## RESERVATIONS AND RESTRICTIONS

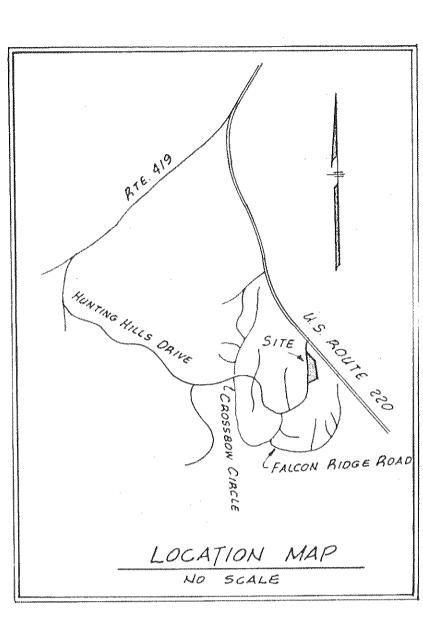
THE FOLLOWING SHALL BE COVENANTS RUNNING WITH THE TITLE TO THIS LAND FOR A PERIOD OF 25 YEARS FROM DATE OF RECORDATION OF THIS MAP.

- 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.
- 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 DLD HERITAGE. CORP., 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:
- (B.) IMITATION STONE OR BRICK, WIRE CUT BRICK. CINDER OR CONCRETE MASON BY BLOCK OR BRICK.
  CONCRETE. STUCCO. ASBESTOS SHINGLES, COMPOSITION SHINGLES, WOOD BROP SIDING. OR STAINED
  PLYWOOD SHALL NOT BE USED AS AN EXTERIOR WALL FINISH. EXCEPT THAT CINDER CONCRETE BRICK
  MAY BE USED IF PAINTED.
- RADES WHEN SUCH GRADES ARE VISIBLE FROM THE STREET OR FAIRWAYS ADJOINING THE PROPERTY
- (C.) NO STONE QUOINS SHALL BE USED IN CONJUNCTION WITH BRICK WORK AT DOORS, WINDOWS AND
- OF THE MINIMUM ROOF PITCH FOR ROOFS OF ANY STRUCTURE SHALL BE 3 INCHES IN 12 INCHES.

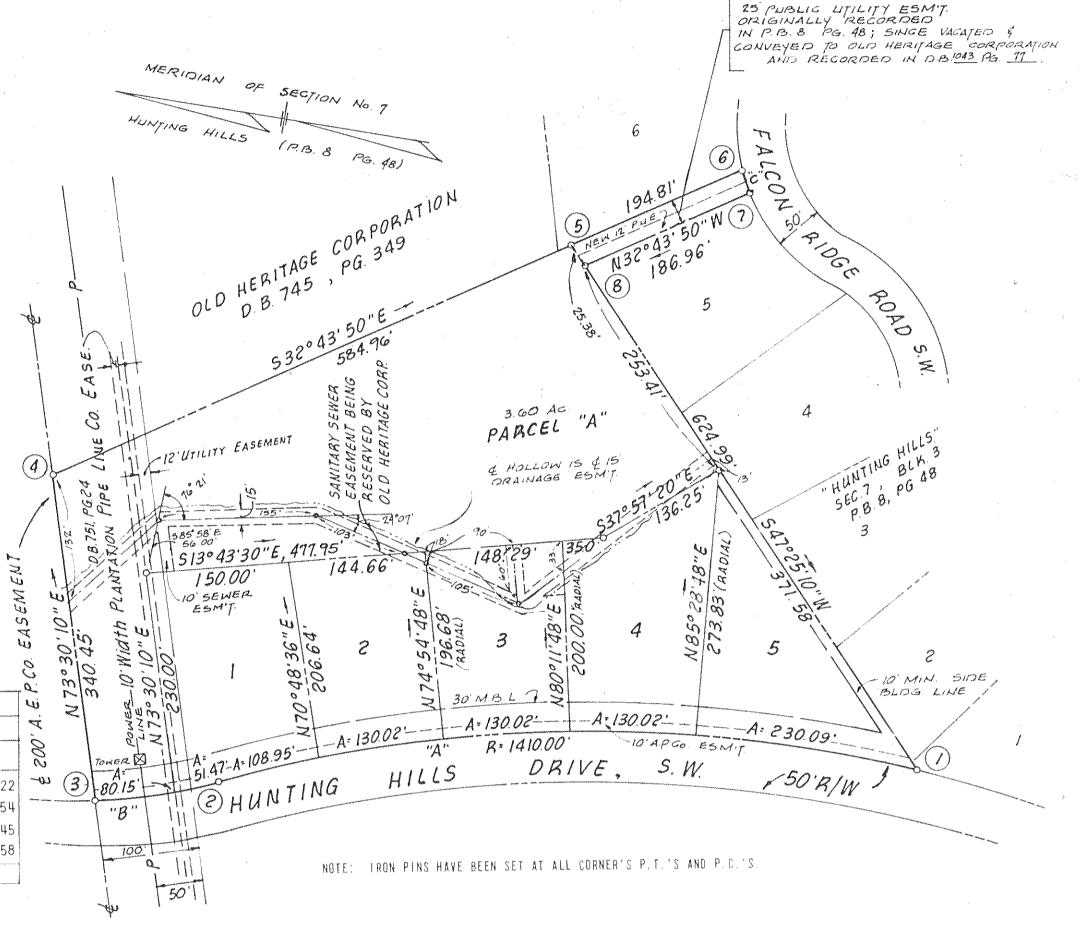
  (B) ONLY THE FOLLOWING SHALL BE USED AS ROOFING MATERIALS FOR STRUCTURES CONSTIUCTED ON LOTS.
- SHOWN HEREON: SLATE, RIGID ASBESTOS OR WOOD SHAKES.

  (1) 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 DRIVEWAY IS COMMENCED.
- 8. NO EXPOSED CONCRETE WALKS, STOOPS, PORCHES, STEPS OR PATIOS SHALL BE CONSTRUCTED WHEN VISIBLE FROM STREETS OR FAIRWAYS.
- 9 ALL FUEL STORAGE TANKS TRASH AND GARBAGE RECEPTACLES SHALL BE BURIED IN THE GROUND.
- 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 INCH CALIPER OR LARGER. MEASURED 24 INCHES FROM THE GROUND SHALL BE REMOVED FROM THE PROPERTY WITHOUT THE APPROVAL OF OLD HERITAGE. CORP. 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. NO SINGLE STORY RESIDENCE OR SPLIT LEVEL RESIDENCE SHALL BE CONSTRUCTED ON ANY LOTS WHICH SHALL HAVE LESS THAN 1900 SQ. FT. OF LIVABLE FLOOR AREA. AND NO 2 STORY OR ONE AND DNE HALF STORY RESIDENCE SHALL BE CONSTRUCTED ON ANY LOT WHICH SHALL HAVE LESS THAN 2350 SQ. FT. OF LIVABLE FLOOR SPACE. THE FOLLOWING FLOOR AREA SHALL NOT BE INCLUDED IN THE TABULATION OF THE AFORESAID FLOOR AREAS: BREEZEWAYS. UNATTACHED BUILDINGS. PORCHES. SEMI DETACHED BUILDING ERECTED IN CONNECTION WITH A RESIDENCE. UNFINISHED BASEMENT AREAS.
- 15. THE MAIN BODY OF ANY DWELLING SHALL NOT BE ERECTED ON ANY LOT NEARER TO THE STREETS THAN INDICATED ON THIS MAP BY THE MINIMUM BUILDING LINE. THE SIDE YARD MINIMUM DISTANCE SHALL BE EQUAL TO 15 0 0 OF THE LOT WIDTH MEASURED ALONG THE MINIMUM BUILDING LINE OF THE STREET FACED, EXCEPT AS NOTED.
- 16. 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 (54-17(3)(b) AND APPROVED BY THE RESIDENT ENGINEER, VIRGINIA DEPARTMENT OF HIGHWAYS.
- 17 IN ADDITION TO THE UTILITY AND DRAFNAGE EASEMENTS INDICATED HEREON. ALL LOT LINES ARE SUBJECT TO A 12 FT. DRAFNAGE AND UTILITY EASEMENT. THE SAID LOT LINES SHALL BE THE CENTER OF SAID EASEMENT.
- 18. THERE SHALL BE PROVIDED SPACE FOR A MINIMUM OF 4 SPACES FOR OFF STREET MOTOR VEHICLE PARKING FOR EACH RESIDENCE CONSTRUCTED WITHIN SECTION 10. HUNTING HILLS.

waters are now a second second	CURVE CATA							
CUR.	LOT	ANGLE	TAN.	RADIUS	ARC	CH. BEARING	CHORD	
۸	TOT.	29 * 37 * 38 **	372.90	1410.00	729.10	N 9°59'01"W	721.00	
A	r <sub>v</sub>	9* 21' 00"	115.30	1410.00	230.09*	N 0° 09' 18" E	229.84	
A	6 - 6	5" 17" 00"	65.06'	1410.00"	130.02	N 7° 09' 42" W	129.97	
A	3	5 17 00"	65.06	[410,00]	130.02*	N 12* 26' 42" W	129.97	
A	2	5* 17' 00"	65.06	1410.00"	130.02	N 77* 43' 42" W	129.97	
A	}	4* 25' 38"	54.50	1410.00	108.95	N 22° 35' 01" W	108.92*	
В	101.	15" 10" 23"	66.20	497.02	131.62*	N 17° 12' 38" W	131.24	
В	}	5 56 00"	25.76	497.02*	51.47'	N 21° 49' 50" W	51.45	
8	PAR. A	9" 14' 23"	40.16	497.02'	80.15	N 14" 14' 38" W	80.06*	
Ç	PAR, A	8° 16′ 18″	12.65	175.00	25.26	S 65° 10' 41" W	25.24	



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CORNER	NORTH	EAST	CORNER	NORTH	EAST
1	4574.073	9370.335	5	5014.114	9849.222
2	5284.155	9245.338	6	4850.235	9954.554
3	5409.518	9206.506	7	4839.640	9931.645
1.1	5506.196	9532.941	8	4996.915	9830.558



## KNOW ALL MEN BY THESE PRESENTS TO WIT

THAT BOONE BUILDERS. INC. IS THE FEE SIMPLE OWNER OF THE TRACT OF LAND SHOWN HEREON, KNOWN AS SECTION NO. 10. HUNTING HILLS SHOWN IN DETAIL BY OUTSIDE CORNERS I THRU 8. INCLUSIVE: SUBJECT ONLY TO THE LIEN OF A CERTAIN DEED OF TRUST DATED FROM BOONE BUILDERS, INC. TO HOLMAN WILLIS, JR. AND DOUGLAS W. KIELKOPF, TRUSTEES. SECURING OLD HEREITAGE CORPORATION, BENEFICIARY AND RECORDED IN DEED BOOK PAGE. IN THE CLERK'S 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 AMENEDED 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 REANDKE. VA. SUCH PORTIONS OF THE PREMISES PLATTED AS ARE ON THIS PLAT SET APART FOR EASEMENTS OR OTHER PUBLIC USE.

## BOONE BUILDERS, INC.

BY:	ВУ:
WORTH H. BOONE, SR., PRESIDENT	JO ANNE BOONE. SECRETARY
OLD HERITAGE CORPORATION	
BY:	BY:
GORDON C. WILLIS. PRESIDENT	HENRY SCHOLZ. JR., SECRETARY
TRUSTEES	
BY:	BY:
HOLMAN WILLIS. JR.	DOUGLAS W KIELKOPF

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY

STATE CERTIFIED LAND SURVEYOR

TO WIT:

OF ROANOKE

I. A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE AND DO HEREBY CERTIFY THAT WORTH H. BOONE.

SR. IO ANNE BOONE. GORDON C. WILLIS, HENRY SCHOLZ, JR. DOUGLAS W. KIELKOPF AND HOLMAN WILLIS, JR. EACH IN THE OFFICIAL CAPACITY STATED ABOVE. WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED 1976, HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY STATE AND ACKNOWLEDGED THE SAME ON THIS DAY OF 1976.

MY COMMISSION EXPIRES:

NOTARY PUBLIC

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF
ROANOKE COUNTY, VA. THIS MAP IS PRESENTED AND WITH THE
CERTIFICATE OF DEDICATION AND ACKNOWLEDGEMENT THERETO
ANNEXED, IS ADMITTED TO RECORD AT, 0° CLOCK, M.
ON THIS DAY OF 1976.

APPROVED:

SECRETARY, ROANOKE COUNTY PLANNING COMM. DATE

SECRETARY. ROANOKE COUNTY PLANNING COMM.

DATE

11/20/76

AGENT. ROANOKE CITY PLANNING COMM

DATE

11-29-76

CITY ENGINEER. ROANOKE VA.

DATE

MAP OF SECTION No. 10

## HUNTING HILLS

PROPERTY OF BOONE BUILDERS, INC. ROANOKE COUNTY, VIRGINIA

SCALE: | " = 100"

DATE : SEPT. 2 , 1976

BUFORD T. LUMSDEN & ASSOCIATES, P.C.
CERTIFIED LAND SURVEYORS
ROANOKE, VIRGINIA

COMM: 76-117

CORPORATE SEAL

IS CORRECT