

Happy Valley Commerce Center
24820 & 24825 North 16th Avenue
Phoenix, Arizona

Comprehensive Signage Criteria

The intent of these sign criteria is to establish and maintain guidelines consistent with the City of Phoenix regulations and policies of the Condominium Association. The purpose is to assure a standard conformance for the design, size and materials used for the Condominium Owner/Tenant Identification.

General Requirements

Owner/Tenant shall submit to the Association, for approval before permit acquisition and fabrication, a copy of detailed drawings covering the location, size, layouts, design and color of the sign, including all lettering and/or graphics. Such detailed drawing will be to scale.

The Association shall provide written approval of all signage prior to submittal to the City of Phoenix and subsequent installation. The Association shall approve all conforming drawings in a timely fashion.

The Owner/Tenant, prior to fabrication and installation of signage, shall obtain all necessary permits for signage and its installation from the City of Phoenix. Owner/Tenant shall be responsible for any and all requirements, specifications and costs associated with Identification signage. When Owner/Tenant has received all necessary approvals for signage from the City of Phoenix, Owner/Tenant shall provide to the Association a copy of said Municipal approval. Owner/Tenant shall mount or display sign only on adjacent wall to owned or leased space.

No outdoor advertising signage shall be allowed, except "For Sale", "For Lease", contractor/subcontractor and development signs may be placed on the actual property so advertised, subject to restrictions or allowance (see #7), herein.

Grand Opening signs are limited to City of Phoenix Ordinance and must be permitted by City of Phoenix. All Grand opening signs must be removed promptly upon expiration of permit.

Any non-conforming A-frame may be removed by City of Phoenix or the Association.

Construction Requirements

All exterior signage shall be installed with bolts; fasteners and/or clips that are hot dipped galvanized iron, aluminum or stainless steel. No black iron

materials of any type shall be permitted.

No labels shall be permitted on the exposed surface of signs, except those required by local ordinance, which shall be applied in an inconspicuous location.

Owner/Tenant shall be responsible for fulfillment of any restoration to the building (remove the signage and accompanying components used to install the sign, plus caulk any holes and touch up with paint to match) upon vacating premises.

Flashing, moving or audible signs are not permitted.

Owner/Tenant shall be fully responsible for the operations of Owner/Tenant's sign contractor. Owner/Tenant shall cause Owner/Tenant's sign contractor to submit to the Association current insurance certificate for the General Liability Insurance and Worker's Compensation insurance, both certificates to name Owner/Tenant and The Happy Valley Commerce Center as "additional named insured". The certificates shall be submitted prior to the commencement of any work.

Owner/Tenant, at his/her sole cost and expense, shall be responsible for all sign maintenance and repairs. Association may repair or replace any broken or faded signs at the Owner/Tenant's expense, after written notification by Association to Owner/Tenant, and failure of Owner/Tenant to repair or replace any broken or faded signs within 15 days after receipt of notice by Owner/Tenant.

Owner/Tenant shall be responsible for the fulfillment of all requirements of these criteria and the expense of the signage.