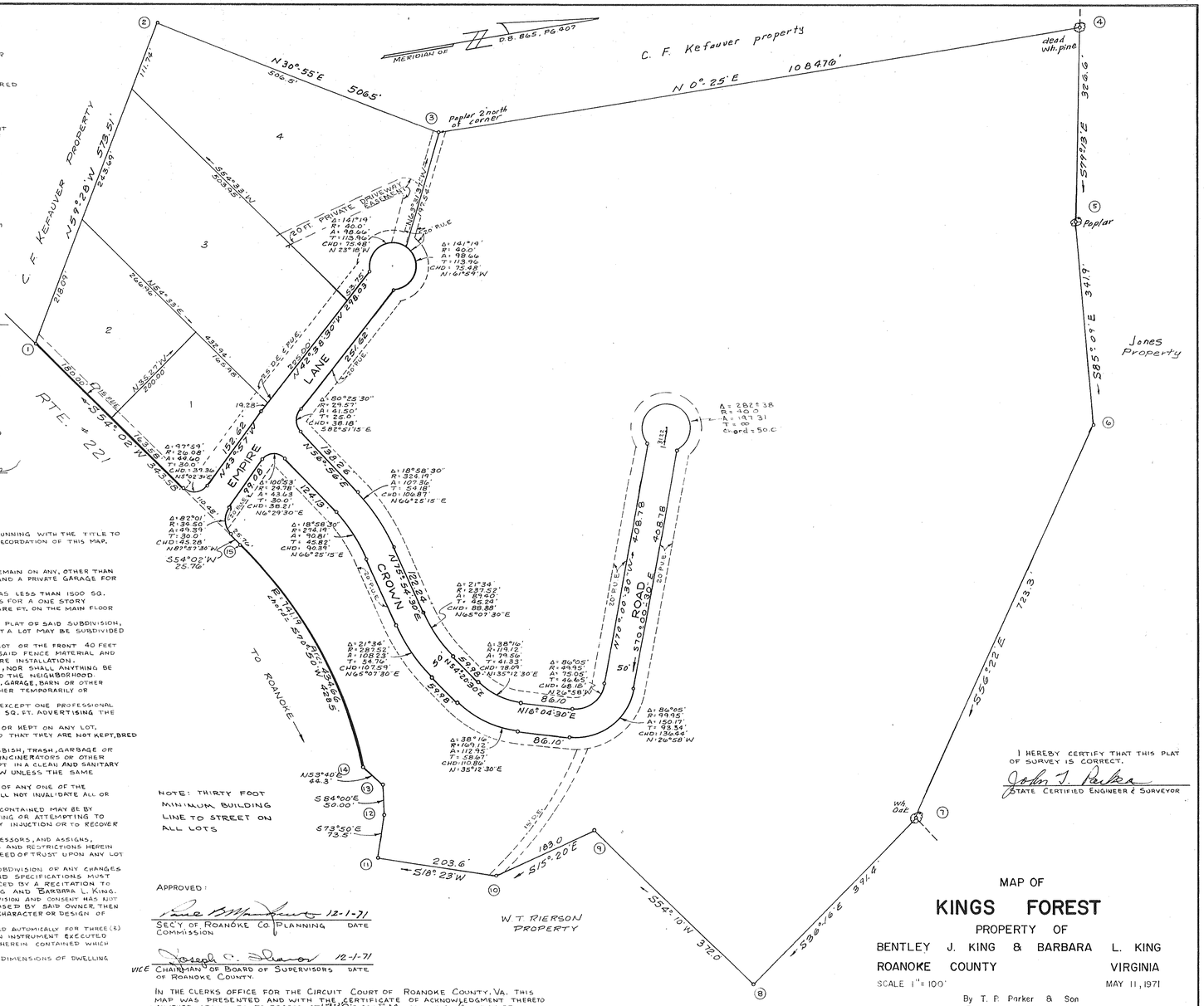
I, Julia M. Brooks, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE AND COUNTY, HEREBY CERTIFY THAT BENTLEY J. KING AND BARBARA L. KING, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED Sept. 27, 1971 HAVE PERSONALLY APPEARED BEFORE ME IN MY STATE AND COUNTY AND ACKNOWLEDGED THE SAME ON THIS 27 DAY OF September, 1971.

MY COMMISSION EXPIRES 12-13-74 Julia M Brooks NOTARY PUBLIC

RESERVATIONS AND RESTRICTIONS

THE FOLLOWING RESERVATIONS AND RESTRICTIONS ARE MADE COVENANTS RUNNING WITH THE TITLE TO THE LOTS SHOWN HEREON FOR A PERIOD OF 30 YEARS FROM THE DATE OF RECORDATION OF THIS MAP.

1. LOTS SHOWN HEREON ARE FOR RESIDENTIAL PURPOSES ONLY.
2. NO RESIDENCE SHALL BE ERECTED, CHANGED OR ALTERED, OR BE PERMITTED TO REMAIN ON ANY, OTHER THAN ONE DETACHED SINGLE FAMILY DWELLING NOT TO EXCEED 2 STORIES IN HEIGHT AND A PRIVATE GARAGE FOR NOT MORE THAN TWO CARS FOR THE SINGLE FAMILY DWELLING.
3. NO DWELLING SHALL BE ERECTED ON ANY LOT IN SAID SUBDIVISION WHICH HAS LESS THAN 1500 SQ. FT. OF LIVEABLE AREA ON THE FIRST FLOOR EXCLUDING PORCHES AND CARPORTS FOR A ONE STORY BUILDING, 1175 SQUARE FT. ON THE MAIN FLOOR FOR A BILEVEL, AND 1100 SQUARE FT. ON THE MAIN FLOOR FOR A TWO STORY.
4. NO DWELLING SHALL BE ERECTED ON LESS THAN ONE LOT AS SHOWN ON THE PLAT OF SAID SUBDIVISION, AND NO LOT OR LOTS IN SAID SUBDIVISION CAN BE RESUBDIVIDED, EXCEPT THAT A LOT MAY BE SUBDIVIDED PROVIDED EACH PART IS ALLOTTED TO AN ADJOINING LOT.
5. NO FENCE OR HEDGE SHALL PERMITTED ON THE FRONT PORTION OF ANY LOT OR THE FRONT 40 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.
6. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR MAY BECOME OBNOXIOUS OR A NUISANCE TO THE NEIGHBORHOOD.
7. NO STRUCTURE OF A TEMPORARY CHARACTER, 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.
8. NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT EXCEPT ONE PROFESSIONAL SIGN OF NOT MORE THAN 5 SQ. FT. OR TWO SIGNS OF NOT MORE THAN TEN SQ. FT. ADVERTISING THE PROPERTY FOR SALE OR RENT.
9. NO ANIMALS, LIVESTOCK, OR POULTRY OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON ANY LOT, EXCEPT THAT DOGS, CATS, OR OTHER HOUSEHOLD PETS MAY BE KEPT, PROVIDED THAT THEY ARE NOT KEPT, BRED OR MAINTAINED FOR ANY COMMERCIAL PURPOSE.
10. NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH, TRASH, GARBAGE OR OTHER WASTE SHALL NOT BE KEPT EXCEPT IN SANITARY CONTAINERS. ALL INCINERATORS OR OTHER EQUIPMENT FOR THE STORAGE OR DISPOSAL OF SUCH MATERIAL SHALL BE KEPT IN A CLEAN AND SANITARY CONDITION. NO AUTOMOBILE SHALL BE KEPT ON THE PREMISES IN PUBLIC VIEW UNLESS THE SAME CARRIES A CURRENT VALID STATE INSPECTION CERTIFICATE.
11. SHOULD ANY PROCEEDS AT LAW OR IN EQUITY DECREE THAT ANY ONE OR PART OF ANY ONE OF THE FOREGOING COVENANTS AND RESTRICTIONS BE DECLARED INVALID, THE SAME WILL NOT INVALIDATE ALL OR ANY PART OF THE REMAINING COVENANTS AND RESTRICTIONS.
12. THE ENFORCEMENT OF ANY OF THE COVENANTS AND RESTRICTIONS HEREIN CONTAINED MAY BE BY PROCEEDINGS AT LAW, OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY OF THE AFORESAID COVENANTS AND RETRICTIONS, EITHER BY INJUCTION OR TO RECOVER DAMAGES FOR VIOLATION THEREOF.
13. BENTLEY J. KING AND BARBARA L. KING, THEIR HEIRS, DEVISEES, SUCCESSORS, AND ASSIGNS, RESERVE THE RIGHT TO WAIVE, MODIFY AND RELEASE ANY OF THE COVENANTS AND RESTRICTIONS HEREIN ABOVE IMPOSED FOR THE PURPOSE OF PERMITTING ANY LOAN SECURED BY A DEED OF TRUST UPON ANY LOT IN SAID SUBDIVISION TO BECOME A FIRST LIEN THEREON.
14. BEFORE ANY BUILDING SHALL BE ERECTED ON ANY LOT IN THE AFORESAID SUBDIVISION OR ANY CHANGES OR ALTERATIONS MADE ON THE EXTERIOR DESIGN THEREOF THE PLANS AND SPECIFICATIONS MUST BE FIRST APPROVED BY THE OWNER, IN WRITING, WHICH MAY BE EVIDENCED BY A RECITATION TO THAT EFFECT IN ANY DEED SIGNED BY THE OWNERS, BENTLEY J. KING AND BARBARA L. KING.
15. IF ANY DWELLING HAS BEEN COMPLETELY ERECTED ON ANY LOT IN SAID SUBDIVISION AND CONSENT HAS NOT BEEN OBTAINED AS ABOVE REQUIRED, AND NO OBJECTION HAS BEEN RAISED BY SAID OWNER, THEN ALL RIGHTS ON BEHALF OF SAID OWNER TO RAISE ANY OBJECTION TO THE CHARACTER OR DESIGN OF SAID HOUSE OR ITS SPECIFICATIONS SHALL BE CONSIDERED WAIVED.
16. UPON THE EXPIRATION OF THE FOREGOING COVENANTS, THEY SHALL BE RENEWED AUTOMICALLY FOR THREE (3) SUCCESSIVE PERIODS OF TEN (10) YEARS EACH UNLESS THERE IS RECORDED AN INSTRUMENT EXECUTED BY A MAJORITY OF THE OWNERS OF THE LOTS AFFECTED BY THE COVENANTS HEREIN CONTAINED WHICH SETS FORTH AN AGREEMENT TO TERMINATE OR MODIFY SAID COVENANTS.
17. "SQUARE FEET OF LIVABLE AREA" SHALL BE DETERMINED BY OUTSIDE DIMENSIONS OF DWELLING ON LOTS HEREIN.



APPROVED:

Sec'y. of Roanoke Co. Planning Commission — 12-1-71 DATE

Joseph C. Dawson — 12-1-71
VICE CHAIRMAN OF BOARD OF SUPERVISORS OF ROANOKE COUNTY. DATE

IN THE CLERKS OFFICE FOR THE CIRCUIT COURT OF ROANOKE COUNTY, VA. THIS MAP WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED, ADMITTED TO RECORD AT 3:40 O'CLOCK P.M. ON THIS 6 DAY OF Dec., 1971.

TESTE: Elizabeth H. Stokes, CLERK
BY: Elizabeth H. Miller D.C.

MAP OF KINGS FOREST

PROPERTY OF
BENTLEY J. KING & BARBARA L. KING
ROANOKE COUNTY VIRGINIA
SCALE 1"= 100' MAY 11, 1971

By T. P. Parker & Son
Engineers & Surveyors