

RESERVATIONS:-

1. An easement is reserved over the rear 5 feet of each of the lots shown on this plat for the installation and maintenance of utilities. Further easements for like purposes are specially reserved over lot 3, Block 1, and lot 10, Block 3, as indicated hereon.
2. Rights to erect, put down and maintain gas, water, telephone, sewer and electric works, pipes, wires, fixtures and systems along or under streets shown on this plat are reserved.

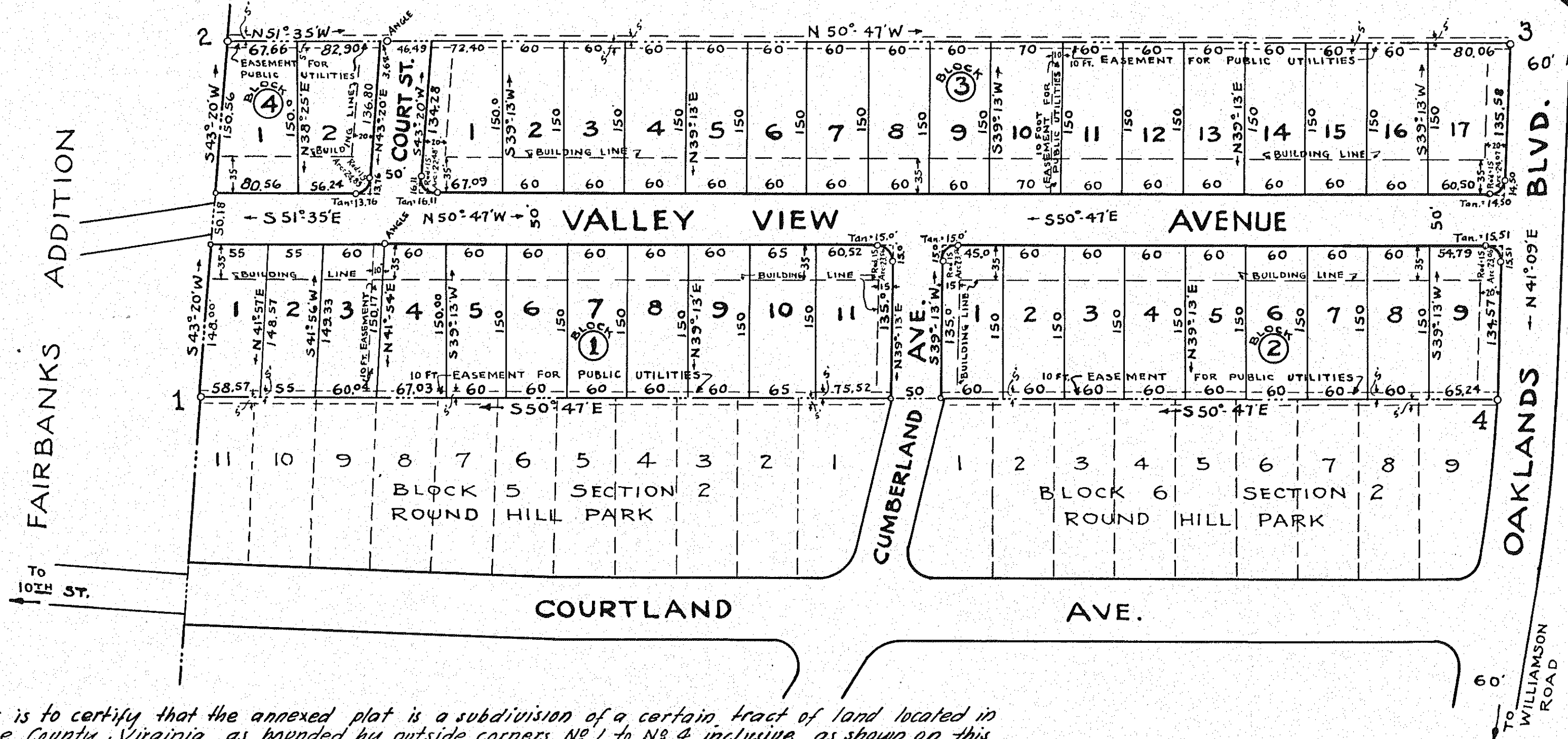
Approved: E. F. Matton
Secretary of Roanoke County Planning and Zoning Commission

Approved: L. H. Bell
Chairman of Board of Supervisors of Roanoke County, Va.

Approved: W. H. Wentworth
City Engineer, Roanoke, Virginia.

In the Clerk's Office of the Circuit Court for the County of Roanoke, Virginia, this 21st day of July, 1941, this map was presented, and with the certificate of acknowledgment thereto annexed, admitted to record at 2:00 o'clock P.M.

Teste: Ray H. Brown
Clerk



This is to certify that the annexed plat is a subdivision of a certain tract of land located in Roanoke County, Virginia, as bounded by outside corners N 1 to N 4 inclusive, as shown on this plat, and being a portion of the present Watts Estate, in Roanoke County, Virginia, and that said subdivision as appears in this plat, is with the free consent, and in accordance with the desires of the undersigned owners.

RESTRICTIONS:-

1. No building shall be erected or permitted to remain on any residential building plot other than one single family dwelling costing at least \$4000.00 and necessary outbuildings, the cost of which shall not be included in determining the cost of the dwelling. A residential building plot as used herein, means any of the lots shown on this plat, or any rearrangement having an area of not less than 9000 square feet and a width of not less than 60 feet at the front building set-back line. A single family dwelling, as used herein, means a dwelling house having a single front entrance within which provision may be made for not more than two family units.
2. No part of any building, other than porches shall be located nearer to the front lot line or nearer to the side street line than the building set-back lines shown hereon; nor shall any part of any building, except an outbuilding located on the rear one half of a lot, be located nearer than 6 feet to the side line of any residential building plot.
3. No trailer, basement, shack, garage, barn or other outbuilding erected on any of said lots, shall at any time be used as a residence, temporarily or permanently, nor shall any residence of a temporary character be permitted.
4. No portion of the land in this subdivision, nor any building erected thereon, shall be sold, leased or conveyed to, or used, owned or occupied by any Negro, Greek, Syrian, Assyrian, Turk or Mongolian, or any corporation or association for the use or benefit of any such person; except that nothing herein shall be construed so as to prevent persons who lawfully occupy said premises from having domestic servants of any such race employed or residing in their homes.
5. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become a nuisance to the neighborhood.
6. The restrictions above set out are hereby made covenants running with the land, and shall be binding upon the parties hereto and all persons claiming under them, or any of them, until January 1, 1965, at which time said covenants and restrictions shall terminate.
7. If the parties hereto, or any of them, or any one claiming under them or any of them, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any person or persons owning any real property situated in said subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate, any such covenant and, either to prevent him or them from so doing or to recover damages from him or them for such violation.

Witness the following signatures and seals:

State of Virginia } to wit:-
City of Roanoke }
I, Mabel B. Morris, a Notary Public in and for the City and State aforesaid, do hereby certify that ENGLISH SHOWALTER, Administrator d.b.n.c.t.a. of J. Allen Watts, deceased, ENGLISH SHOWALTER, Attorney in Fact for Gertrude Lee Watts, ALLEN W. STAPLES, Attorney in Fact for Jean W. Staples and Abram P. Staples, ELLEN C. WATTS, widow, and ELLEN C. WATTS, Attorney in Fact for William Watts, Jr., unmarried, whose names are signed to the foregoing writing bearing date of June 10, 1941, have this day personally appeared and acknowledged the same before me in my City and State aforesaid.

Given under my hand this 23rd day of July, 1941.

My commission expires
MARCH 23, 1945

Mabel B. Morris
Notary Public

English Showalter (Seal)
Administrator d.b.n.c.t.a. of J. Allen Watts, deceased

Gertrude Lee Watts (Seal)
By: English Showalter (Seal)
Attorney in Fact

Jean W. Staples (Seal)
By: Allen W. Staples (Seal)
Attorney in Fact

Abram P. Staples (Seal)
By: Allen W. Staples (Seal)
Attorney in Fact

William Watts, Jr. (Seal)
By: Ellen C. Watts (Seal)
Attorney in Fact

Ellen C. Watts (Seal)

MAP
OF
SECTION N^o 3
ROUND HILL PARK
ROANOKE COUNTY VIRGINIA.
BY: C. B. Malcolm
STATE CERTIFIED ENGR.
JUNE 10, 1941. SCALE:- 1" = 100'