

subdivision. All plans and specifications must be submitted to the Architectural Control Committee for written approval, including the plot plan or site development plan.

- (2) Exterior treatment of all homes, outbuildings and improved structures shall be finished in as close to earth tones as possible. Wood or masonry exterior wall treatment, and composition, shake, metal or tile roofing shall be encouraged.

Any construction commenced on any residence or out building shall be substantially completed, including, but not limited to exterior painting, within twelve (12) months from the date such construction is commenced.

Each parcel and its improvements shall be maintained in a clean and attractive condition, in good repair and in such fashion as to not create a health or fire hazard.

- (3) All driveways must be improved with cinders or crushed rock, gravel, asphalt or concrete. The ACC will define the standard road specification for each site. Common entry and exit points from and to the public road (Pine Creek) will be required where feasible.

- (4) Setbacks for improvements shall be a minimum of at least the Baker County standard setback requirements, and may be more specifically defined by the ACC. No residence, outbuilding or permanent structure shall be constructed within 50 feet from the centerline of Spring Creek. The intent of siting standards is to encourage, and help ensure that each parcel can have a maximum view with minimum disruption or obstruction.

- (5) No noxious or offensive trade or activity shall be conducted upon any parcel, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.

- (6) No elevated tanks of any kind shall be erected, placed or permitted on any part of the premises. Any tanks used in connection with any residence, including tanks for the storage of fuels, must be maintained above ground and walled sufficiently to conceal them from the view of neighboring lots, roads or streets. Installation of flag poles, radio poles or exterior mounted television antenna