

successors and assigns, and failure by Grantor, or any property owner, or their legal representative, heirs, successors, or assigns to enforce any of said restrictions, conditions, covenants, or reservations shall in no event be deemed a waiver of the right to do so thereafter.

6. ARCHITECTURAL COMMITTEE: The architectural committee which is vested with the powers described herein shall consist of three persons appointed by the undersigned owner. Prior to the commencement of any excavations, construction or remodeling or adding to any structure theretofore completed, there shall first be filed with the architectural committee two complete sets of building plans and specifications therefor, together with a block or plot plan indicating the exact part of the building site the improvements will cover and said work shall not commence unless the architectural committee shall endorse said plans as being in compliance with these covenants and are otherwise approved by the 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 (15) days after their submission, then 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 an architectural committee appointed by a majority of owners of lots in the property 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.

IN WITNESS WHEREOF we have hereunto set our hands this 1st day of September 1981.

ORION DEVELOPMENT CORPORATION

BY F. Heber Fuller
F. Heber Fuller
President

34543

Nov 30, 1981

Anita C. Johnson

REAL DOCUMENT RECORDED 1:30 P.M. ANITA C. JOHNSON, Clerk, Baker County, Oregon