

committee. The second set of said plans shall be filed as a permanent record with the architectural committee. In the event said committee fails to approve or disapprove in writing said plans within fifteen days after their submission, the said approval shall not be required. When all lots in said tract have been sold by the undersigned owner, said plans and specifications shall be approved by herein described and only owners of said lots shall be privileged to vote for said architectural committee.

7. ASSIGNMENT OF POWERS: Any and all rights and powers of the Grantor herein contained may be delegated, transferred or assigned. Wherever the term "Grantor" is used herein, it includes assigns or successor in interest of the Grantor.

8. PUBLIC STREETS-UTILITY EASEMENTS: Upon demand, in the sole discretion of Grantors, and/or assigns, the owner agrees and shall deed a right of way to the City of Baker City for a dedicated public street access over & across the easement reserved to the Grantor in the original granting deed. Grantor and/or assigns shall give owner(s) at least 14 days notice and shall prepare & present to owner(s) all necessary paperwork to fulfill above. If owner(s) refuses or fails to execute the deed, this covenant may be specifically enforced by suit in equity and the prevailing party may collect reasonable attorney fees. Grantor shall complete the street within (1) one year from date of execution of the deed and said street shall comply with all standards of the City of Baker City.

By execution of these covenants, the owner(s) and Grantors agree to the terms of these covenants and agree that adequate consideration has been given therefore.

x \_\_\_\_\_ (owner)

x \_\_\_\_\_ (owner)

THIS AREA HERE MUST BE SIGNED UPON SALE OF EACH LOT

x \_\_\_\_\_ (Grantor)

x \_\_\_\_\_ (Grantor)

x \_\_\_\_\_ (Grantor)

x \_\_\_\_\_ (Grantor)