

3491726

10 So Main Rm 700  
SECRET 84101

DOCUMENT  
SER. NO. 581  
AUDIT NO. \_\_\_\_\_

FIRST AMENDMENT OF DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS FOR CENTENNIAL  
INDUSTRIAL PARK (PHASE III)

This First Amendment to the Declaration of  
Covenants, Conditions and Restrictions made this 25<sup>th</sup>  
day of September, 1980, by Union Pacific Land  
Resources Corporation, a Nebraska corporation, herein-  
after referred to as "Grantor";

W I T N E S S E T H :

WHEREAS, Grantor recorded a Declaration of  
Covenants, Conditions and Restrictions covering an industrial  
park known as Centennial Industrial Park (Phase III) on  
April 25, 1978, in Book 4661, beginning at page 168, as  
Entry No. 3097836, in the office of the Salt Lake County  
Recorder; and,

WHEREAS, Grantor desires to clarify Section IV  
relating to Restrictions and Requirements on Improvements  
by adding thereto a provision describing the standards  
upon which approval will be given for signs under Section  
V;

NOW, THEREFORE, the Grantor hereby declares  
that the Declaration of Covenants, Conditions and Restric-  
tions heretofore recorded is amended by adding the  
following subsection to Section IV at the end thereof:

(m) Signs - All signs must be approved in  
writing and must conform to the following  
standards in addition to any sign regulations  
adopted by Salt Lake City Corporation. All  
existing signs not conforming to these  
standards, which conformed to the Salt Lake  
City regulations when erected, are considered  
to be a legal nonconforming sign, the  
continued use of which shall be governed by  
the Salt Lake City Corporation sign regula-  
tions relating to nonconforming signs.

- (1) Only the following signs are allowed:
- a. public necessity signs identifying  
danger or hazard on or near the  
premises.

KATIE L. DIXON  
RECORDER  
SALT LAKE COUNTY,  
UTAH

OCT 17 4 11 PM '80

*UPPER END INDUSTRIES*

REQ OF \_\_\_\_\_  
DEP \_\_\_\_\_

*David Love*  
DAVID LOVE

950

BOOK 5166 PAGE 363

- b. property signs offering the property for sale or lease, or announcing contemplated improvements.
  - c. on-premises business signs directing attention to a use, product, or service conducted on the premises on which it is located.
  - d. identification signs indicating nature of buildings or uses other than commercial or industrial.
  - e. service signs giving information to public such as directions to parking facilities.
- (2) In addition to signs prohibited in Salt Lake City sign regulations, the following signs are specifically prohibited:
- a. off-premises business signs advertising products or services not provided on the premises.
  - b. roof signs erected partly or wholly on or over the roof of a building.
  - c. wall signs painted or giving the appearance of being painted on the wall of a building.
- (3) In addition to a front yard setback of fifteen (15) feet required by Salt Lake City sign regulations, a side yard setback of at least fifteen (15) feet is required.
- (4) Maximum height of ground signs supported by a fixed, permanent frame or support in the ground shall be ten (10) feet above the adjacent finish ground elevation or one half ( $\frac{1}{2}$ ) of the height of the average main mass of the building for which the sign is erected, whichever is greater.
- (5) Business signs shall be limited to one or more signs not exceeding one (1) square foot for each two (2)

linear feet of frontage occupied by owner or occupant, but in no case shall the total area of all business signs associated with one building exceed one hundred seventy (170) square feet.

- (6) Where buildings are owned or occupied by more than one business entity in the same building, business signs must be standardized flat signs. The developer or owner shall submit his selected standards for approval. Standards must include shape, background color, and size which will be limited to twelve (12) square feet per occupant, except that developer or owner may select a predominant occupant for whom he may make separate submittal for sign approval. Size, type, and location of the predominant occupant sign shall conform to the on-premises business sign standards herein.
- (7) Where five or more business entities occupy the same building or group of buildings on one building site under common ownership, an approved directory service sign will be allowed in addition to the on-premises business sign. Size of a directory sign shall be limited to an area of ten (10) square feet plus two (2) square feet for each occupant, provided, however, that the total area of the directory sign shall not exceed seventy-five (75) square feet.

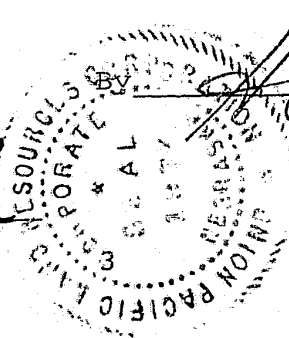
Except as modified by this First Amendment, the Declaration of Covenants, Conditions and Restrictions remains in full force and effect according to the terms thereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed by its duly authorized officers and its corporate seal to be affixed hereto on the date first above written.

UNION PACIFIC LAND RESOURCES CORPORATION

Attest:

*J. J. Mershecker*  
Assistant Secretary

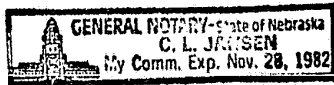


*[Signature]*  
EXECUTIVE VICE President

STATE OF NEBRASKA)  
: ss.  
COUNTY OF DOUGLAS)

On the 25<sup>th</sup> day of September, 1980,  
before me, a Notary Public in and for said County, personally  
appeared H. F. HANSEN, to me personally  
known to be EXECUTIVE VICE President of UNION PACIFIC  
LAND RESOURCES CORPORATION, who being duly sworn did say that  
the seal affixed to the foregoing instrument is the corporate  
seal of said corporation, and that said instrument was  
signed, sealed and executed in behalf of said corporation by  
authority duly conferred by its By-Laws, and acknowledged  
to be said instrument to be the free act and deed of said  
corporation.

IN WITNESS WHEREOF, I have hereunto set my hand  
and affixed my official seal the day and year first in this,  
my certificate, written.



C. L. Jansen  
Notary Public

Residing at Douglas County,  
Nebraska

My commission expires:

11-28-82