

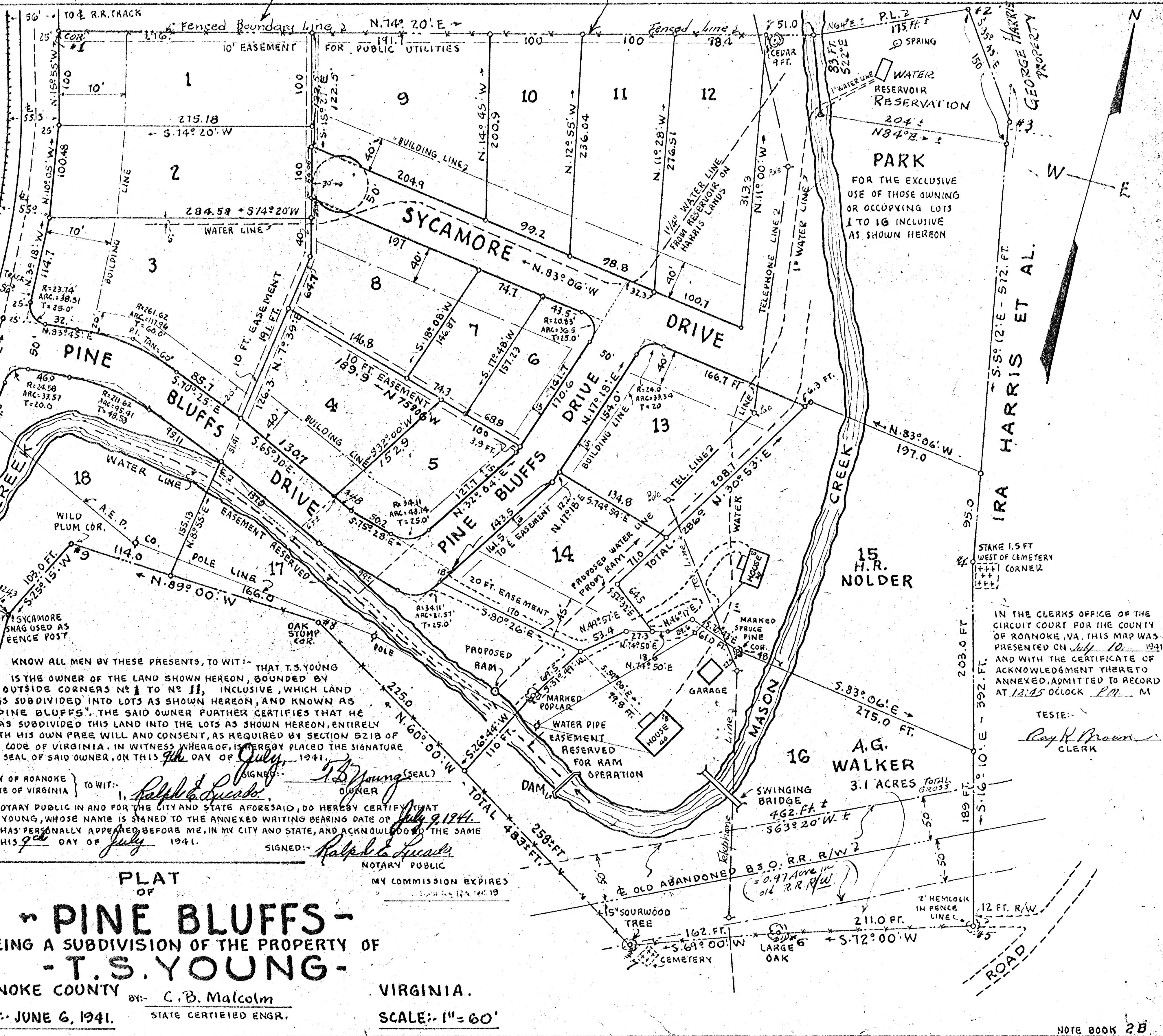
RESTRICTIVE COVENANTS

- 1. THE FOLLOWING RESTRICTIONS, APPLICABLE TO F.H.A. LOANS, SHALL BE IN FORCE AND CONSTITUTE COVENANTS RUNNING WITH THE TITLE TO THE LOTS HEREON, FOR A PERIOD OF 10 YEARS FROM DATE OF MAP RECORDATION.
- 1. ALL LOTS SHOWN HEREON SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY.
- 2. ONLY 1 DETACHED HOUSE, WITH NECESSARY GARAGE AND OUTBUILDINGS, SHALL BE ERECTED UPON ANY LOT SHOWN HEREON.
- 3. NO DWELLING TO BE ERECTED TO EXCEED TWO AND ONE-HALF STORIES IN HEIGHT, AND A PRIVATE GARAGE FOR NOT MORE THAN TWO CARS.
- 4. NO RESIDENCE SHALL BE LOCATED WITH THE MAIN BODY OF SAME NEARER THAN THE SET-BACK LINE SHOWN HEREON, FROM THE FRONT LOT LINE, AND NO BUILDING SHALL BE LOCATED NEARER THAN THE SET-BACK SHOWN HEREON TO ANY SIDE LOT LINE; THIS LATTER RESTRICTION TO SIDE LOT LINE, REFERS TO ANY PART OF BUILDING.
- 5. NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY SAID LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE, OR BECOME, AN ANNOYANCE OR NUISANCE TO THE VICINITY, ESPECIALLY THE KEEPING OF SWINE ON ANY LOT HEREON IS PROHIBITED.
- 6. NO PERSONS OF ANY RACE OTHER THAN THE CAUCASIAN RACE SHALL USE OR OCCUPY ANY BUILDING OR ANY LOT, EXCEPT THAT THIS COVENANT SHALL NOT PREVENT OCCUPANCY BY DOMESTIC SERVANTS OF A DIFFERENT RACE DOMICILED WITH AN OWNER OR TENANT.
- 7. NO TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING SHALL BE USED AS A TEMPORARY OR PERMANENT RESIDENCE, NOR SHALL ANY STRUCTURE OF TEMPORARY CHARACTER BE USED AS A RESIDENCE.
- 8. NO DWELLING COSTING LESS THAN \$5000.00 SHALL BE PERMITTED ON LOTS 1, 2 AND 3 OF THIS MAP, NOR SHALL ANY DWELLING COSTING LESS THAN \$3500.00 BE PERMITTED ON LOTS 4 TO 14 INCLUSIVE, OF THIS MAP. THE GROUND FLOOR AREA OF THE MAIN STRUCTURE EXCLUSIVE OF ONE STORY OPEN PORCHES AND GARAGES SHALL BE NOT LESS THAN 600 SQUARE FEET IN THE CASE OF A ONE STORY STRUCTURE, NOT LESS THAN 400 SQUARE FEET IN THE CASE OF A ONE AND ONE-HALF, TWO, OR TWO AND ONE-HALF STORY STRUCTURE.

APPROVED: *E.K. Matton*
 SECRETARY OF ROANOKE COUNTY PLANNING AND ZONING COMMISSION.

APPROVED: *R.H. Beers*
 CHAIRMAN OF BOARD OF SUPERVISORS OF ROANOKE COUNTY, VA.

APPROVED: *John Westworth*
 CITY ENGINEER, ROANOKE, VA.



KNOW ALL MEN BY THESE PRESENTS, TO WIT:- THAT T.S. YOUNG IS THE OWNER OF THE LAND SHOWN HEREON, BOUNDED BY OUTSIDE CORNERS NO. 1 TO NO. 11, INCLUSIVE, WHICH LAND IS SUBDIVIDED INTO LOTS AS SHOWN HEREON, AND KNOWN AS "PINE BLUFFS". THE SAID OWNER FURTHER CERTIFIES THAT HE HAS SUBDIVIDED THIS LAND INTO THE LOTS AS SHOWN HEREON, ENTIRELY WITH HIS OWN FREE WILL AND CONSENT, AS REQUIRED BY SECTION 5213 OF THE CODE OF VIRGINIA. IN WITNESS WHEREOF, I HEREBY PLACED THE SIGNATURE AND SEAL OF SAID OWNER, ON THIS 9th DAY OF July, 1941.

SIGNED: *T.S. Young* (SEAL)
 OWNER

TO WIT:-
 1. *Ralph E. Lucado*
 CITY OF ROANOKE
 STATE OF VIRGINIA

A NOTARY PUBLIC IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT T.S. YOUNG, WHOSE NAME IS SIGNED TO THE ANNEXED WRITING BEARING DATE OF July 9, 1941, HAS PERSONALLY APPEARED BEFORE ME, IN MY CITY AND STATE, AND ACKNOWLEDGED THE SAME ON THIS 9th DAY OF July, 1941.

SIGNED: *Ralph E. Lucado*
 NOTARY PUBLIC
 MY COMMISSION EXPIRES July 19, 1949

PLAT OF
"PINE BLUFFS"
 BEING A SUBDIVISION OF THE PROPERTY OF
- T.S. YOUNG -
 ROANOKE COUNTY BY: *C.B. Malcolm*
 DATE: JUNE 6, 1941. STATE CERTIFIED ENGR.
 VIRGINIA.
 SCALE: 1" = 60'

PARK
 FOR THE EXCLUSIVE USE OF THOSE OWNING OR OCCUPYING LOTS 1 TO 16 INCLUSIVE AS SHOWN HEREON

IRA HARRIS ET AL.

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF ROANOKE, VA. THIS MAP WAS PRESENTED ON July 10, 1941, AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED, ADMITTED TO RECORD AT 12:45 O'CLOCK P.M.

TESTE: *Ray H. Brown*
 CLERK

Annexed by Town of Salem - 1967