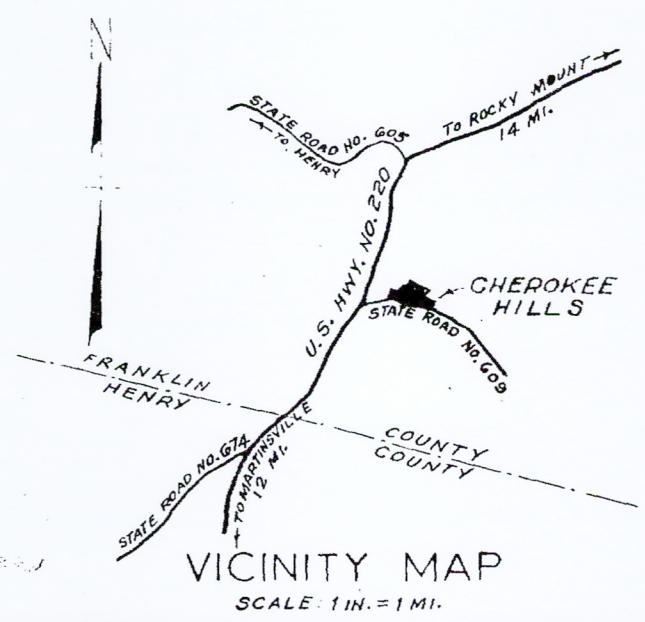




Cherokee Hills

UNIT ONE

SNOW CREEK DISTRICT, FRANKLIN COUNTY, VA.

151
MAP BOOK PAGE

KNOW ALL MEN BY THESE PRESENTS:

That Virgil H. Goode and Alice B. Goode, his wife, have caused to be made the heron PLAT of CHEROKEE HILLS Unit One, the same being a Subdivision of portions of those certain lands conveyed to Virgil H. Goode and Alice B. Goode by two Deeds of record in Deed Book 168, at Page 136, and Deed Book 211, at Page 153, respectively. That transfer of ownership of lots in this Subdivision shall be subject to the hereinafter enumerated stipulations, COVENANTS, RESERVATIONS, and RESTRICTIONS:

- (1) No lot shall be used or occupied for other than residential purposes and no building shall be erected thereon except single family residences, private garages and servants quarters for use in connection with the residence, and not more than one residence shall be built on any lot.
- (2) No dwelling house, garage or servants quarters built in connection with said dwelling, shall be constructed on any lot unless the exterior wall surface area consists of at least 80% brick, stone, or the equivalent. In figuring what would be 80% of the exterior wall surface area taken up by windows and doors is to be excluded.
- (3) No horses, cattle, swine, fowl or any other animals which occasion noxious odors or are dangerous to the health and welfare of other residents in this Subdivision shall be kept on any lot, and no nuisance shall be maintained or kept on these premises. No unlicensed (junk) automobiles shall be allowed to remain on said premises.
- (4) No dwelling shall be erected on any lot with less than 1,000 sq. ft. of living area on the main floor level. In case of split level, four or split four houses the area within the bounds of foundation under the living area of such dwelling shall not be less than 1,000 sq. feet.
- (5) No dwelling house or outbuilding shall be constructed closer to the street or road on which it fronts than the setback line as indicated on the Plat. This means the main body of building and does not include stoops, porches or terraces. Also, no outbuilding shall be erected which is closer to the front street than the front of the main dwelling on the lot, or the fronts of the dwellings on the adjacent lots.
- (6) No dwelling house or any outbuilding, including car-porches, garages, stoops, porches or terraces, shall be built closer than 10 ft. of the side boundary line of any lot, or closer than 20 ft. of the side street line on corner lots.
- (7) No water from sinks, washing machines, or other household uses is to be drained off of one lot into another lot or into the street right-of-ways, nor allowed to drain or accumulate above the ground on the owners lot.
- (8) No tent, shack, house trailer, basement or other make-shift shall be used or erected for temporary or permanent living quarters.
- (9) All persons acquiring property embraced in this Subdivision shall abide by these covenants, reservations and restrictions and same shall run with the land and be binding on all subsequent owners, except that in the event that any of these covenants, reservations and restrictions shall at some future date become obsolete or inappropriate for any reason, same may be revised by written instrument bearing the notarized signatures of a two thirds majority of the property owners in the Subdivision.

That HOGAN LANE & CHEROKEE TRAIL, as hereon shown, are hereby dedicated to the perpetual use of the PUBLIC for proper purposes as Public Streets but reserving to ourselves, our heirs, successors or assigns, the reversion, or the revision of same if ever discontinued by law.

That the heron shown Subdivision, the foregoing Street dedication, and all heron enumerated covenants, reservations and restrictions, are in accordance with our wishes and that the execution of this instrument is our free and voluntary act or deed. In evidence of same we hereunto set our hands and SEALS on this the 24th day of September, A.D. 1965.

Virgil H. Goode SEAL
Alice B. Goode SEAL

COMM. of VIRGINIA
COUNTY of FRANKLIN

Before me, this day personally appeared Virgil H. Goode and Alice B. Goode, his wife, known to me, who acknowledged that the execution of the foregoing instrument is their free and voluntary act, or deed.
Given under my hand this 24th day of September, A.D. 1965.

Barbara D. Shirley
NOTARY PUBLIC
My Comm. expires January 22, 1968

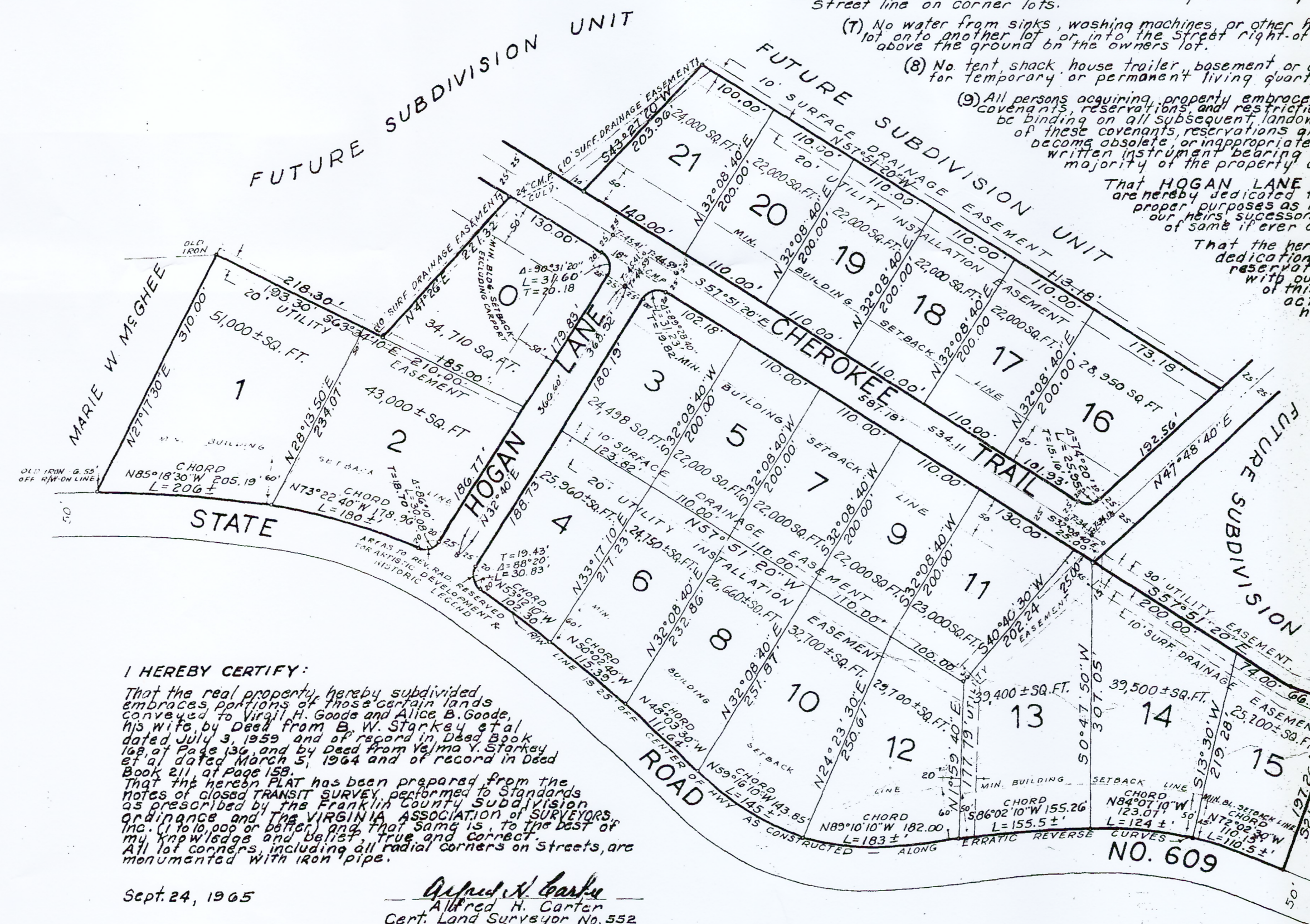
I HEREBY CERTIFY:

That the real property hereby subdivided embraces portions of those certain lands conveyed to Virgil H. Goode and Alice B. Goode, his wife, by Deed from B. W. Starkey et al dated July 3, 1959, and of record in Deed Book 168, at Page 136, and by Deed from Valma V. Starkey et al dated March 31, 1964 and of record in Deed Book 211, at Page 153.
That the heron PLAT has been prepared from the notes of closed TRANSIT SURVEY performed to standards as prescribed by the Franklin County Subdivision Ordinance and the VIRGINIA Association of Surveyors, Inc. (1 to 10,000 or better) and that same is, to the best of my knowledge and belief, true and correct.
All lot corners, including all radial corners on streets, are monumented with iron pipe.

Sept. 24, 1965

Alfred H. Carter
Cert. Land Surveyor No. 552
COMM. of VIRGINIA

AREA SUBDIVIDED - 14.60 ACRES



FILED 8 DAY OF November, 1965
TESTE Cadwall Jones CLERK

