

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 UPON THE PREMISES, NOR SHALL ANY OTHER ANIMAL OR PETS BE KEPT UPON THE PREMISES WHICH OCCASIONS OBNOXIOUS ODORS, OR ARE DANGEROUS TO THE HEALTH OR WELFARE OF OTHER RESIDENTS IN FALCON RIDGE, AND NO NUISANCE SHALL BE MAINTAINED OR PERMITTED ON SAID PROPERTY.
3. NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILER, BASEMENT, TENT, SHACK, GARAGE, OR 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 FALCON RIDGE ESTATES UNTIL THE PLANS FOR SUCH RESIDENCE HAVE BEEN SUBMITTED TO AND APPROVED BY FALCON RIDGE ASSOCIATES. ITS SUCCESSORS OR ASSIGNS. PLANS SHALL BE PREPARED BY PERSONS OR PERSON REGULARLY ENGAGED IN SUCH WORK.
5. THE FOLLOWING ARE APPLICABLE TO THE CONSTRUCTION OF ANY RESIDENCE, PRIVATE GARAGE, OR SERVANTS QUARTERS:
 - (a) WIRE CUT BRICK, CINDER OR CONCRETE MASONRY BLOCK, OR BRICK, CONCRETE, STUCCO, ASBESTOS SHINGLE, COMPOSITION SHINGLES OR WOOD DROP SIDING, 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 FINISH GRADES WHEN SUCH GRADES ARE VISIBLE FROM THE STREET ADJOINING THE PROPERTY LINES.
 - (c) NO STONE CORNERS SHALL BE USED IN CONJUNCTION WITH BRICK WORK AT DOORS, WINDOWS, AND CORNERS.
 - (d) THE MINIMUM ROOF PITCH FOR ROOFS OF ANY STRUCTURES 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, WOOD SHAKES OR DECORATIVE ASBESTOS.
 - (f) ALL ELECTRIC AND PHONE SERVICES SHALL BE RUN BELOW GROUND.
6. NO RESIDENCE SHALL BE CONSTRUCTED WITHIN FALCON RIDGE ESTATES DUPLICATING THE DESIGN OF ANOTHER RESIDENCE ALREADY CONSTRUCTED, OR UNDER CONSTRUCTION.
7. ALL DRIVEWAYS SHALL RECEIVE PAVING EQUAL TO THE MAIN ROAD CONSTRUCTION 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 THE STREET.
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 ADJOINING THE PROPERTY LINES, EXCEPT THAT CINDER CONCRETE BRICK MAY BE USED IF PAINTED.
11. SIGHT DISTANCE AT INTERSECTIONS: NO FENCE, WALL, HEDGE OR SHRUB PLANTING WHICH OBSTRUCTS SIGHT LINES AT ELEVATION BETWEEN TWO AND SIX FEET ABOVE THE ROADWAYS SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET PROPERTY LINES AND A LINE CONNECTING THEM AT POINTS 25 FEET FROM THE INTERSECTION OF THE STREET LINES, OR IN THE CASE OF A ROUNDED PROPERTY CORNER FROM THE INTERSECTION OF THE STREET PROPERTY LINES EXTENDED. THE SAME SIGHT LINE LIMITATIONS SHALL APPLY ON ANY LOT WITHIN TEN FEET FROM THE INTERSECTION OF A STREET PROPERTY LINE WITH THE EDGE OF A DRIVEWAY OR ALLEY PAVEMENT. NO TREE SHALL BE PERMITTED TO REMAIN WITHIN SUCH DISTANCES OF SUCH INTERSECTIONS UNLESS THE FOLIAGE LINE IS MAINTAINED AT SUFFICIENT HEIGHT TO PREVENT OBSTRUCTION OF SUCH SIGHT LINES. NO WIRE FENCES SHALL BE CONSTRUCTED IN FRONT OF ANY HOUSE AND ONLY WHEN SUCH FENCE IS NOT VISIBLE FROM THE STREET.
12. MAINTENANCE OF PROPERTY: IT SHALL BE THE RESPONSIBILITY OF EACH LOT OWNER TO PREVENT THE DEVELOPMENT OF ANY UNCLEAN, UNSIGHTLY OR UNKEPT CONDITIONS OF BUILDING OR GROUNDS ON SUCH LOTS WHICH SHALL TEND TO SUBSTANTIALLY DECREASE THE BEAUTY OF THE NEIGHBORHOOD AS A WHOLE OR THE SPECIFIC AREA. NON-OPERATING CARS, UNUSED OBJECTS OR APPARATUS, OR ANY PORTION THEREOF, SHALL NOT BE PERMITTED TO REMAIN ON ANY LOT. ALL LOTS SHALL BE KEPT CLEAN AND FREE OF GARBAGE, JUNK, TRASH, DEBRIS, OR ANY SUBSTANCE THAT MIGHT CONTRIBUTE TO A HEALTH HAZARD OR THE BREEDING AND HABITATION OF SNAKES, RATS, INSECTS, ETC. EACH PURCHASER OF A RESPECTIVE LOT SHALL CAUSE EACH LAWN TO BE MOWED AS NEEDED, CAUSE THE MAINTENANCE AND PROTECTION OF LANDSCRAPING INSURING PROPER DRAINAGE OF THE LOT SO AS TO PREVENT SOIL EROSION, AND CAUSE THE MAINTENANCE OF THE HOME AND ANY OTHER STRUCTURES AND IMPROVEMENTS LOCATED ON SAID LOT INSURING ITS GOOD CONDITION AND APPEARANCE IN THE OPINION OF THE FALCON RIDGE ASSOCIATES REFERRED TO ABOVE FAILURE TO MAINTAIN LOTS AND HOMES AND ANY OTHER STRUCTURES AND IMPROVEMENTS, INCLUDING FENCES, IN A TIDY MANNER IN THE OPINION OF THE FALCON RIDGE ASSOCIATES, 14 DAYS AFTER WRITTEN NOTICE FROM SAID ASSOCIATES OF THE UNDESIRABLE CONDITION(S), WILL RESULT IN MAINTENANCE OF THE AFORESAID BY THE ASSOCIATES FOR WHICH A REASONABLE CHARGE WILL BE LEVIED AGAINST THE PURCHASER. FAILURE TO PAY SUCH CHARGE WITHIN A REASONABLE TIME WILL RESULT IN A LIEN AGAINST THE SUBJECT PROPERTY. NEITHER THE ASSOCIATES NOR ANY OF ITS AGENTS, EMPLOYEES OR CONTRACTORS SHALL BE LIABLE FOR ANY DAMAGE WHICH MAY RESULT FROM ANY MAINTENANCE WORK PERFORMED HEREUNDER EXCEPT IN CASES OF GROSS NEGLIGENCE.
13. NO LOT SHOWN HEREON MAY BE RESUBDIVIDED EXCEPT THAT A LOT MAY BE DIVIDED AND ADDED TO ADJOINING LOTS.
14. MINIMUM FLOOR AREAS: NO DWELLING SHALL BE ERECTED ON ANY OF THE FOLLOWING LOTS HAVING A MINIMUM ENCLOSED LIVABLE FLOOR AREA LESS THAN THE FOLLOWING:
1700 SQ. FT. BLOCK 2, LOT 1, 2, 3 & 4
1700 SQ. FT. BLOCK 1, LOT 1, 2, 3, 4, 4A & 5
1800 SQ. FT. BLOCK 3, LOT 1, 2, 3, 4, 5, 6, 7, 8 & 9
1800 SQ. FT. BLOCK 1, LOT 6, 7, 8, 9, 10 & 11
THE ABOVE AREAS FOR TWO-STORY, ONE-AND-ONE-HALF-STORY, OR SPLIT LEVEL AND SPLIT FOYER RESIDENCES SHALL BE INCREASED BY 25%. IN ADDITION TO THE UTILITY EASEMENTS INDICATED HEREON, ALL LOT LINES ARE SUBJECT TO A 12 FT. DRAINAGE AND UTILITY EASEMENT, THE SAID LOT LINES SHALL BE THE CENTER LINE OF SAID EASEMENT.

(14 CONT)

THE FOLLOWING FLOOR AREAS SHALL NOT BE INCLUDED IN TABULATION OF THE AFORESAID FLOOR AREA REQUIREMENTS: BREEZEWAYS, GARAGES, UNATTACHED BUILDINGS, PORCHES AND UNFINISHED BASEMENT AREAS. FINISHED BASEMENT AREAS MAY BE INCLUDED IN THE TABULATION OF AREA IF THE FINISHED FLOOR LEVEL IS WITHIN ONE FOOT OR LESS OF FINISH GRADE OF YARD.

15. OPEN DRAINAGE EASEMENTS SHOWN HEREON SHALL NOT BE OBSTRUCTED, BUT MAY BE ALTERED AND CHANGED, PROVIDED SUCH CHANGE IS IN ACCORDANCE WITH PLANS PREPARED BY AN ENGINEER, ARCHITECT OR LAND SURVEYOR AND APPROVED BY THE RESIDENT ENGINEER VA. DEPT. OF HIGHWAYS, AND CITY OF ROANOKE.
16. IN ADDITION TO THE UTILITY AND DRAINAGE EASEMENTS INDICATED HEREON, ALL LOT LINES ARE SUBJECT TO 15 FT. DRAINAGE AND UTILITY EASEMENT. THE SAID LOT LINES SHALL BE THE CENTER OF SAID EASEMENT.
17. DECLARANT RESERVES THE RIGHT TO MODIFY, REVOKE, ALTER OR AMEND THESE RESTRICTIONS, COVENANTS AND CONDITIONS.

APPROVED:

Robert W. Hooper
SECRETARY, RKE. COUNTY PLANNING COMM.

12-21-77
DATE

William R. Hall
AGENT, RKE. CITY PLANNING COMMISSION

Dec 27 1977
DATE

Thomas Hood
CITY ENGINEER, ROANOKE, VA.

12-27-77
DATE

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT FALCON RIDGE ASSOCIATES-A VIRGINIA PARTNERSHIP IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON SUBDIVIDED AND KNOWN AS FALCON RIDGE ESTATES BOUNDED AS SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS 1 THRU 32 TO 1, INCLUSIVE, WHICH COMPRISES ALL THE LAND CONVEYED TO THE SAID OWNER BY DEED DATED 13 MAY 1977 FROM R.K.C. INC. AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN DEED BOOK 1064 PAGE 675. AND WHICH LAND IS SUBJECT TO A CERTAIN DEED OF TRUST TO B.K. CRUEY AND W.F. MASON, JR. TRUSTEES, SECURING THE BANK OF VIRGINIA, BENEFICIARY, RECORDED IN THE AFORESAID CLERKS OFFICE IN DEED BOOK 1064 PAGE 679, AND ALSO COMPRISES ALL THE LAND CONVEYED TO THE SAID OWNER BY DEED DATED 19 JULY 1977, FROM WARREN S. TRAIL AND JOYCE J. TRAIL AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN DEED BOOK 1071 PAGE 642.

THE SAID OWNER CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND, SHOWN HEREON, ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND PURSUANT TO AND COMPLIANCE WITH THE VIRGINIA CODE OF 1950, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE COUNTY OF ROANOKE LAND SUBDIVISION ORDINANCES.

THE SAID OWNER WITH CONSENT OF THE UNDERSIGNED TRUSTEES DO, 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 THIS SUBDIVISION AND ALL OF THE EASEMENTS ARE HEREBY DEDICATED FOR PUBLIC USE.

THE SAID OWNER DOES 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, 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 AND CLAIMS FOR DAMAGES WHICH SAID 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 THIS 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 OR PROPERTY LINES THEREOF, OR MAINTAIN ANY EASEMENTS SHOWN.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 12-21 DAY OF December, 1977.

FALCON RIDGE ASSOCIATES - A VIRGINIA PARTNERSHIP

BY: Rufus K. Cox PARTNER
RUFUS K. COX - PARTNER
JOHN M. PEDIGO - PARTNER

BANK OF VIRGINIA

BY: B. K. Cruey TRUSTEE
B. K. CRUEY - TRUSTEE
W. F. Mason, Jr. TRUSTEE
W. F. MASON, JR. - TRUSTEE

STATE OF VIRGINIA
CITY/COUNTY OF ROANOKE

I, William R. Hall, A NOTARY PUBLIC IN AND FOR THE FORESAID CITY AND STATE DO HEREBY CERTIFY THAT RUFUS K. COX & JOHN M. PEDIGO, PARTNERS OF FALCON RIDGE ASSOCIATES A VIRGINIA PARTNERSHIP, & B. K. CRUEY & W. F. MASON, JR., TRUSTEES, AND F. B. GAREY, VICE-PRESIDENT OF THE BANK OF VIRGINIA, WHOSE NAMES AS SUCH ARE SIGNED TO THE FOREGOING WRITING DATED December 21, 1977, HAS EACH PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON December 21, 1977. MY COMMISSION EXPIRES ON January 15.

NOTARY PUBLIC

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD ON 12-27, 1977, AT 1:00 O'CLOCK P.M.

BY: Deputy Clerk
DEPUTY CLERK

PLAT OF
FALCON RIDGE ESTATES

SITUATE IN THE
CAVE SPRING MAGISTERIAL DISTRICT
OF
ROANOKE COUNTY, VIRGINIA

PROPERTY OF
FALCON RIDGE ASSOCIATES
DATE: 14 OCT 1977 SCALE: 1"=100'

I HEREBY CERTIFY THAT THIS
PLAT OF SURVEY IS CORRECT.

STATE CERTIFIED LAND SURVEYOR

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