

54' PO Box 874
Moab, UT 84532

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Date 17-MAR-2005 11:10am 278
Fee: 56.00 Check
LOUISE C JONES, Recorder
Filed By DH
For BRIDGER JACK MEA 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 3, 2004

The following amendment submitted for record by:

noted 3-17-05

Denise Blak

Bridger Jack Mesa Property Owners Assn.
Secretary

3-17-05

Date

STATE OF UTAH

COUNTY OF GRAND

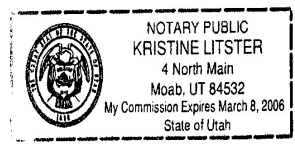
I, Kristine Litster, Notary Public, hereby certify that on the 17 day
of March, A.D., 2005, personally appeared before me, Denise Blak
who being by me first duly sworn, declared that he is a party who signed the foregoing
document as association secretary; that the statements contained therein are true.

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:
March 8, 2006

[Signature]
Notary Public

is



BRIDGER JACK MESA SUBDIVISION
AMMENDED COVENANTS AND RESTRICTIONS
To run with the land

April 3, 2004

This document is an Addendum to the Covenants and Restrictions filed as entry number 08349 with the Recorder of San Juan County on October 17, 1994.

Section 36, Township 27 South, Range 22 East, Salt Lake City Meridian

A: ARTICLE II, RESIDENTIAL AREA COVENANTS AND RESTRICTIONS

Paragraph 7: Fences

Paragraph 8: Natural Environment to be Preserved

Paragraph 10: Hunting Prohibited

Paragraph 16. Night Sky Protection (new paragraph)

Paragraph 17. Fire Prevention (new paragraph)

7. Fences and gates

There is grazing land in the Bridger Jack area. It will be the responsibility of the Bridger Jack property owners to fence cattle out.

All fences and gates must be constructed so as to blend with the natural surroundings – generally brown or reddish brown -- and are subject to approval by the Architectural Review Committee.

No fence may exceed five feet in height.

8. Natural Environment to be Preserved (SEE BJM POA GUIDELINES FOR LANDSCAPING)

It is the specific intent of these covenants and restrictions that the natural environment of Bridger Jack Mesa Subdivision be preserved to the maximum extent possible. The natural foliage of a lot may be removed only to the extent necessary for clearing for a driveway, excavating the building lot and other approved structures, or for corrals, lawns or patios.

No other tree may be removed without first obtaining the consent of the architectural design committee, or its successor committee of property owners.

Painting, carving or other defacing of any of the rocks or vegetation in the area is prohibited.

Motorized vehicle use off established roads and driveways is prohibited throughout the Bridger Jack Mesa Subdivision.

Planting of toxic, noxious, and/or invasive species, defined by the most current list of the Southwest Exotic Plant Information Clearinghouse (SWEPIC), and/or the State of Utah (and any specific weeds identified by San Juan County), is prohibited. This also includes Saltcedar (Tamarisk including Tamarix

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ramosissime, T. chinensis, T. parviflora), Cheatgrass (Bromus tectorum), Silverleaf Nightshade, Buffalobur, Whorled Milkweed, Jointed goatgrass, Camel thorn (Alhagi pseudalhagi) Russian Olive, and English Ivy.

10. Hunting Prohibited

Hunting within Bridger Jack Mesa Subdivision is prohibited, as is the discharge of any firearms.

16. **Night Sky Protection (see BJM POA NIGHT SKY PROTECTION GUIDELINES)**

The POA Architectural Review Committee must approve an exterior lighting plan. The lighting plan must include location, type, and height of light fixtures, including both building and ground-mounted fixtures, provide a description of the luminaries, including lamps, poles or other supports and shielding devices, which may be provided as manufacturer catalog illustrations. Additional information may be required in order to determine compliance.

No exterior lighting may be installed except that which is necessary for safety such as illumination of walkways and driveways.

All exterior lighting must be fully shielded to direct light downward so that direct light is not visible from any other lot and streets.

All exterior lights more than 60 watts must be off by 10:00 p.m. unless in use for ingress and egress.

Prohibited lighting includes search lights, laser source lights, unshielded exterior lighting, mercury vapor lamp fixtures and lights, electrical illumination of outdoor advertising off-site signs, high pressure sodium fixtures and lights, incandescent lights greater than 75 watts, bottom mounted up-lighting or outdoor advertising sign lighting, pole mounted lights exceeding 3 feet, exterior building lighting exceeding 12 feet, or indoor lighting used or constructed to circumvent this covenant.

Owners of existing fixtures will have 120 days to retrofit existing exterior lighting to be in compliance.

17. **Fire prevention (SEE BJM POA FIREWISE GUIDELINES)**

All chimneys of wood burning appliances, fireplaces, or furnaces must be fitted with a spark arrestor made of metal screen of one-quarter inch grid or less. Existing structures must be in compliance by 30 September 2004.

Fireworks, torch lighting, or other incendiary devices are prohibited.