

which the water flows) for the purpose of construction, maintenance and operation of the ditches for proper irrigation and drainage of all meadow lands of any lots or any tracts therein. The Committee reserves the rights to irrigate and go on all such lands at all reasonable times for the purposes of preserving and maintaining the natural beauty.

29. Easement and right of way of fifteen (15) feet on each side of the property lines of the original lots of the subdivision are hereby reserved for poles, wires, pipes and conduits for heating, lighting, electricity, gas, telephones, sewer, water or other public or quasi-public utility service purposes, together with the right of entry at any time for the purpose of further construction and repair.

30. All utilities which are originally delivered underground shall be continued underground. The owner of each tract shall be responsible for installing the utilities in their tract. The installation will be at the expense of the owner of each tract.

31. All roads within the subdivision are to be maintained, improved and repaired when necessary by all tract owners who have a boundary fronting on a subdivision road or who use said roads for access to their tract. State highway or county roads are excluded. Each title holder of a tract or re-subdivided tract shall be a separate owner. The cost shall be born equally by these tract owners. The Committee shall have the exclusive right to determine when roads are in need of maintenance and repair and the exclusive right to determine which owners use the road for access to their tracts.

APPROVING AUTHORITY

32. The Architectural Control Committee shall consist of five (5) members and shall be the approving agency for the provisions of these covenants. This does not prevent any other landowner within Valley View Subdivision from protesting any violation of the covenants.

33. The members of the Architectural Control Committee must be owners of tracts in the subdivision. The five (5) nominees receiving the most votes shall serve as members of the Committee. Each lot owner and each owner of a re-subdivided lot shall be entitled to one vote in these elections. Joint owners of a lot shall only have one vote and if a person owns more than one lot, he will still have only one vote.

34. Elections for the Committee shall be annually, and upon the death or resignation of any member of this committee, the remaining members shall have the authority to designate a successor who shall remain upon the Committee until the next annual election. Elections to the Committee shall be held at the annual Homeowners meeting which shall meet within the first half of September at a meeting called for that purpose. Notice of the meeting by the Committee shall be mailed to all property owners within the subdivision at the address given to the Committee.