

Desert Foothills Condominium  
Owners Association  
Signage Criteria  
Adopted 11/29/05

General Signage Requirements:

1. Any reference herein to tenant/owner is to effectively identify and direct clients and customers to a building or part of a building from the street and/or parking areas through the use of the business name, address numbers and readily identifiable logos.
2. Tenant/owner shall submit 3 sets of shop drawings and specifications for all signs proposed to be installed on a building including glass-mounted lettering. The Board of Directors (Board) will review the shop drawings and return one set to the tenant/owner marked "approved", "approved as noted" or "revise and re-submit".
3. "Revise and re-submit" drawings will be returned to the tenant/owner with comments. These drawings shall be revised by the tenant/owner and resubmitted to the Board for approval.
4. Upon receipt of Board approval, tenant/owner shall proceed with the City permit process.
5. No signs, advertisements, notices or other lettering shall be exhibited, inscribed, painted or affixed on any part of a sign, except lettering and/or graphics which have received prior written approval of the Board.
6. Tenant/owner or its authorized representative shall obtain all permits for the installation of the tenant signs.
7. Tenant/owner shall have sole responsibility for compliance with all applicable statutes, codes, ordinances or other regulations for all work performed on the premises by or on behalf of the tenant/owner. Subsequent to City approval, tenant/owner may proceed with the installation of signs.
8. The approval of the Board of each tenant/owner plans, specifications, calculations or work shall not constitute an implication, representation, or certification by the Board that said items are in conformance and compliance with applicable statutes, codes, ordinances or other regulations.
9. All signage is subject to City approval and these criteria.
10. All building mounted signage shall be constructed, installed and maintained at the sole expense of the tenant/owner unless prior arrangements to the contrary have been agreed upon and stated in writing in the purchase or lease terms.

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11. Tenant/owner and/or tenant/owner's contractor shall be responsible for the repair of any damage caused by the installation or the removal of any signage.
12. Tenant/owner is responsible for painting and patching subsequent to removal of any building signage.
13. Building addressing letters shall be Helvetica Medium font with a height of twenty four inches. Letters shall be reverse pan channels stud mounted to EFIS background surface. Color shall be 3M duranodic dark bronze
14. No labels shall be permitted on the exposed surface of signs, except those required by local ordinance. Those required shall be applied in an inconspicuous location.
15. Any penetrations of the building structure required for sign installation shall be neatly sealed in a watertight condition.
16. All signs shall conform to both the Uniform Building Code and the National Electrical Code if applicable.
17. Tenant/owner shall bear all liability and responsibility for the operation of their selected sign contractor.
18. Painted lettering on buildings or glass will not be permitted.
19. Flashing, moving or audible signs will not be permitted.
20. Individual freestanding signs will not be permitted except that the Board may install monument signs as necessary for identification of the industrial office community.
21. Exposed neon lighting will not be permitted.
22. Glass-applied vinyl graphics to display the name, address, emergency numbers, and hours of operation may be applied to the storefront not to exceed 25% of the total window area. Logos and graphic designs may be included within this allocation as long as the logo portion of the sign does not exceed 25% of the allocation (or 1/16 of total window area). Lettering size shall be as follows: 6" for suite number, 2" for business name, and 1" for additional information.
23. Wall mounted signs shall be located above the tenant/owners suite approximately centered vertically and horizontally in the available wall above the occupied space.

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24. Wall mounted signs shall be individual letters maximum 24" high. A minimum of one-half the height of the largest letter line spacing shall be used between all multiple line layouts. Signage square footage shall be 1.50 sf of signage per lineal foot of owned frontage. The overall height of any sign shall not exceed 70% of the most narrow vertical dimension of the architectural fascia, wall, or sign area upon which it is installed. The overall length of any sign shall be held to a maximum of 80% of the area upon which it is installed. Construction will be reverse pan channel letters and logos, and must be constructed with a minimum of .050" aluminum returns, three inches 3" deep, and .125" faces. All signs shall have the same material, finish and color to match Frazee 8796N Black Metal. Signage may be backlit with a standard white light source of either neon or LED's, all illuminated signage must be on timers and must be turned off at 10pm. Logos may be part of the overall signage so long as the logo does not occupy more than 25% of the total sign area. (Sign area is defined as the smallest rectangle that completely encloses all elements of the sign.)
  
25. Any changes to previously approved signage or other window or storefront lettering or graphics will require the tenant/owner to submit shop drawings and specifications for the written approval of the Board and said changes shall be subject to City approval.

RECEIVED APR 12 2005

**SHEA**  
Commercial

**COMPREHENSIVE SIGNAGE PROGRAM  
DESERT FOOTHILLS  
OFFICE PLAZA**  
Phoenix, Arizona

September 15, 2004

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**INTRODUCTION**

The purpose of this sign program is to ensure the design production of quality signage. The program outlines the particular guidelines and parameters each user is to follow for their individual business identity through signage, in order to compliment the entire project.

Owners/Occupants are encouraged to have their signs designed and manufactured in accordance with standards which meet or exceed the quality and the aesthetic impact set forth in this criteria.

The sign criteria establishes minimum and maximum letter sizes, sign area allowances, and locations for each sign type.

**PROJECT INFORMATION**

- Address: 1345 East Chandler Boulevard  
Phoenix, Arizona
- Zoning: CO-PDC
- Use: Professional Office
- Site Area: Net 3.301 acres  
Gross 4.249 acres
- Parking Spaces: 144 required  
156 provided
- Building Height: 56' allowed  
28' proposed 2 story



## DESIGN THEME:

The **Desert Foothills Office Suites** name is synonymous with everything in the area. Those who live in the Valley know that heading west on Chandler Boulevard, Ray Road, and Warner Road will take you into the "Desert Foothills".

The three building office development acts as a buffer between the established residential areas to the east and the commercial projects to the west. This buffer is created through the varying building heights, the "four sided" architectural elevation design, the building positions on the site orienting the entrance to the parking lots, and also by limiting the amount of traffic along Marketplace Way by the lower traffic counts in the zoning use. While these design elements *soften* the line between residential and commercial uses, it creates frontages that inhibit visibility for "advertising" and recognition of tenants' locations. Therefore, the building signage is requesting for additional square footage from the 1:1 square foot ratio, to the 1:1.25 ratio to allow for large enough signs and varying locations on the building oriented to traffic areas, not residential neighbors.

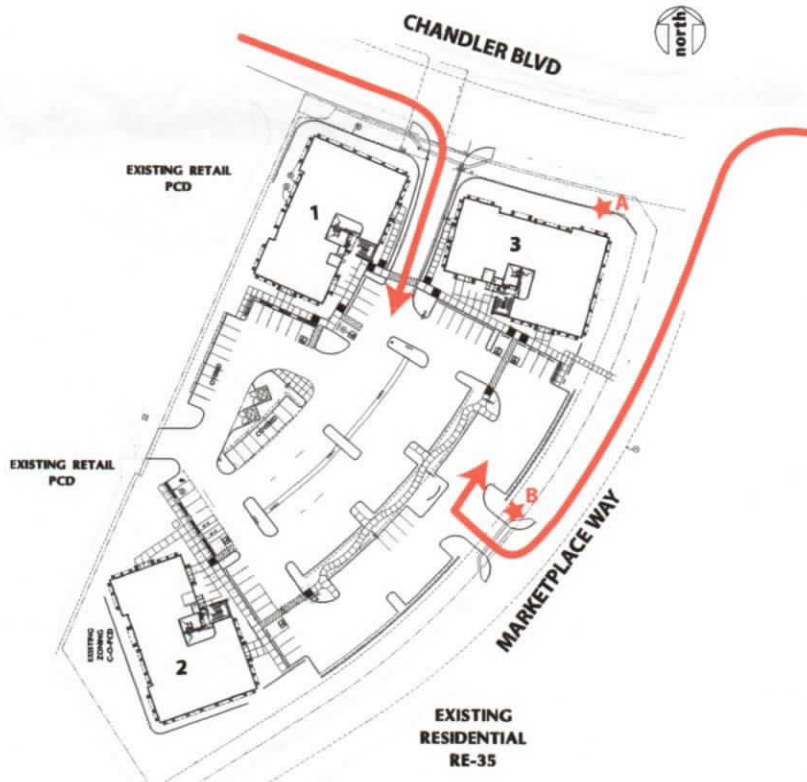
The freestanding signage design theme has been developed around the architectural materials, shapes and forms, and the basic color palette.

The freestanding signage elements utilize the cultured stone veneer similar to that used on the buildings. This material is not over-designed on the signage and does not "fall away" from a stucco wall to keep the application a more formal contemporary design style, rather than a rustic design style.

Base colors used on the freestanding signage start with the building color palettes utilizing the darker base colors. These colors are used for areas to create a higher contrast in visibility and readability of the lettering. The stucco will be accented with project stone bases and columns.

The curved shaped caps to the signs provide a "covered" feel to the form rather than picking up the standard cornice detail that you would see at most other places. This curved element is used in the pedestrian walkway areas to add detail to the canopy structures.





The site plan illustrates the traffic paths visitors will take to reach Desert Foothills Office Suites.

West bound traffic will be required to turn onto Marketplace Way to reach the project, therefore Sign 1A is needed at the corner.

East bound traffic can utilize either the driveway entrance off of Chandler Boulevard or Marketplace Way.

**MOTORIST LEGIBILITY ANALYSIS**

Number of Lanes	Speed (MPH)	Reaction Time (seconds)	Distance Traveled during Reaction	Letter Height (inches)	Commercial/Industrial (Sign face square footage)	Institutional Residential / Agr.
2	15	8	176	4	8	6
* Marketplace Wy	30		352	7	25	18
	45		528	10	50	36
	55		704	14	100	70
4	15	10	220	4	8	6
	30		440	9	40	28
	45		660	13	90	64
	55		880	17	150	106
6	15	11	242	5	13	10
	30		484	9	140	28
	* Chandler Blvd.	45		726	14	100
	55		968	19	190	134
Freeway	55	12	1056	21	230	162

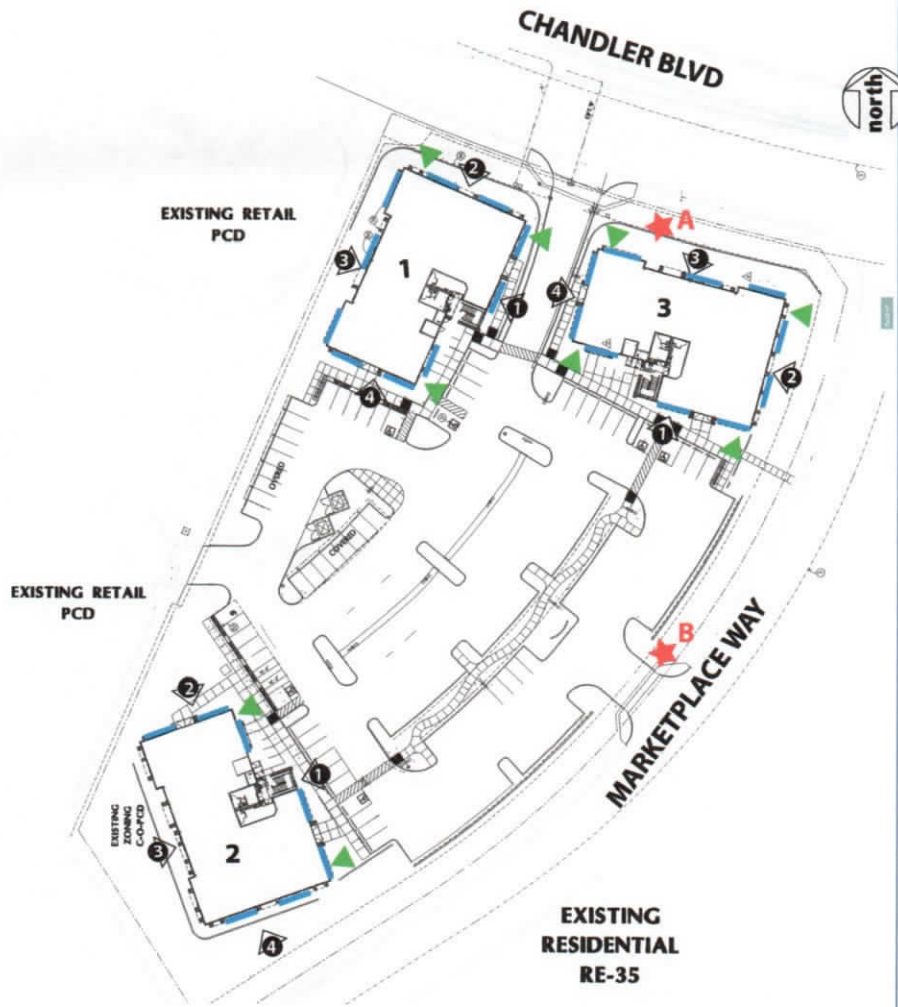
Utilizing the traffic speeds and number of lanes provided by the Streets and Transportation Department, as illustrated in the Motorist Legibility Analysis on the left, the size of signage proposed in the following outline of signage types is appropriate for the site's needs.





## SIGNAGE LOCATION

SIGN TYPE	DESCRIPTION / FUNCTION	QUANTITIES	LOCATION	MATERIALS / FABRICATION METHODS	SIZES / RESTR
1	Project Monuments - to identify the project along the roadways while marking the entrances	1 on Chandler Boulevard 1 on Marketplace Way	Front retention/ screen wall along Chandler Boulevard Driveway entrance along Marketplace Way	Freestanding to be aluminum cabinet with light stucco finish. Masonry base with faux stone veneer to match building columns. Letters and numbers of individual flat cut out brushed aluminum, flush mounted to cabinet and screen wall.	Chandler Blvd - 26 s.f. Marketplace Way - 4'-0" height, 17.75 s.f.
2	Building Addressing - to identify the three various building by Numerical character since the entire project is one address on Chandler Boulevard.	4 Per Building - or as required by the city. Refer to elevations and plan	First floor outer corners of buildings - refer to site plan and elevations	Reverse pan channel numerals clip mounted flush to building fascia - painted black	12" high -
3A	Tenant Building Wall Signs - to identify and provide wayfinding to the tenant's suite location within the project to vehicles and pedestrians.	1 per tenant	1 per tenant at primary entrance 1 located on secondary side on owned/leased frontage	Individual reverse pan channel letters and logos	1.25 square foot of sign for each foot of lineal frontage. No signage shall exceed allowable elevation. Maximum Individual letter height of 24"
3B	Tenant Building Wall Signs - to identify and provide recognition of location at the project to vehicles along Chandler Boulevard and Marketplace Way.	2 per tenant	Elevations facing Chandler Boulevard, Marketplace Way and directed toward existing retail centers to the west. 1 located within designated advertising wall locations per elevation allowances. 1 located on secondary side on owned/leased frontage	Individual reverse pan channel letters and logos	1.25 square foot of sign for each foot of lineal frontage. No signage shall exceed allowable elevation. Maximum Individual letter height of 24"
4	Tenant Suite Entry Graphics - vinyl applied graphics to identify individual suite number, name and logo of tenant and information on the business operations.	1 per door entry Additional directional or information may be used at secondary entrances to direct to main entrance only.	Suite number centered in the window over the main doorway Business information within the glass sidelight	First surface applied 3M vinyl	6" Suite number over 2" Business name and 1" Business information



- ★ SIGN TYPE 1  
Project Monuments
- ▲ SIGN TYPE 2  
Building Designation
- ▬ SIGN TYPE 3  
Wall Signs

Desert Foothills Office Suites will feature freestanding Project monuments and Owner/Occupant identity signs, described in the narrative that follows. (See map at left for locations.)

**PROJECT IDENTIFICATION**

**Sign Type 1—Project Monuments**

These signs will identify the project. Quantity of two (2) signs total. Type A - located on Chandler Boulevard consisting of individual letters and address numerals installed on the project screen wall; Type B - located on Marketplace Way shall be the freestanding monument.

**BUILDING SIGNAGE**

**Sign Type 2 – Building Addressing**

Address number standards for each building.

**Sign Type 3 – Owner/Occupant Wall Signs**

Building wall signage standards for building Owner/Occupants.

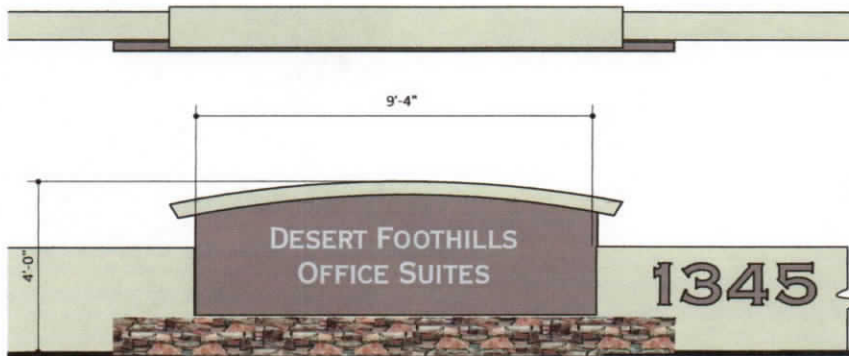
**Sign Type 4 – Owner/Occupant Window Graphics**

Entry graphic standards for building Owner/Occupants. Not shown on map.

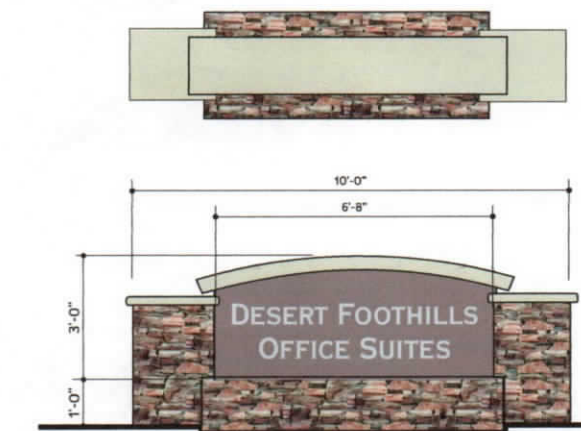


**Desert Foothills Office Suites** shall be identified with different sign designs on the two street frontages. These low-profile monuments will identify the project only.

*NOTE: The address numerals located on the Chandler Boulevard screen wall adjacent to the sign area are required per the code and will be used only on this sign since this is the designated street to which the project is addressed.*



SIGN TYPE A



SIGN TYPE B

Type A on Chandler Boulevard will be a screen wall identification utilizing the front retention wall as the base with a built up screen wall a parallel to the street signing with individual letters and numbers.

Type B on Marketplace Way will be a double faced, low profile monument type sign as shown.

#### Size

Sign height for type A and B shall be 4'-0" from curb height and shall not exceed 55 square feet in sign area.

#### Construction

Base: CMU wall, columns and base with project stone veneer overlay.

Type B Cabinet: 6'-8" x 2'-8" custom shape of .063" aluminum with smooth painted finish over light stucco finish.

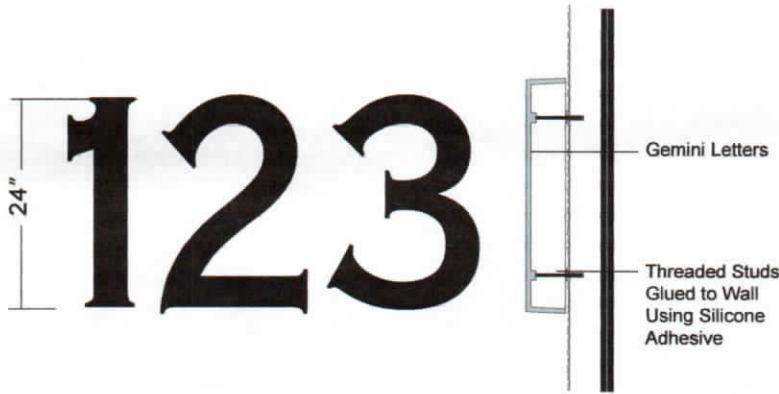
Project Lettering: Individual flat cut out aluminum letters, 1/4" thick, stud mounted flush to aluminum background panel.

#### Colors:

Base: To match building  
Cabinet: Frazee 8284 Falling Leaf  
Lettering - Brushed aluminum

**Illumination:** Ground mounted landscape fixtures per approved standards.





Since the entire site is identified by one address, which is located on the main monument sign on Chandler Boulevard, the buildings are identified by numeral characters. Refer to site plan on page 5.

Building designation letters typeface shall be Helvetica Medium with a height of twenty four inches (24").

**Colors and Construction**

Letters shall be reverse pan channels stud mounted to EFIS background surface.

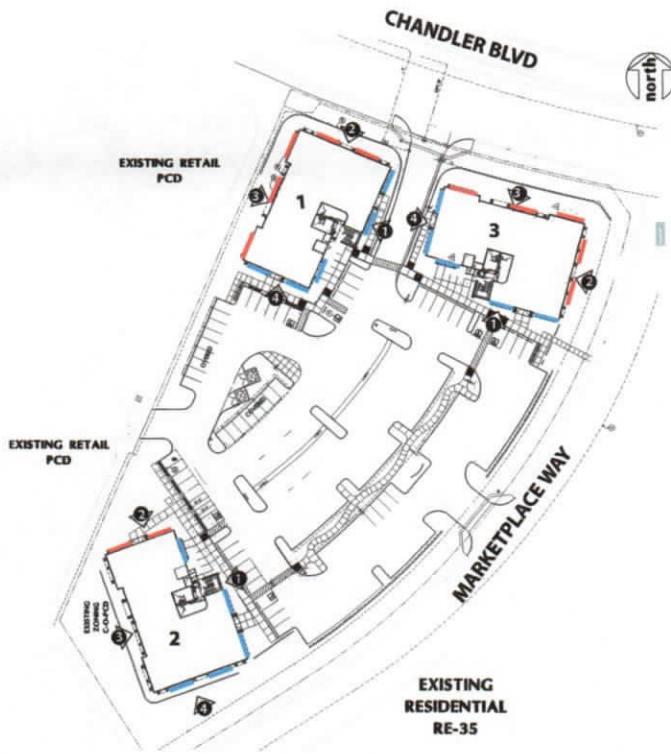
Color shall be 3M duranodic dark bronze.

**Illumination**

Non-illuminated

ALL BUILDINGS - Standard Locations refer to site plan for locations





Main Entry Elevations



Main Entry Elevations

**Locations:** Due to the design of the buildings utilizing “four-sided architecture”, two different types of identification signage are required. Both sign types provide identification, but for different reasons and needs.

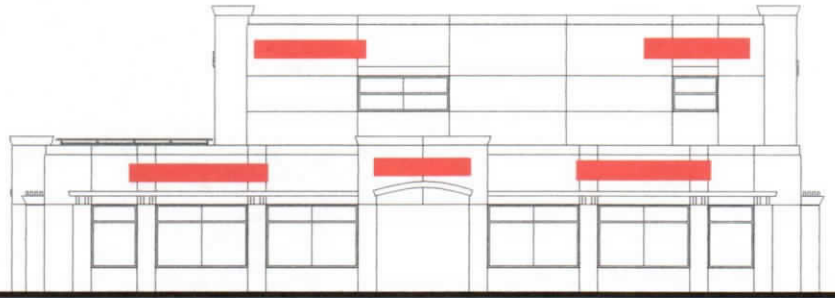
**Identification/Wayfinding–Suite Entry Locations:** Primary identification should be centered in the sign envelope over main entry or as close as possible to provide wayfinding to the office entry from the parking areas.

**Identification/Advertising–Roadway Elevations:** Secondary locations for identification along Chandler Boulevard, Marketplace Way and the retail center to the west. Based on ownership, some locations may not be located directly over the owner’s occupied space. To provide everyone identification, the alternative signage envelopes have been provided as “generic” areas for the owner to determine final locations.

Refer to the following pages for each building’s elevations, illustrating the designated Primary and Secondary signage locations.



**BUILDING 1 - (Elevation 1- Entries /East)**



**BUILDING 1 - (Elevation 2 - Chandler Blvd/ North)**



**BUILDING 1 - (Elevation 3 -Retail/ West)**



**BUILDING 1 - (Elevation 4 -Entries /South)**

 Primary Entry Signage  
 Secondary Signage





**BUILDING 2 - (Elevation1- Entries/Northeast)**



**BUILDING 2 - (Elevation 2 -Retail/ Northwest)**



**BUILDING 2 - (Elevation 3 - Residential/Rear)**



**BUILDING 2 - (Elevation 4 - Residential/Southeast)**

 Primary Entry Signage

 Secondary Signage



**BUILDING 3 - (Elevation 1 Entries - South)**



**BUILDING 3 - (Elevation 2 - Marketplace Way/ East)**

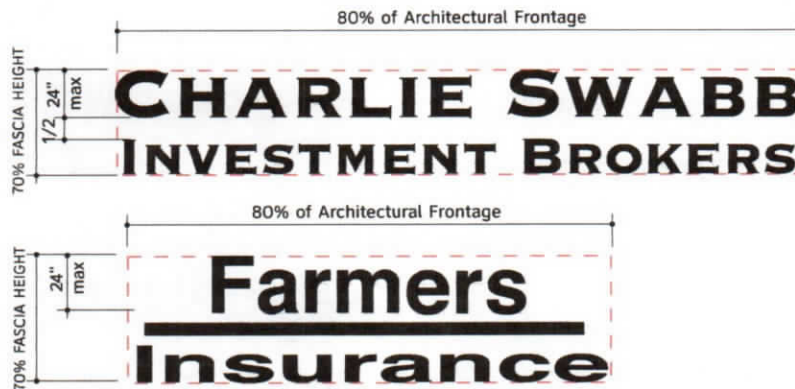
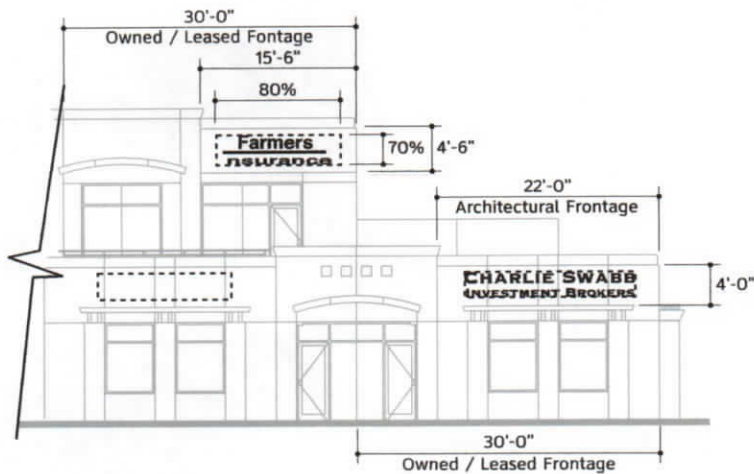


**BUILDING 3 - (Elevation 3- Chandler Blvd/North)**



**BUILDING 3 - (Elevation 4 - Entries/ West)**

 Primary Entry Signage  
 Secondary Signage



### Sign Area

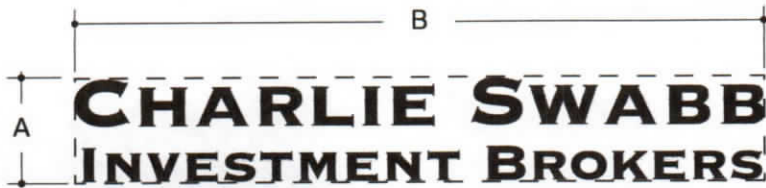
Signage square footage shall be based on one and one-half square foot of signage per lineal foot of owned/leased frontage. Sign area maximums shall be restricted to the area determined by the length of the architectural frontage adjacent to the primary entrance.

The overall height of any sign layout (single or multiple lines of copy, graphics or custom cabinets) shall not exceed a vertical height of seventy percent (70%) of the most narrow vertical dimension of the architectural fascia, wall, or sign area upon which it is installed.

The overall length of any sign shall be held to a maximum of eighty percent (80%) of the area upon which it is installed.

The maximum letter height shall not exceed twenty-four inches (24") capitals. A minimum of one-half the height of the largest letter line spacing shall be used between all multiple line layouts, unless corporate standards (owner's registered identity) create a unique circumstance.



**Frutiger Roman - Sans Serif**

ABCDEFGHIJKLMNOPQRSTUVWXYZ  
 abcdefghijklmnopqrstuvwxyz  
 1234567890

**Futura Roman - Sans Serif**

ABCDEFGHIJKLMNOPQRSTUVWXYZ  
 abcdefghijklmnopqrstuvwxyz  
 1234567890

**Gill Sans Roman - Sans Serif**

ABCDEFGHIJKLMNOPQRSTUVWXYZ  
 abcdefghijklmnopqrstuvwxyz  
 1234567890

**Copperplate Thirty**

ABCDEFGHIJKLMNOPQRSTUVWXYZ  
 ABCEDFGHIJKLMNOPQRSTUVWXYZ  
 1234567890

**Times New Roman - Serif**

ABCDEFGHIJKLMNOPQRSTUVWXYZ  
 abcdefghijklmnopqrstuvwxyz  
 1234567890

**Palatino Roman - Serif**

ABCDEFGHIJKLMNOPQRSTUVWXYZ  
 abcdefghijklmnopqrstuvwxyz  
 1234567890

**Sign Area Calculation**

Where a sign consists of individual letters, numerals, symbols, or other similar components, the total area of the sign shall be the sum of the area within the smallest rectangle surrounding components.  $A \times B = \text{Area}$  or  $(A \times B) + (C \times D) = \text{Area}$ .

**Design:** All owners shall be permitted to utilize their nationally established letter style and logos in accordance with registered trademarks.

**Colors:** All owners shall have the same material, finish and color to match Frazee 8796N Black Metal.

If a corporate identification is not available for the Owner/Occupant, these fonts have been recommended as standards. They are to be used to compliment the project identity.

There are three (3) Sans Serif and three (3) Serif fonts recommended.

All layouts are subject to P.O.A. review and approval prior to sign permit application.

**Illumination**

All tenant signage may be halo backlit with a standard white light source of either neon or LED's.

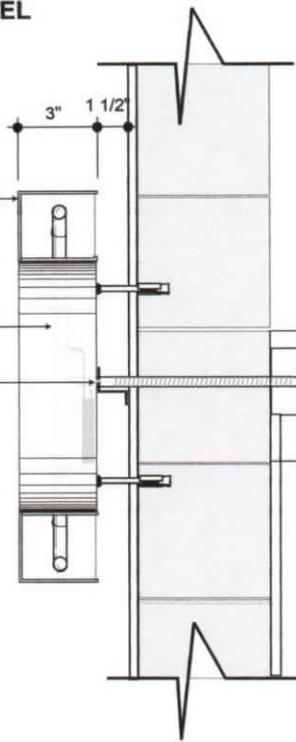
**TYPICAL REVERSE PAN CHANNEL  
(ILLUMINATED)**

REVERSE PAN CHANNEL LETTER  
OF MIN .050 ALUMINUM SIDES  
AND .125 FACES

15MM NEON OR EQUAL  
ILLUMINATION SOURCE

CONDUIT TO J BOXES AND  
MAIN POWER CONNECTION

CLIP MOUNT OFF WALL  
SURFACE AS NOTED

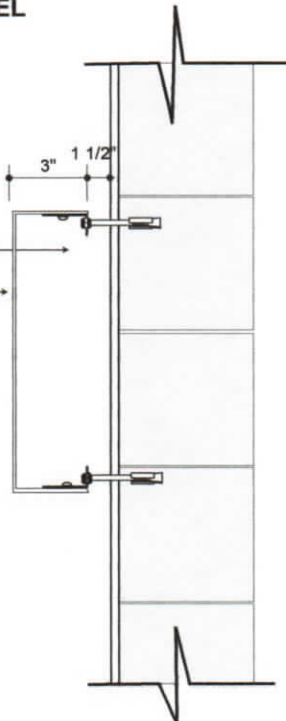


**TYPICAL REVERSE PAN CHANNEL  
(NON-ILLUMINATED)**

CLIP MOUNT OFF WALL SURFACE

REVERSE PAN CHANNEL (RVPC)  
ALUMINUM LETTER.

MINIMUM .050 ALUMINUM  
SIDES AND .125 FACES



**Construction**

All wall signage shall be individual reverse pan channel letters and logos, and must be constructed with a minimum of .050" aluminum returns, three inches (3") deep, and .125" faces.

No *Channelume*, *Letteredge*, or similar material will be allowed.

**Illumination**

All letters may be backlit halo illuminated to provide definition of the outer edge of the lettering and graphics.

Halo illumination shall be from 30 M.A. white neon tubing, or equal lighting source in color and brightness.

Exposed conduits, fasteners, tubing or transformers will not be permitted. All raceways must be hidden.

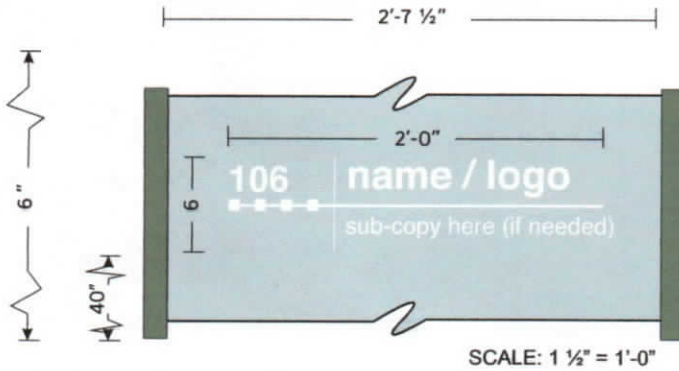
All signage which is illuminated shall be on timers and must be turned off at 10:00 pm.

**Installation**

Illuminated and non-illuminated letters and graphics shall be installed one and one-half inches (1-1/2") from face of building for halo illumination, and consistency in visual appearance of all signage applications, if non-illuminated.



**Typical Entry Graphics**



**Enlarged Owner/Occupant Window Graphic Detail**

**Suite Designation**

Shall be typeface Helvetica Medium, all caps, with a letter height of six inches (6").

Suite designation is to be applied centered with the entry door.

No more than twenty five percent (25%) of each individual window panel area may have signage/graphics applied to, or within three feet (3') behind the window area. Maximum of five square feet.

**Colors and Layouts**

All window graphics shall be first surface applied white vinyl, of premium quality, 3M or equal.

Owner/Occupant window copy may include corporate logo and up to three (3) lines of additional copy (i.e. hours of business, business description, etc.)

**Restrictions**

Window graphics may not be prefabricated, off the shelf neon elements.

No printed, hand lettered, or window painted signs will be allowed.



**Architectural Frontage**

The portion of the building frontage of the owned or leased space which has been delineated through use of reveals, patterning, materials, finishes, column breaks, etc. that creates a special area for signage.

**Building Frontage**

The lineal frontage of the occupancy space.

**Custom 3-D Signs**

Custom cabinets designed and fabricated with a minimum of three (3) signage/graphic planes, minimum of one inch (1") deep, each plane.

**Cabinet (Typical) - Not allowed on this project**

Acrylic, Plexiglas, or plastic-faced panels with surface or second-surface applied or painted graphics, internally backlit in a box construction.

**Committee**

Property Owners Association (P.O.A.) for **Desert Foothills Office Suites** to review and approve signage.

**Graphics**

Lettering, symbols, and logos used for name identification (primary identification), and for identification of product and services (secondary identification or modifiers).

**Street Front Signage**

Signage installed parallel to the building fascia, typically located along the front of the building parapet, fascia or building wall intended for the viewing of vehicular traffic on the street or within parking areas.

**Suite Entry & Graphics - Permanent**

Signage located along the storefront portion, oriented to the pedestrian. Typically includes the transparent portion of storefront (windows) and/or solid wall areas used for merchandise display and permanent graphics; architectural awnings; Owner/Occupant suite number; logo and name identification; secondary name modifiers; hours of operation; services or name brand marketing, menu cabinets, etc.

**Suite Entry & Graphics - Temporary**

Any sign, banner, pennant, valance or advertising display constructed of cloth, canvas, light fabric, cardboard, wallboard or other like material with or without frames.

## GENERAL SIGN STANDARDS AND REQUIREMENTS

All signs at **Desert Foothills Office Suites** must be compatible with the standards outlined in these Signage Criteria Standards. The purpose of the sign standards is to ensure an attractive professional environment and to protect the interests of the surrounding neighborhood, Developer, and Owners/Occupants of all buildings within **Desert Foothills Office Suites**. Conformance will be strictly enforced, and any installed nonconforming or unapproved signs will be brought into conformance at the sole expense of the Owner/Occupant.

Before designing signs, all Owners/Occupants will receive a copy of these signage standards. Sign plans submitted to the Committee for approval must conform to these standards. The Committee will administer and interpret the design quality of the criteria. All signs must be approved in writing by the Committee prior to permit application and installation.

For Committee review, send signage drawings to:

Shea Commercial  
Attn.: Desert Foothills Office Suites  
Architectural Design Review Committee  
8940 East Raintree, Suite 200  
Scottsdale, Arizona 85260

**1 Signage Review Proposals** Each Owner/Occupant must submit to the Committee three (3) sets of detailed shop drawings showing locations, sizes, design, colors, materials, lettering, graphics, conduits, junction boxes, sleeves, and other mounting apparatus of all proposed wall and window signs. This submittal must be made at least fifteen (15) days prior to submitting requests for permits or manufacturing.

**Sign contractor's responsibilities** Prior to preparation of signage drawings and specifications, the Owner's/Occupant's sign contractor must review all architectural, structural, and electrical documents as they relate to the building wall and/or storefront at the proposed signage location. In addition, the sign contractor should visit the project site to become familiar with as-built conditions and verify all dimensions.

**Committee review** After review of the signage proposal, the Committee will return one of the three (3) sets of drawings to the Owner/Occupant, marked either "Approved," "Approved With Noted Revisions," or "Denied."

**Approvals** If drawings are marked **Approved**, the Owner/Occupant is allowed to submit them to the governing agencies for code compliance and approval. Once approvals have been



## GENERAL SIGN STANDARDS AND REQUIREMENTS

received from the governing agencies then the contractor is authorized to proceed with sign construction and installation in accordance with the approved drawings.

If drawings are marked **Approved With Noted Revisions**, the Owner/Occupant is allowed to proceed with sign permitting provided that any modifications noted are incorporated into the design. An applicant that takes exception to the noted modifications may revise and resubmit, as explained below.

If drawings are marked **Denied**, the plans will be returned to the Owner/Occupant with comments. The drawings should be revised and resubmitted for Committee approval.

**2 Openings in building walls** Locations of all openings for conduit and sleeves in building walls must be indicated by the sign contractor on the drawings submitted. The contractor shall install the sign in accordance with the approved drawings.

**3 Messages** Signs are restricted to advertising either (a) the person, firm, company, or corporation operating the use conducted on the site, or (b) the products sold therein, but not both.

#### **4 Owner/Occupant responsibilities for other regulations**

The Committee's approval of an Owner's/Occupant's signage plan does not constitute an implication, representation, or certification by the Committee that those plans are in compliance with applicable statutes, codes, ordinances, or other regulations. Compliance with other regulations is the sole responsibility of the Owner/Occupant for all work performed on the premises by or for the Owner/Occupant.

#### **5 Prohibited signs**

- "Typical" cabinet of acrylic, plexiglas, or plastic-faced panels with first-surface or second-surface applied or painted graphics, internally backlit graphics.
- No signs, advertisements, notices, or other lettering shall be displayed, exhibited, inscribed, painted, or affixed on any part of the buildings visible from outside the premises, except as specifically approved by the Committee.
- Rude, obscene, offensive, animated, flashing, blinking, rotating, moving, or audible signs.
- Placards; posters; playbills; postings; paintings; flags; signs in public right-of-way; and fixed balloons are not permitted in any location, whether or not visible from outside the premises.
- Change-panel signs.
- "A" frames and portable signs.

## GENERAL SIGN STANDARDS AND REQUIREMENTS

- Signs that are installed without written approval from the Committee, or that are inconsistent with approved drawings, may be subject to removal and reinstallation by the Developer at the Owner's/Occupant's expense.

**6 Illuminated signs** The City of Phoenix requires permits for all signs and electrical permits for all signs that are illuminated. It is the Owner's/Occupant's sole responsibility to secure these and any other permits that may be required prior to the construction and installation of any signs.

**7 Size limitation** Each Owner/Occupant must limit the area of its sign in accordance with the area allocated for signage. Maximum heights and lengths vary according to building frontage, but it must not exceed the area allocated. Each Owner/Occupant will be granted a minimum of one sign. Owners/Occupants with more than one elevation wall may have a sign on each elevation, if code allows the amount of square footage per Owner/Occupant.

**8 Labels** No labels are permitted on the exposed surface of signs, except those required by local ordinance. Sets of individual letters shall have one label on an end letter only. (These are to be installed in an inconspicuous location.)

**9 Freestanding signs** All multi-tenant and project identification signs must meet applicable setbacks, and their installation must comply with all local building and electrical codes.

**10 Upkeep and maintenance** Each Owner/Occupant is fully responsible for the upkeep and maintenance of its sign(s) and Owners/Occupants are to repair any sign defects within five (5) days of notification. If an Owner/Occupant does not repair said sign(s), the P.O.A., at the Owner/Occupant's sole cost and expense, may repair and/or replace sign(s). A penalty of 100% of the P.O.A.'s cost to repair said signage, in addition to the cost of the repair, may be assessed to the Owner/Occupant if the P.O.A. is required to provide the necessary maintenance due to the Owner's/Occupant's noncompliance following notification.

**11 Illumination timer** Power to illuminate the Owner's/Occupant's sign is to be from Owner's/Occupant's electricity meter, switched through a Tork DW-2100AY (or equal) time clock, set in accordance with schedules determined by the P.O.A..

**12 Sealing of building penetrations** All penetrations of the building structure required for sign installation and illumination shall be neatly sealed in a watertight fashion.

**13 Damage caused by or during installation** The sign contractor and/or Owner/Occupant will pay for any damage to a building's fascia, canopy, structure, roof, or flashing caused by sign installation. Owner/Occupant shall be fully responsible for the operations of Owner's/Occupant's sign contractor and shall indemnify, defend, and hold P.O.A. harmless for, from, and against damages or liabilities of account thereof.

**14 Required insurance for sign contractors** All sign contractors must carry workers' compensation and commercial liability insurance against all damages suffered or done to any and all persons and/or property while engaged in the construction or installation of signs, with a combined single limit in an amount not less than two million and no/100 dollars (\$2,000,000.00) per occurrence. Every sign contractor must hold a current contractor's license in the State of Arizona.

**15 Committee's right to modify requirements** The Committee has the right to modify the sign standards for design quality and criteria requirements for any Owner/Occupant.



Legal Description

DESERT FOOTHILLS OFFICE CONDOMINIUMS THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 34;

THENCE NORTH 89 DEGREES 54 MINUTES 22 SECONDS WEST ALONG A PROJECTION OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 34, A DISTANCE OF 6322.41 FEET;

THENCE SOUTH 00 DEGREES 05 MINUTES 38 SECONDS WEST, 90.49 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 34 DEGREES 05 MINUTES 56 SECONDS EAST, 29.91 FEET TO A POINT MARKING THE BEGINNING OF A NON-TANGENT-CURVE, THE CENTRAL POINT OF WHICH BEARS NORTH 78 DEGREES 26 MINUTES 45 SECONDS WEST, 582.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15 DEGREES 25 MINUTES 20 SECONDS, HAVING AN ARC DISTANCE OF 15 1.27 FEET, TO A POINT OF COMPOUND CURVATURE MARKING THE BEGINNING OF A TANGENT CURVE, THE CENTRAL POINT OF WHICH BEARS NORTH 63 DEGREES 01 MINUTES 24 SECONDS WEST, 620.82 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30 DEGREES 13 MINUTES 57 SECONDS, HAVING AN ARC DISTANCE OF 327.58 FEET;

THENCE SOUTH 57 DEGREES 12 MINUTES 33 SECONDS WEST, 145.38 FEET; THENCE NORTH 32 DEGREES 47 MINUTES 27 SECONDS WEST, 148.92 FEET; THENCE NORTH 23 DEGREES 11 MINUTES 23 SECONDS EAST, 480.48 FEET TO A POINT MARKING THE BEGINNING OF A NON-TANGENT CURVE, THE CENTRAL POINT OF WHICH BEARS NORTH 22 DEGREES 18 MINUTES 30 SECONDS EAST, 14 95.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10 DEGREES 35 MINUTES 03 SECONDS, HAVING AN ARC DISTANCE OF 276.17 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT ALL OIL, GAS, OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, COAL, METALS, MINERALS, FOSSILS, AND FERTILIZER OF EVERY NAME AND DESCRIPTION;

TOGETHER WITH ALL URANIUM, THORIUM OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED BY THE LAWS OF THE UNITED STATES OR OF THIS STATE, OR DECISIONS OF COURTS TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AND THE EXCLUSIVE RIGHT THERETO OR, IN OR UNDER THE ABOVE DESCRIBED LANDS SHALL BE AND REMAIN AND ARE HEREBY RESERVED IN AND RETAINED BY THE STATE OF ARIZONA IN PATENT RECORDED IN DOCKET 15392, PAGE 317.