

RESTRICTIONS

THE FOLLOWING RESTRICTIONS ARE TO RUN WITH THE TITLE TO THE LOTS SHOWN HEREON FOR A PERIOD OF TWENTY (20) YEARS FROM THE DATE OF RECORDATION OF THIS PLAT.

1. THE LOTS SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY.
2. NO DWELLING SHALL BE ERECTED OR PLACED ON ANY LOT OR PORTION OF LOTS WITH ITS MAIN BODY CLOSER TO THE STREET OR STREETS THAN THE MINIMUM BUILDING LINE SHOWN THEREON.
3. NO ONE STORY DWELLING SHALL BE ERECTED WHOSE AREA, BY OUTSIDE MEASURE, IS LESS THAN 1500 SQUARE FEET, EXCEPT THAT IF THE DWELLING HAS ATTACHED CARPORT OR GARAGE WITH 200 OR MORE SQ. FT. AREA, THE INCLOSED HEATED AREA BY OUTSIDE MEASURE MAY NOT BE LESS THAN 1400 SQUARE FEET, AND NO TWO STORY, SPLIT-LEVEL OR SPLIT-FOYER DWELLING HAVING LESS THAN 2000 SQUARE FEET OF LIVABLE FLOOR SPACE WILL BE PERMITTED.
4. NO STRUCTURE OF A TEMPORARY NATURE SUCH AS A TRAILER, TENT, BASEMENT, SHACK, BARN OR OTHER OUTBUILDING SHALL BE USED ON ANY LOT AS EITHER A TEMPORARY OR PERMANENT RESIDENCE.
5. NO FOWL, HOGS, GOATS OR OTHER LIVESTOCK WILL BE ALLOWED ON ANY LOT NOR SHALL ANY BE USED FOR ANY PURPOSES WHICH CREATE A NUISANCE OR ANNOYANCE IN THE NEIGHBORHOOD.
6. LOTS ARE SUBJECT TO EASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE AS WELL AS GUY ANCHORS, WHICH ARE RESERVED WHERE SHOWN HEREON.
7. NO FENCE, OTHER THAN 2-RAIL TYPE, SHALL BE PERMITTED ON ANY LOT, EXTENDING IN FRONT OF HOUSES EXCEPT WITH WRITTEN PERMISSION OF ADJOINING OWNER OR OWNERS.
8. INVALIDATION OF ANY OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER RESTRICTIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
9. ENFORCEMENT SHALL BE BY PROCEEDINGS AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT, EITHER TO RESTRAIN VIOLATION OR TO RECOVER DAMAGES.
10. EXPOSED CONCRETE FOUNDATIONS OF MORE THAN 12 INCHES ABOVE FINISHED GROUND ELEVATION WILL NOT BE PERMITTED.
11. ALL DRIVEWAYS SHALL BE PAVED WITH CONCRETE OR BLACKTOP WITHIN ONE YEAR AFTER COMPLETION OR OCCUPANCY OF THE HOUSE.

KNOW ALL MEN BY THESE PRESENTS. TO WIT:

THAT W. E. CUNDIFF CO., INC. IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, KNOWN AS SECTION NO. 5, "DILLON WOODS", BOUNDED AS SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS 1 THRU 22 TO 1, INCLUSIVE, WHICH COMPRISES PART OF THE LAND CONVEYED TO SAID OWNER BY DEED FROM GLADYS A. DILLON, WIDOW, DATED OCTOBER 30, 1964, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN DEED BOOK 755 PAGE 574.

THE SAID OWNER CERTIFIES THAT THE SUBDIVISION OF THE AFORESAID PARCEL OF LAND AS SHOWN HEREON IS ENTIRELY WITH THE FREE WILL AND ACCORD OF THE SAID OWNER CORPORATION PURSUANT TO AND IN COMPLIANCE WITH SECTION 15-779 THRU 15-794.3 OF THE VIRGINIA CODE OF 1950, AS AMENDED TO DATE.

THE SAID OWNER DOES BY VIRTUE OF THE RECORDATION OF THIS PLAT DEDICATE IN FEE SIMPLE TO THE TOWN OF VINTON, ALL OF THE LAND EMBRACED WITHIN THE STREETS OF THE SUBDIVISION, AND SAID OWNER STILL FURTHER CERTIFIES THAT AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT, IT RELEASES THE TOWN OF VINTON FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SUCH OWNER, ITS SUCCESSORS OR ASSIGNS MAY HAVE OR ACQUIRE AGAINST THE TOWN OF VINTON BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG THE STREETS IN AND ABUTTING SAID SUBDIVISION AND BY REASON OF DOING THE NECESSARY GRADING OR FILLING FOR THE PURPOSE OF PLACING SUCH STREETS UPON THE PROPER GRADE AS MAY, FROM TIME TO TIME, BE ESTABLISHED BY SAID TOWN, AND THE TOWN SHALL NOT BE REQUIRED TO BUILD ANY RETAINING WALL OR WALLS ALONG SAID STREETS OR PROPERTY LINES.

WITNESS THE FOLLOWING SIGNATURES AND SEALS ON THIS THE 19<sup>th</sup> DAY OF May, 1978.

W. E. CUNDIFF CO., INC.

BY: W. E. Cundiff (SEAL) ATTEST: R. Stephen Brown (SEAL)  
W. E. CUNDIFF, PRESIDENT R. STEPHEN BROWN, SECRETARY

STATE OF VIRGINIA  
OF ROANOKE

TO WIT:

I, Elizabeth Stokes, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT W. E. CUNDIFF AND R. STEPHEN BROWN, PRESIDENT AND SECRETARY, RESPECTIVELY, OF THE W. E. CUNDIFF CO., INC., WHOSE NAMES AS SUCH ARE SIGNED TO THE FOREGOING WRITING DATED May 19, 1978, HAS EACH PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON May 19, 1978.

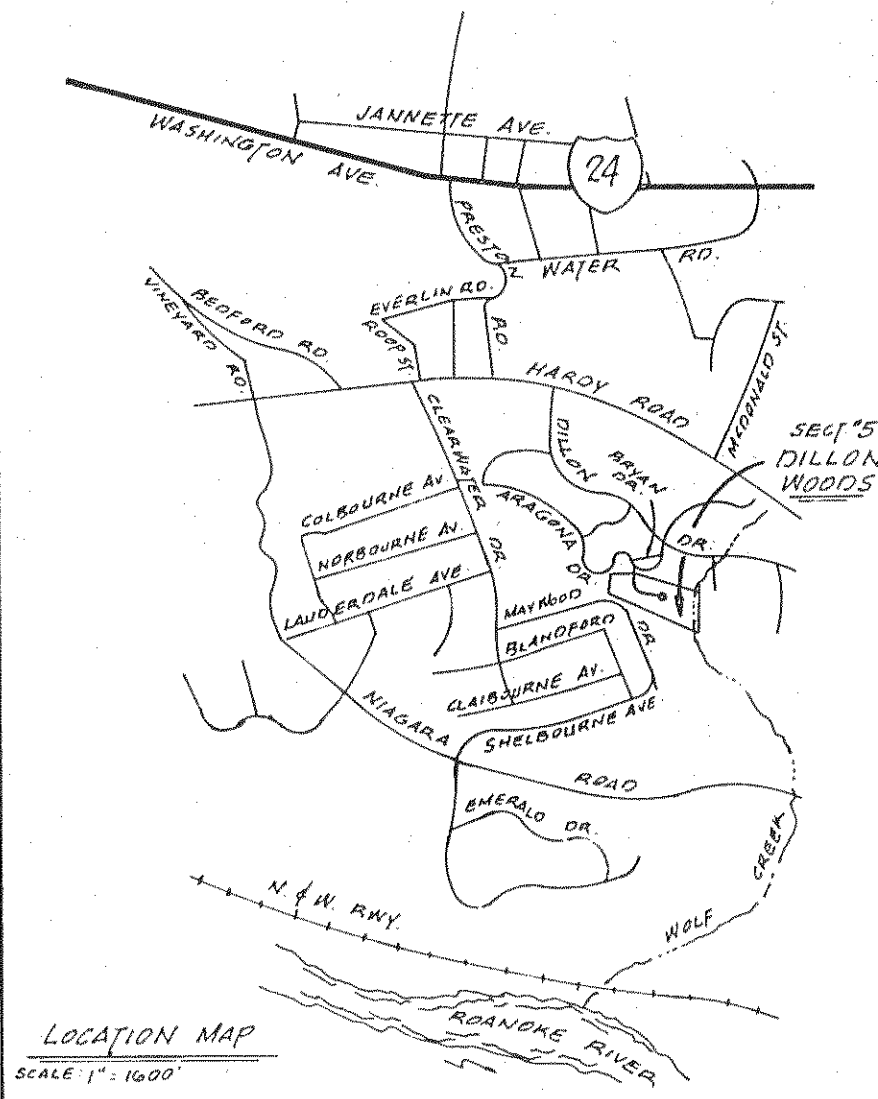
MY COMMISSION EXPIRES ON December 14, 1979

NOTARY PUBLIC

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR ROANOKE COUNTY, VIRGINIA, THIS PLAT IS PRESENTED ON May 19, 1978, AND WITH THE CERTIFICATES OF ACKNOWLEDGEMENT AND DEDICATION THERETO ANNEXED IS ADMITTED TO RECORD AT 10 O'CLOCK AM.

TESTE: ELIZABETH STOKES, CLERK

BY: Elizabeth Stokes  
DEPUTY CLERK



APPROVED:

Robert W. Hooper DATE 5-30-78  
TOWN MANAGER, VINTON, VIRGINIA

SECRETARY, ROANOKE COUNTY PLANNING COMMISSION

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT.

CERTIFIED LAND SURVEYOR

PLAT OF  
SECTION No.5  
DILLON WOODS  
PROPERTY OF:  
W. E. CUNDIFF CO., INC.  
TOWN OF VINTON  
ROANOKE COUNTY, VIRGINIA

SCALE: 1" = 100' DATE: 16 MAY 1978

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

SHEET #1 of 2