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LOUISE C JONES, Recorder
Filed By SS
For BRIDGER JACK MESA POA
SAN JUAN COUNTY CORPORATION

BRIDGER JACK MESA SUBDIVISION
AMENDED
COVENANTS AND RESTRICTIONS
To Run With the Land

SECTION 36, TOWNSHIP 27 South, RANGE 22 East
Salt Lake Meridian, Utah

PHASE II, Lots 3 (000380000030) through and including Lot 46 (000380000460)

Amendment Date: January 15, 2000

The following amendment submitted for record by:

Steve K Bruce
Bridger Jack Mesa Property Owners Assn.
Secretary

12/17/2001
Date

STATE OF UTAH

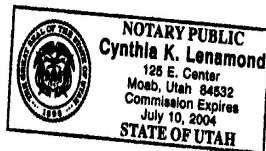
COUNTY OF GRAND

I, Cynthia K Lenamond Notary Public, hereby certify that on the 17 day of December, A.D., 2001, personally appeared before me, Steve K Bruce, who being by me first duly sworn, declared that he is a party who signed the foregoing document as association secretary; that the statements contained therein are true.

IN WITNESS WHEREOF, I have hereunto set my hand and seal at Moab, County of Grand, State of Utah, the day and year in this notice first above written.

My commission expires: 7/10/04

Cynthia K Lenamond
Notary Public



sj

744

BRIDGER JACK MESA SUBDIVISION
AMENDED
COVENANTS AND RESTRICTIONS
To Run With the Land

Date: January 15, 2000

A. ARTICLE II, RESIDENTIAL AREA COVENANTS & RESTRICTIONS, Paragraph 6, "Additional Buildings" shall be replaced and shall read as follows:

a. "Definition "Additional Buildings"". "Additional Buildings" shall mean that following or concurrently with construction of the main dwelling, each lot owner may build the following:

(1) One additional dwelling or guest house not to exceed one-half the size of the main dwelling, with a maximum of 1,000 square feet is permitted for each lot. Each such building is subject to all other covenants and restrictions herein. The use of an additional dwelling or guest house for a permanent home, or as a rental unit is prohibited.

(2) One barn or tack room not to exceed 800 square feet, along with a corral for horses and/or llamas.

(3) One garage or carport for not more than four vehicles, and a single story outbuilding for storage not to exceed 900 square feet.

All approved additional buildings are subject to the same covenants and restrictions as to building materials, roof, color and construction as permanent dwellings. No building may exceed 30 feet in height."

b. "Guest House Built First". If the first dwelling built is intended to be used as a guest house after the main house is built, then the first dwelling built must be 1000 square feet in size. The maximum size guest house and minimum size for the main house shall become the same--1000 square feet. The second dwelling built must then be a minimum of 2000 square feet (in order that the guest house is no more than one-half (1/2) the size of the main house). If the main house is built first, then the guest house may not exceed one-half the size nor may it exceed 1000 square feet."

c. "Maximum House Size". The maximum house size for the main house shall be 6500 square feet.

B. ARTICLE III, PROPERTY OWNER'S ASSOCIATION, Paragraph 1, "Formation" shall be replaced and shall read as follows:

"Immediately upon the sale of twelve or more lots within the Bridger Jack Mesa Subdivision, excluding Lots 1 & 2, a property owners' association ("POA") shall be formed consisting of those owners. Every lot owner of a lot in the Bridger Jack Mesa Subdivision will thereafter automatically be a member of the POA."

APPROVED:

E 065201 B 800 P 0745

(Signature/Approvals on file with POA Secretary)

Member of the Bridger Jack Mesa Property Owners