

9. All structures, water, sewer and utility installations placed upon any lot within said tracts shall comply with all building codes, regulations and other laws applicable to the State of Oregon, County of Baker.
10. All residences shall have an individual sewage disposal system of an PWA approved type. All septic tanks shall be 50 feet from any water well. All state and county laws and regulations pertaining to health and sanitation shall be complied with. Under no conditions will an external latrine be allowed.
11. No more than one sign will be permitted for each building site. Text shall be limited to the owner's name and/or name of residence. Over-all dimensions shall be the minimum required to present the text in letters not exceeding 4" in height.
12. Outside fires, such as picnic or barbeque, must at all times be supervised and be kept in areas where it is not possible to cause damage to adjoining property. Trash fires will be prohibited during fire season. Chimneys must be equipped with spark arresters.
13. The clearing and burning of brush or trees must be done in accordance with accepted forestry practices. Indiscriminate cutting of existing trees shall not be allowed. Thinning and pruning of stands of timber (when so desired by lot owner), must be done in accordance with good forestry practices.
14. Easements and rights of way are hereby specifically reserved to ELKHORN ESTATES, and their respective successors and assigns, and for the erection, construction, operation and maintenance of poles, wires and conduits for the transmission of electricity, heat, power, telephone, sewers, drains, water systems, and for any other reasonable purpose, any other method of conduction and performing any public or quasi-public utility service or function.
15. These restrictions shall be deemed to be for the protection and benefit of each of the owners or occupants of any portion of the above described subdivision, and it is intended hereby that any such person shall have the right to prosecute such proceeding at law or in equity as may be appropriate to enforce the restrictions herein set forth.
16. Invalidation of any one of these foregoing covenants, restrictions or conditions or any portion thereof by court order, judgement or decree shall in no way affect any of the other remaining provisions hereof which shall, in such case, continue to remain in full force and effect.