KNOW ALL MEN BY THESE PREBENT, TO WIT:

THAT HIDDEN VALLEY FOREST, INC., IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, KNOWN AS "HIDDEN VALLEY FOREST" BOUNDED AS SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS 1 THUR 28 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED FROM CLARENCE T. & STELLA W STAFFORD AND ROBERT A. & MARY H. WHITAKER, DATED APRIL 13, 1984, AND RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, IN DEED BOOK 91, PAGE 492.

THE SAID OWNER CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND AS SHOWN HEREON ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTIONS 15-1 THRU 15-407 OF THE VIRGINIA CODE OF 1950, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF SALEM "LAND SUBDIVISION ORDINANCES". THE SAID OWNER DOES, BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATE IN FEE SIMPLE TO THE CITY OF SALEM ALL OF THE LAND EMBRACED WITHIN THE STREETS OF THIS SUBDIVISION AND ALL THE EASEMENTS ARE HEREBY DEDICATED FOR PUBLIC USE.

THE SAID OWNER DOES AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION AND THE ACCEPTANCE OF THE DEDICATION OF THE STREETS SHOWN HEREON BY THE CITY OF SALEM, ON ITS OWN BEHALF AND FOR AND ON ACCOUNT OF ITS HEIRS, SUCCESSORS, DEVISEES AND ASSIGNS, SPECIFICALLY RELEASES THE CITY OF SALEM FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNER, ITS HEIRS, SUCCESSORS, DEVISEES AND ASSIGNS MAY OR MIGHT HAVE AGAINST THE CITY OF SALEM BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG SUCH STREETS AS SHOWN ON THE PLAT OF THE LAND SUBDIVIDED (OR SUCH CHANGED STREETS AS MAY BE AGREED UPON IN THE FUTURE.) 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 CITY OF SALEM, AND SAID CITY OF SALEM SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREET AND PROPERTY LINES THEREOF.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 5TH DAY OF November, 1984.

Myron O Dugan — PRESIDENT

James D Gravely — SECRETARY

STATE OF VIRGINIA
County OF Roanoke TO WIT:

I, Richard V. Hamilton, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE, DO HEREBY CERTIFY THAT MYRON O DUGAN AND JAMES D. GRAVELY, PRESIDENT AND SECRETARY, RESPECTIVELY, OF HIDDEN VALLEY FOREST, INC., WHOSE NAMES AS SUCH ARE SIGNED TO THE FOREGOING WRITING DATED November 5, 1984 HAS EACH PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON November 5, 1984.

MY COMMISSION EXPIRES: December 8, 1984

Richard V Hamilton
NOTARY PUBLIC

RESTRICTIONS

THE FOLLOWING 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 PLAT.

1. PROPERTY TO BE USED AS BUILDING SITES FOR SINGLE-FAMILY TYPE DWELLINGS ONLY.
2. NO LOTS SHALL BE FURTHER SUBDIVIDED, WITHOUT WRITTEN CONSENT OF THE DEVELOPERS, EXCEPT A LOT MAY BE DIVIDED AND ADDED TO ADJOINING LOTS.
3. NO TEMPORARY LIVING QUARTERS SHALL BE ERECTED ON LOTS.
4. NO RESIDENCE SHALL BE ERECTED WITH THE MAIN BODY CLOSER TO THE STREET LINE THAN THE BUILDING LINE SHOWN HEREON.
5. NO HOGS, CHICKENS, GOATS, CATTLE OR OTHER NUISANCE ALLOWED AND NOTHING SHALL BE DONE TO DISTURB THE PEACE AND QUIETUDE OF THE NEIGHBORHOOD.
6. NO PREFABRICATED HOUSES SHALL BE ERECTED ON THIS PROPERTY.
7. (A) HOUSES SHALL BE CONSTRUCTED WITH BRICK OR STONE, OR A COMBINATION OF EITHER; OR A COMBINATION OF BRICK OR STONE AND WEATHER BOARDING.

   (B) HOUSES CONSTRUCTED OF OTHER TYPES OF MATERIALS SHALL BE APPROVED BY THE DEVELOPERS.
8. MINIMUM LIVING SPACE SHALL BE AS FOLLOWS:

   (A) SINGLE STORY DWELLINGS SHALL HAVE A MINIMUM FLOOR SPACE OF 1750 SQ. FT.

   (B) TWO-STORY HOUSES MUST HAVE A MINIMUM OF 1100 SQ. FT. ON THE FIRST FLOOR.

   (C) TWO-STORY HOUSES MUST HAVE A COMBINED FLOOR SPACE OF AT LEAST 2200 SQ. FT.

   (D) THE GROUND FLOOR DIMENSIONS OF SPLIT LEVEL HOUSES MAY BE NO LESS THAN 44 FT. × 26 FT. ALL MINIMUMS EXCLUDE BASEMENTS, GARAGES, SUN PORCHES, CARPORTS AND BREEZEWAYS.

   ANY HOUSE OTHER THAN THOSE LISTED ABOVE WILL BE INCONSISTANT WITH THE MINIMUM DIMENSIONS AND BASIC BUILDING COST OF THOSE LISTED AND MUST BE APPROVED BY THE DEVELOPERS.
9. THE RIGHT IS RESERVED BY THE OWNER OF THIS SUBDIVISION TO CONSTRUCT WATER LINES AND TO REPAIR AND MAINTAIN SAME IN THE EASEMENTS AND STREETS SHOWN HEREON.
10. ALL LOTS ARE SUBJECT TO EASEMENTS AS SHOWN ON BODY OF MAP AS WELL AS NECESSARY GUYS AND ANCHORS FOR ELECTRIC AND TELEPHONE POLES.
11. IF THE OWNER OF THIS SUBDIVISION OR ANYONE CLAIMING UNDER THEM, SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THESE COVENANTS, IT SHALL BE LAWFUL FOR ANY PERSON OR PERSONS OWNING ANY REAL PROPERTY SITUATE IN THIS 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 DOING SO OR TO RECOVER DAMAGES.

IN THE CLERKS OFFICE FOR THE CIRCUIT COURT FOR THE CITY OF SALEM, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT AND DEDICATION THERETO ANNEXED IS ADMITTED TO RECORD ON April 15, 1985, AT 9:51 O'CLOCK A.M.

TESTE: James F. Tabey, CLERK
Melinda Yates, Deputy
CLERK

COMMONWEALTH OF VIRGINIA
JACK G. BESS
LAND SURVEYOR
CERTIFICATE No. 1070
CERTIFIED LAND SURVEYOR

NOTE: THIS REVISED PLAT, WHEN RECORDED, WILL SUPERCEDE AND RENDER NULL AND VOID, THE PLAT OF HIDDEN VALLEY FOREST, DATED OCT. 31, 1984, AND RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF SALEM, VIRGINIA, IN PLAT BOOK 2, PAGE 69. THIS INSTRUMENT, WHEN RECORDED, WILL SERVE TO VACATE THE ORIGINAL PLAT, PURSUANT TO SECTION 15.1-481 OF THE CODE OF VIRGINIA, AS AMENDED.

(SHEET 1 OF 2)

REVISED PLAT OF

HIDDEN VALLEY FOREST

PROPERTY OF HIDDEN VALLEY FOREST, INC., AND SITUATE OFF WESTCLUB DRIVE AND AJOINING HIDDEN VALLEY COUNTRY CLUB

SALEM, VIRGINIA

SCALE: AS NOTED

OCT 31, 1984
REV. APRIL 11, 1985

BY: JACK G. BESS
CERTIFIED LAND SURVEYOR

APPROVED: William Taylor Jr.
EXC SECRETARY, CITY OF SALEM PLANNING COMMISSION — 4-11-85 DATE

Joseph E. Yates, Jr.
ASST. CITY ENGINEER - CITY OF SALEM VIRGINIA — 4/11/85 DATE