

Exhibit C

**SIGN CRITERIA
GATEWAY OFFICE CONDOS
AVONDALE, ARIZONA**

1. **Introduction.**

The intent of this sign criterion is to establish and maintain guidelines consistent with the signage policies of the Board and City of Avondale. Further, the purpose is to assure a standard of design, size, fabrication techniques and materials for the signage of the Project.

2. **General Requirements.**

A. Each sign request shall be made to the Board by submitting two (2) sets of scale drawings of proposed signage for approval. An approved copy will be returned to the applicant.

B. Signs installed without prior written approval from the Board may be subject to removal and proper re-installation at owner's expense.

C. Any damage caused during installation of signage shall be repaired by contractor or applicant, at their expense.

D. No labels shall be permitted on the exposed surface of signs, except those required by local ordinance. Those required must be installed in an inconspicuous location.

E. Flashing, moving or audible signs are not permitted.

F. No window signs are permitted without the express approval of the Board.

G. No portable signs are to be displayed on the site.

H. No secondary exterior signs are to be placed on building wall elevations.

I. A Sign Permit must be obtained from the City of Avondale prior to installation of any signage.

3. **Wall Signage (No Freestanding Signs).**

A. Format – All signage is to be illuminated, reverse-pan, channel aluminum letters with 4" deep aluminum returns and clear Lexan backs.

B. Sign Area and Size – Each owner shall be allowed twenty-four (24) square feet of signage or one (1) square foot of signage for each linear foot of store frontage adjacent to an

arterial, whichever is greater. The allowable square footage may be transferred to any building elevation of the building occupied by the owner, except any elevation directly adjacent to any residential area. No wall signs shall be allowed to extend above the roofline. Each sign is to have one (1) line of copy. Two (2) lines will be allowed only if an office name can not fit within the specified width. Signs shall not exceed 70% of the width of the storefront. Maximum letter size is 18" for one line copy. For two (2) lines of copy overall height will not exceed 27" and maintain a 3" minimum space between lines. Minimum letter height shall not be less than 12" in height.

- C. Letter Style – Letter style shall be Georgia Bold.
- D. Color – All faces & returns shall be painted Black.
- E. Logos – No logos are permitted.

F. Installation Location – All copy shall be installed vertically centered on the sign band fascia, and shall not exceed a horizontal length of 70% of the leased building frontage. All signage attachments and/or electrical conduit attachments shall be made so as to minimize marring of the fascia.

G. Front Door Signage – Business name, address and hours shall be white vinyl with a maximum letter height of 1-1/2", limited to three (3) lines of copy.

4. Approvals.

No signs shall be installed without first securing the necessary permits from the City of Avondale. Artwork and sign locations are to be approved by the Board. The Board reserves the right to reject any sign that does not comply with the intent and spirit of the sign criteria.

ACTION IN WRITING OF THE
BOARD OF DIRECTORS OF
GATEWAY OFFICE PARK CONDOMINIUM ASSOCIATION
SIGNAGE CRITERIA AMENDMENT
Adopted November 15, 2005

The undersigned, constituting all of the members of Board of Directors (the "Board") of Pointe Office Suites Condominium Association, Inc. (the "Association"), hereby adopt the following resolution in writing and without a meeting pursuant to Section 10-3821, Arizona Revised Statutes and Article 3, Section 3.6 of the above noted Association's Bylaws, which resolutions shall have the same force and effect as if they were adopted by the Board at a duly called meeting of the Board:

WHEREAS, Article 6, Section 6.0; Rights, Powers and Duties of the Association.Powers and Duties; Article 6, Section 6.1, A – C, Directors and Officers and Article 6, Section 6.2, Rules, recites the authorization for the Board of Directors to amend, adopt or repeal rules and regulations , for example architectural standards and/or govern the use of Common Elements by the Unit Owners, Lessee, or any Invitee.

It is hereby RESOLVED by the Board that the signage criteria to be amended and include the following:

1. Increase the maximum size requirement for the window/door signage to be correlated with the sf of the unit, which the maximum size not to exceed three (3) sq ft for any individual unit;
2. Incorporate the current varied sizes of signage and allowance to use logos but still incorporating the "all white" color scheme;
3. Grandfather the window/door signage with any color by the previous Board of Directors with the stipulation that upon the sale of the unit or the change of tenant, this signage will be required to comply with the amended signage criteria;
4. Reiterate that all architectural requests shall be submitted for review and approval by the Board of Directors prior to the installation, including but not limited to window/door signage.
5. Removal of the reflective suite numbers and installation of the suite numbers according to the signage criteria to be in white vinyl included in the business address for the unit.