

BOOK 2000 PAGE 731

ATTACHMENT B
TO DEED OF ROANOKE LAND DEVELOPMENT, LLC
RESTRICTIVE COVENANTS

The real property described on Attachment A hereto ("the Property") is subject to the following Restrictive Covenants:

1. The Property shall be used for retail and commercial purposes only.
2. The Property shall not be used for a night club, "gentlemen's club" or similar "adult establishment", a billiard parlor, or any other type of business serving or selling on-site alcoholic beverages. Notwithstanding the foregoing, any restaurant occupying the Property may serve or sell alcoholic beverages, provided that food sales constitute at least fifty per cent of the total monetary amount of sales from any such restaurant business.
3. The Property shall not be used for a junkyard or any other rental storage facility business.
4. The Property shall not be used for a bingo parlor.
5. The Property shall not be used for a refuge or junk storage transfer station.
6. The Property shall not be used for an auto repair shop.
7. Any trash dumpsters or other containers shall at all times be enclosed and not visible.
8. All plans and specifications for buildings or other site improvements to the Property shall be submitted to Roanoke Land Development, LLC, its successors and assigns, for written approval prior to the commencement of the construction of any building or site improvements on the Property. Failure of Roanoke Land Development, LLC, its successors and assigns, to approve any such plans and specifications within thirty days after having been submitted shall be deemed approval of such plans and specifications.

UNOFFICIAL