

RESERVATIONS AND RESTRICTIONS

The following shall be covenants running with the title to this land for a period of 25 years from date of the 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 on 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 the subdivision, 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. The main body of any dwelling shall not be erected on any lot nearer to streets than indicated by the minimum building lines on this map, the minimum set-back from adjacent property lines perpendicular to the streets, to the main body of any structure shall be equal to 15% of the lot width measured along the minimum building line.

5. No single story residence or split level residence shall be constructed on any lots which shall have less than 1600 sq. ft. of livable floor area, and no two story or one and one half story residence shall be constructed on any lot which shall have less than 2000 sq. ft. of livable floor space. The following floor area shall not be included in the tabulation of the aforesaid floor areas: breezeways, unattached buildings, porches, semi-detached building erected in connection with a residence, unfinished basement areas or finished basement areas when the average depth of the floor level is two feet or more below finished grade.

6. The following are applicable to the construction of any residence, private garage, or servant quarters:

(a) Imitation stone or brick, wire cut brick, cinder or concrete masonry block, or brick, concrete, stucco, asbestos shingle, composition shingles, wood drop siding, or stained plywood, 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 or streets adjoining the property lines.

(c) No stone quoins 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 inches in 12 inches.

(e) Only the following shall be used as roofing materials for structures constructed on lots shown hereon: slate, rigid asbestos or wood shingles.

(f) The threshold at the main entrance to any dwelling constructed in this subdivision shall not be more than two feet above the finish yard grade at such main entrance.

(g) All electric services shall be run below ground from the utility pole to the structure.

7. No residence shall be constructed within the subdivision duplicating the design of another residence already constructed, or under construction within the subdivision.

8. No wire fences shall be constructed, when visible from the street or streets adjoining the property lines.

9. All driveways shall receive concrete or blacktop finish within nine months from the date the construction of such driveways is commenced.

10. All fuel storage tanks, trash and garbage receptacles shall be buried in the ground.

11. 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.

12. No lot shown hereon may be resubdivided except that a lot may be divided and added to adjoining lots.

Know All Men By These Presents, to wit:

That Double T. Corporation is the fee simple owner of the tract of land shown hereon, known as Sec. 1, Stonegate, shown in detail by outside corners 1 to 15, inclusive; subject only to the lien of a certain deed of trust dated Feb. 27, 1962, from Double T. Corporation to Furman Whitescarver, trustee, securing John P. Fishwick, beneficiary and recorded in Deed Book 684, Pg. 561, in the Clerk's Office for the Circuit Court of Roanoke County, Va.

The said owners hereby certifies that it has subdivided this land into lots as shown herein entirely with its own free will and accord as required by Sections 15-779 through 15-794.3 of the 1950 Code of Virginia, as amended to date, and further pursuant to and in compliance with Title 15, Chapter Two of the General Ordinances of the Town of Salem, Va.

The said owner, with the consent of the undersigned Trustee and Beneficiary, hereby dedicate to and vest in the County of Roanoke, Va., such portions of the premises platted as are on this plat set apart for streets, easements, or other public use.

The said owner, does by virtue of the recordation of this plat, dedicate certain drainage easements of varying widths, as shown on the annexed plat for drainage purposes, and the owner does further, as a condition precedent to the approval of this plat and subdivision and the acceptance of the dedication of the streets shown herein by the Board of Supervisors of Roanoke County, Va., on its own behalf and for and on account of its, successors, devisees and assigns, specifically release the County of Roanoke and the Virginia Department of Highways from any and all claim or claims for damages which said owner or owners, its, 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 herein, 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 and property lines thereof.

Witness the signatures and seals of the aforesaid owner, trustee and Beneficiary on this 29th day of December, 1962.

Double T. Corporation

By: T.D. Steele
T.D. Steele, President

Attested By: Tom Stockton Fox
Tom Stockton Fox, Sec.

Furman Whitescarver, Trustee John P. Fishwick
Furman Whitescarver, Trustee John P. Fishwick, Beneficiary

APPROVED:

Edwin J. Terrell 12/1/62
Chairman of Board of Supervisors, Roanoke Co. Date

Paul B. Lawrence 12/1/62
Sec. Roanoke Co. Planning Comm. Date

F. A. Spiggle 1-22-63
Town Engineer, Salem, Va. Date

John P. Chapman 1-22-63
Exco. Secy. Town of Salem Planning Comm. Date

In the Clerk's Office for the Circuit Court of Roanoke County, Va., this map is presented and with the certificate of dedication and acknowledgement thereto annexed, admitted to record at o'clock, . M., on this day of , 1962.

Teste: _____ Clerk

Note: See Sheet No. 1 for Lot Layout.

State of Virginia } To Wit:
County of Roanoke }
I, Frances F. Boat, a notary public in and for the aforesaid

State and County do hereby certify that T.D. Steele, Tom Stockton Fox, Furman Whitescarver and John P. Fishwick whose names are signed to the foregoing writing dated Dec. 29, 1962, have each personally appeared before me in my State and County and acknowledged the same on this 29th day of December, 1962.

My Commission Expires: Nov. 18, 1964

Frances F. Boat
Notary Public

SHEET 2 OF 2

MAP OF SECTION NO. 1

STONEGATE

Property of Double T. Corporation

ROANOKE COUNTY, VIRGINIA

By Raymond E. Robertson
State Cert. Surveyor

SEPT. 6, 1962

Corporation Seal

Caption Legal Reference:
Being a portion of the property conveyed to Double T. Corp.
By John P. Fishwick in D.B. 684, Pg. 556.

P.B. 6 Pg. 51