

extending more than ten (10) feet above any roof line is prohibited. All outdoor lightings shall be shielded in such a manner as to minimize the effect on any other parcel owners.

(7) Declarant hereby reserves unto himself, heirs and or assigns, a non-exclusive easement of access, not to exceed 25' from centerline, the entire length of Spring Creek within this subdivision for the purpose of removing down trees, repairing areas or cleaning areas of the creek or bank, or making improvements deemed necessary or appropriate by ACC. Any lot owner shall provide ACC with a written statement of their intent to materially alter or modify the main channel of the creek, setting forth the proposed action. No activity is allowed without the consent of the ACC to the proposed use and obtaining any governmental permits as may be required.

(8) All utilities such as power, telephone, etc. shall be underground.

(9) Animals: No animals other than domestic cats, dogs, horses, cows, llamas or other like animals that may be approved by the ACC are to be allowed in Meadow Brook West Subdivision. The livestock concentration limitation shall follow the Baker County Zoning and Subdivision Ordinance 83-3, Section 407 as attached hereto and by this reference incorporated herein.

All domestic pets shall be kept from running at large, be kept in a neat and clean manner so as not to offend through noise or odor any other residents of Meadow Brook West Subdivision. All animals must be confined to the owners' own parcel unless they are under the owners' direct control.

(10) So as to keep all livestock from the creek there shall be a setback requirement of 25 feet from the centerline of the creek. The desired effect of this is to all property owners advantage to maintain a greenway down the creek free of manure or excrement from animals.

(11) All lots in the subdivision have creek frontage of varying widths; every lot has survey pins that are set approximately 15 ft. from the centerline of Spring Creek. No landowner shall construct any improvement within 50 feet of the centerline of Spring Creek without approval of the ACC, excepting