

No gravel roofs or split entry or moving of pre-built homes into subdivision will be allowed without Architectural Committee approval.

All lots shall be provided with a driveway and a minimum of two off street automobile parking spaces within the boundaries of each lot.

3. BUILDING LOCATION: No building shall be located on any lot within 20 feet from the front lot line measured to foundation of such building; nor within 10 feet of one side lot line and within 5 feet of the other side lot line, except for corner lots which shall not be located within 20 feet from front lot line; nor 15 feet from side lot line adjacent to other abutting street, all other restrictions apply. For the purpose of this covenant, eaves, steps and open porches shall not be considered as part of a building for the purpose of determining such distances, provided, however, that this shall not be construed to permit any portion of a building, including such eaves, steps or open porches, to encroach upon another lot.

4. EASEMENT: Easement for installation and maintenance of utilities, future public streets and drainage facilities are reserved as shown on the final plat.

5. TEMPORARY AND OTHER STRUCTURES: No structures of a temporary nature, trailer, basement house, tent, shack, garage, barn or other outbuilding shall be used at any time as a residence either temporarily or permanently. No old or second hand structures shall be moved onto any of said lots. All dwellings and other buildings shall be erected on site within said subdivision and shall be new construction of good quality workmanship and materials.

6. SIGNS: No billboard of any character shall be erected, posted, painted or displayed upon or about any of said property. No sign shall be erected or displayed upon or about said property unless and until the form and design of said sign has been submitted to and approved by the architectural control committee.

7. OIL AND MINING OPERATIONS: No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

8. ANIMALS-POULTRY: No animals or poultry of any kind shall be raised, bred, or kept on any lot except that dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose.

9. GARBAGE AND REFUSE DISPOSAL: No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste. All trash, rubbish, garbage, or other waste shall be kept in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition, and no rubbish, trash papers, junk or debris shall be burned upon any lot except within a standard concrete incinerator.

10. WATER SUPPLY AND SEWER: No individual water-supply system shall be used or permitted on any lot or group of lots. City of Baker City water system has been provided by underground pipe to each lot. All bathroom, sink and toilet facilities shall be located inside the dwelling house or other suitable appurtenant building, and shall be connected by underground pipe to wet line sewer connection lines which have been provided for each lot.