

KNOW ALL MEN BY THESE PRESENTS:

That Hidden Valley Corporation is the fee simple owner and proprietor of the land shown hereon to be subdivided known as Map of Section No 4 - Hidden Valley Homes bounded as shown hereon in detail by outside corners 1-49-48-47-50 through 69 to 1 inclusive.

The said owner further certifies that it has subdivided this land, as shown hereon entirely with its own free will and pursuant to and in compliance with sections 15-779 through 15-794.3 of the Virginia Code of 1950, as amended to date, and further pursuant to and in compliance with County of Roanoke "Land Subdivision Ordinances".

The said owner hereby dedicates to and vests in the County of Roanoke, wherein said land lies, such portions of the premises platted as are on this plat set apart for streets, easements, or other public use, or for future street widening in accordance with the provisions of the Land Subdivision Ordinance of the County of Roanoke, as amended, and the Virginia Land Subdivision Act.

Witness the signature of said Corporation by W.E. Cundiff, its President, with its corporate seal hereunto affixed and duly attested by Elbert H. Waldron, its Secretary, this 6th day of November 1961.

HIDDEN VALLEY CORPORATION

ATTEST:

Elbert H. Waldron
Secretary

By: W.E. Cundiff
President

RESERVATIONS & RESTRICTIONS

The following reservations and restrictions, are made covenants running with the title to the lots shown hereon, for a period of twenty (20) years from the date of recordation of this map.

1. Lots shown hereon are for residential purposes only.
2. The grade and drainage of improved yards and along easement reserved for that purpose shall not be altered, filled or obstructed by lot owner or owners unless said alteration is in accordance with a plan of a certified engineer, architect, or landscape architect which provides adequate pipe or drainage structure as needed for the disposition of storm water, nor shall such alterations be allowed unless agreed to in writing by the owner or owners of the adjoining lots or those directly affected in this subdivision.

3. No part of any building other than porches shall be located nearer to the front or side street than the building line shown on this map.

4. No fowl, hogs, goats or other obnoxious animals shall be permitted on any lot shown hereon.

5. No fence or hedge shall be permitted on the front portion of any lot or the front 40 ft. 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. (except lot 12)

6. No residence shall be constructed on any lot, or portions of lots whose livable area for a 1 story house is less than 1400 square feet exclusive of porches and carport, except that if attached porch, carport or garage contains not less than 200 square feet, the enclosed heated livable area by outside measure may be not less than 1300 square feet for a 1 story house. For 1 1/2 or 2 story or split level house, the enclosed heated livable area shall be not less than 1600 square feet, except that if attached porch, carport or garage contains not less than 200 square feet, the enclosed heated livable area by outside measure may be not less than 1500 square feet. No residence to be constructed on lot 12, whose heated livable area by outside measure contains not less than 1000 square feet.

7. No garages shall be used as living quarters nor shall any temporary living quarters of any nature be permitted.

8. The foregoing building restrictions and conditions are subordinated to and the violation of the same are subordinated to, any loan now or hereafter placed on any lot in this subdivision

STATE OF VIRGINIA } To Wit:
CITY OF ROANOKE }

I, MARY LINDA M. SMILEY, A NOTARY PUBLIC IN AND FOR THE CITY OF ROANOKE, IN THE STATE OF VIRGINIA, DO HEREBY CERTIFY THAT W.E. CUNDIFF AND E.H. WALDRON, PRESIDENT AND SECRETARY, RESPECTIVELY, OF HIDDEN VALLEY CORPORATION, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED THE 6th DAY OF NOVEMBER 1961, HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY CITY AND STATE AFORESAID, AND ACKNOWLEDGED THE SAME.

MY COMMISSION EXPIRES: JANUARY 2, 1965

GIVEN UNDER MY HAND THIS 6TH DAY OF NOVEMBER, 1961.

Mary Linda M. Smiley
NOTARY PUBLIC

APPROVED:

Don G. Service
CHAIRMAN OF BOARD OF SUPERVISORS OF ROANOKE COUNTY, VA.

11/22/61
DATE

Joe B. Smith
SECRETARY OF ROANOKE COUNTY PLANNING COMMISSION

11/22/61
DATE

Wm. K. Sombach
AGENT FOR ROANOKE CITY PLANNING COMMISSION

12/8/61
DATE

H. Clute Boyles
CITY ENGINEER OF ROANOKE, VIRGINIA

12/8/61
DATE

In the Clerk's Office of the Circuit Court for the County of Roanoke, Virginia, this map is presented on this 9th day of December 1961, and with the certificates of dedication and acknowledgment thereto annexed is admitted to record at 11:45 O'Clock 12. M.

TESTE: ROY K. BROWN, CLERK

By: Frank E. Ferguson
DEPUTY CLERK

CAPTION LEGAL REFERENCE:
Being a portion of conveyance to Hidden Valley Corporation from the heirs of the Eller Estate by deed dated August 23, 1956, and recorded in O.B. 564, Pg. 46.

SHEET 2 OF 2
MAP OF
SECTION NO. 4
HIDDEN VALLEY HOMES
PROPERTY OF
HIDDEN VALLEY CORPORATION
SITUATE NORTH OF SUGAR LOAF MOUNTAIN
ROANOKE CO., VIRGINIA
By: C.B. MALCOLM, JR.
VA. STATE CERT. ENGRS.
DATE: NOV. 6, 1961

COMM. NO-11873

