

DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS OF  
CUSTOM INDUSTRIAL COMPLEX

**AMENDMENT I**

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF CUSTOM INDUSTRIAL COMPLEX, AMENDMENT I, a commercial condominium project, is executed this 30<sup>th</sup> day of July, 2018 by Brent Reichert, Byron Nickels or Larry Nickels, Jeff Gliattli and Filbert Archibeque, hereinafter "Board of Trustees."

By VOTE and ratification of the owners and Board of Trustees, on September 29, 2017, the following Amendments to the Declaration of Covenants, Conditions and Restrictions of Custom Industrial Complex, Inc. otherwise known as the Association, are as follows:

**ARTICLE III. THE ASSOCIATION**

**5. Professional Management**

The Professional Management allows assignment of an Owner Manager to engage strictly under the direction of the Board of Trustees, shall be responsible for managing the Project for the benefit of the Association and the Owners, and shall to the extent permitted by law and by the terms of the agreement with the Association, be authorized to perform any of the functions or acts required or permitted to be performed by the Association itself.

**ARTICLE V. ASSESSMENTS**

**1. Agreement to Pay Assessments.**  
Sections A and B.

Cam fees increased from \$80.00 per month per unit due on the 1<sup>st</sup> of every month, to \$160.00 per month, per unit, due and owing on the 6<sup>th</sup> of every month. A late fee of 10% per annum will be assessed on the 7<sup>th</sup> day of each month, thereafter by the 21<sup>st</sup> day of the month, it there will be an additional 5% per annum assessed.

**ARTICLE XII. MISCELLANEOUS**

- 1. Notices.** Notices and service of process for the Custom Industrial Complex, Inc. will be directed to Filbert Steven Archibeque, 1745 South Milestone Drive, Unit B-4, Salt Lake City, UT 84104.

12821469  
08/01/2018 09:06 AM #31.00  
Book - 10698 Pg - 9783-9787  
ADPAM GARDINER  
RECORDER, SALT LAKE COUNTY, UTAH  
FILBERT STEVEN ARCHIBEQUE  
1745 S MILESTONE DR UNIT B-4  
SALT LAKE CITY UT 84104  
BY: TBA, DEPUTY - WI 5 P.

MEMORANDUM OF UNDERSTANDING

ARTICLE X. GENERAL USE RESTRICTIONS

12. Signs. The following rules shall apply to signs:

The only unit signage permitted shall be limited to the Owner's front door and adjacent window. Lettering shall not exceed six (6) inches in height.

On or about June 8, 2015, the Declarant, Robert Thatcher, did not object to the owner of Unit A-1, installing a sign on the upper exterior of their respective Unit, not to exceed 24" high and 36" wide, NO EXCEPTIONS, there must be a metal frame permanently mounted with replaceable glass or plastic insert that can be replaced with new if the condominium changes ownership. The metal base may not be removed once installed. The sign shall not be electrically lighted, neon or digital, banners, fabrics, painted letters or numbers on the side of the building.

Unit A-1, will be the only Unit permitted to have an exterior sign as described above. Removal of the permanent metal base could result in a fine of up to \$500 to repair and repaint the wall surface. The Board of Trustees has a right to pursue legal recourse with the fines and attorney fees if this memorandum of understanding is violated.

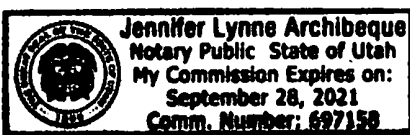
ALL LANGUAGE IN ARTICLES III, V AND X, THAT IS NOT EXCLUSIVELY AMENDED HEREIN, SHALL REMAIN IN FULL FORCE AND EFFECT.

DATED this 31st day of July, 2018.

  
\_\_\_\_\_  
Brent Reichert

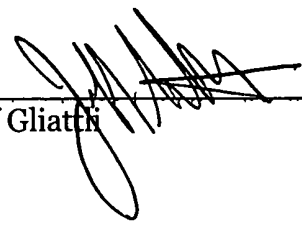
STATE OF UTAH                                     )  
  ) : ss.  
COUNTY OF Salt Lake                     )

On the 31<sup>st</sup> day of July, 2018, personally appeared before me, Brent Reichert, the signer of the above instrument, who duly acknowledged to me that she executed the same for the purposes stated therein.



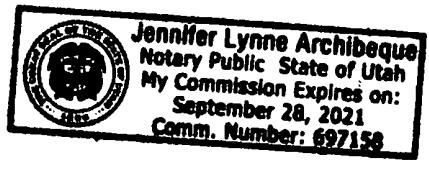
  
\_\_\_\_\_  
NOTARY PUBLIC


DATED this 31st day of July, 2018.

  
\_\_\_\_\_  
Jeff Gliatti

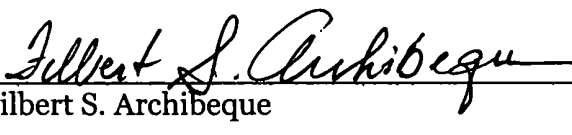
STATE OF UTAH )  
: ss.  
COUNTY OF Salt Lake )

*Jeff Gliatti* On the 31<sup>st</sup> day of July, 2018, personally appeared before me, Brent Reichert, the signer of the above instrument, who duly acknowledged to me that she executed the same for the purposes stated therein.



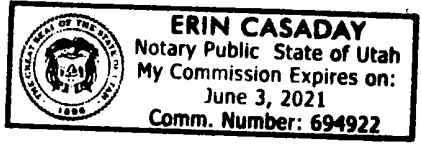
  
\_\_\_\_\_  
NOTARY PUBLIC

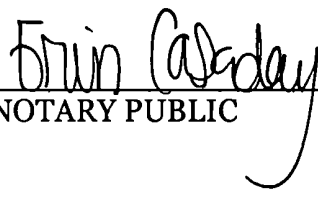
DATED this 31st day of July, 2018.

  
\_\_\_\_\_  
Filbert S. Archibeque

STATE OF UTAH )  
: ss.  
COUNTY OF Salt Lake )

*Filbert S. Archibeque* On the 31<sup>st</sup> day of July, 2018, personally appeared before me, Brent Reichert, the signer of the above instrument, who duly acknowledged to me that she executed the same for the purposes stated therein.



  
\_\_\_\_\_  
NOTARY PUBLIC

DATED this 31st day of July, 2018.

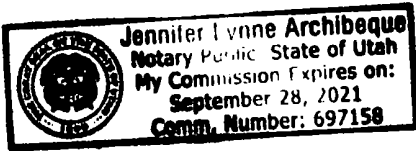
*Byron Nickels*  
Byron Nickels

STATE OF UTAH )

: ss.

COUNTY OF Salt Lake )

*Byron Nickels* On the 31<sup>st</sup> day of July, 2018, personally appeared before me, ~~Brent Reichert~~, the signer of the above instrument, who duly acknowledged to me that she executed the same for the purposes stated therein.



*Jennifer Lynne Archibeque*  
NOTARY PUBLIC

**EXHIBIT "B"**

**List of Units, Votes, Assessment Percentages and  
Undivided Percentage Interest in Common Areas and Facilities**

<b>Unit</b>	<b>Size (S.F.)</b>	<b>Votes</b>	<b>Assessment Portion</b>	<b>Undivided Interest Portion</b>
1A	2,048	1	1/13	1/13
2A	2,024	1	1/13	1/13
3A	2,024	1	1/13	1/13
4A	2,024	1	1/13	1/13
5A	2,024	1	1/13	1/13
6A	2,048	1	1/13	1/13
1B	2,263	1	1/13	1/13
2B	1,533	1	1/13	1/13
3B	1,533	1	1/13	1/13
4B	1,533	1	1/13	1/13
5B	1,533	1	1/13	1/13
6B	1,533	1	1/13	1/13
7B	2,263	1	1/13	1/13