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LOUISE C JONES, Recorder
Filed By DH
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: April 5, 2002

The following amendment submitted for record by:

Wendy Schneider

Bridger Jack Mesa Property Owners Assn.
Secretary

9.19.02

Date

STATE OF UTAH
COUNTY OF GRAND

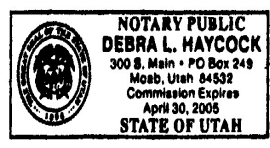
I, Debra L. Haycock Notary Public, hereby certify that on the 19 day
of September, A.D., 2002, personally appeared before me, Kira Schneider
who being by me first duly sworn, declared that he is a party who signed the foregoing
document as association secretary; that the statements contained therein 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:
04-30-05

Debra L. Haycock
Notary Public

BRIDGER JACK MESA
Property Owner's Assn. *ji*
P.O. Box 874
Moab, Ut 84532



BRIDGER JACK MESA SUBDIVISION

AMENDED
COVENANTS AND RESTRICTIONS

To Run With the Land

Date: April 5, 2002

(This Amendment replaces January 15, 2000 Amendment recorded 12/19/01, entry No. 065201, book 800, pgs. 744-745.)

- A. ARTICLE II, RESIDENTIAL AREA COVENANTS AND RESTRICTIONS, Paragraph 2, "Houses Must be of Permanent, Original Construction" Paragraph 5, "Size of Permanent Dwelling", and Paragraph 6, "Additional Buildings" shall be replaced and read as follows:

2. **Houses Must be of Permanent, Original Construction**

All permanent construction must be original. All construction on any lot must be prosecuted diligently to completion and adhere to the following timelines:

Bridger Jack Mesa Construction Timelines

Site Work: 12 months to completion (includes power run, water well, septic system, driveway and surface restoration (if needed).

House / Additional Buildings Construction: 18 months to completion.

Extensions: Additional 6-month extensions may be requested when presented in writing and approved by the Architectural review Committee and the Board of Trustees.

No home may be occupied until substantially completed in accordance with its approved plans and specifications.

Previously constructed (pre-fab) dwellings, motor homes and mobile homes are prohibited as permanent dwellings. However, such temporary housing may be utilized during construction of the permanent dwelling, for not more than a total of sixteen (16) months.

5. **Size of Permanent Dwelling**

The main floor of habitable living space for each permanent dwelling must be at least 1,000 square feet (s.f.) and shall not exceed 6,500 s.f. (See Paragraph 6 for maximum combined square footage for all buildings.) For the purposes of this covenant, a split-level structure divided by a half flight of stairs constitutes a main floor.

Attached basements, breezeways, and patios are excluded from this computation.

6. **Additional Buildings**

"Additional Buildings" shall mean that following or concurrently with the

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construction of the main dwelling, each lot owner may build the following additional buildings and shall not exceed a maximum build-out square footage of 7,500 s.f. per lot.

a) One additional dwelling or guest house not to exceed one-half the size of the main house, with a maximum of 1,000 s.f. is permitted per lot. The use of an additional dwelling or guest house for a permanent home, or as a rental unit is prohibited.

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 1,000 s.f. in size. The maximum size guest house and minimum size for the main house shall become the same -- 1,000 s.f. The second dwelling built must be a minimum of 2,000 s.f. (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 of the main house nor may it exceed 1,000 s.f.

b) One barn or tack room not to exceed 800 s.f. along with a corral for horses and/or llamas.

c) One garage or carport not to exceed 1,500 s.f. If the garage is attached to the main dwelling, the maximum garage square footage is 1,500 s.f.

d) One storage / outbuilding not to exceed 900 s.f.

Lot owners may choose to combine building types, but individual building square footage limits still apply. (e.g. -- for a combined garage / guest house / storage building plan, the area allowed for vehicle storage cannot exceed 1,500 s.f., the guest house accommodation area cannot exceed 1,000 s.f., and the storage building cannot exceed 900 s.f.)

The Architectural Review Committee is responsible for approving all structures. All approved additional buildings are subject to the same covenants and restrictions as to building materials, roof material, all exterior colors and type of construction as permanent dwellings. No building may exceed 30 feet in height.

Property owners who received approval for building plans prior to this amendment will be grandfathered under the terms of the covenants and restrictions in place at the time that their plans were approved by the Architectural Review Committee.

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

Immediately upon the sale of twelve or more lots within the Bridger Jack Mesa Subdivision, excluding Lots 1 & 2, a property owner's 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:

(Approval Member Votes on file with the POA
Members of the Bridger Jack Mesa Property Owner's Association

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