

Offices at Johns Creek Signage Criteria

To provide for an aesthetically pleasing appearance compatible with the architectural design of the center, the following signage standards have been developed and adopted. These criteria have been carefully drawn to provide adequate and equitable exposure for **CONDOMINIUM OWNERS** merchandising purposes, while providing the visual continuity and high level of appearance conducive to success in the market place.

To ensure compliance with the criteria, the **CONDOMINIUM ASSOCIATION** reserves the right to review all proposed sign criteria and to require revision of any sign designs which the **CONDOMINIUM ASSOCIATION** judges not to comply. The **CONDOMINIUM OWNERS** shall submit scaled drawings to the **CONDOMINIUM ASSOCIATION** or their designated consultant of agent for this purpose. The **CONDOMINIUM ASSOCIATION** reserves final right to interpret these standards and to approve all signs and graphics at the center. Signage to be installed and operational on or before the date **CONDOMINIUM OWNERS** opens for business.

General Criteria

1. Prohibited Signs and Devices. The following are prohibited:
 - 1.1 Lighted Signs
 - 1.2 Flashing lights and animated signs
 - 1.3 Exposed neon or other unshielded illumination.
 - 1.4 Audible devices
 - 1.5 Box type signs
 - 1.6 Applied plaque signs or painted wall signs.
 - 1.7 Vacuum formed letters, styrofoam or Gatorfoam letters.
 - 1.8 Any other signs deemed objectionable by the landlord.
2. The quantity, location, construction and appearance of all exterior signage shall be outlined within these guidelines.
3. These standards have been carefully drafted after review of local sign ordinances. In cases of conflict, the local ordinance shall prevail and these criteria shall be modified only as needed to achieve compliance. The spirit and intent of these standards shall be followed in such cases to the extent possible.
4. **CONDOMINIUM ASSOCIATION** approval is required before application to the building department for a sign permit is made.

Primary Condominium Owners Identification

All **CONDOMINIUM OWNERS** shall comply with the following standards:

1. Only **ONE** (1) sign per each unit is permitted on the fascia signband not to exceed an area of 7' long x 2' high.
2. The one permitted sign is limited to the trade name only or may be a description word or phrase such as "Law Office" or "Stationers." Advertising copy such as "Shoes for the Family" is not permitted.
3. One line of copy is permitted.
4. Signs shall consist of individual channel letters non-illuminated. Construction shall be .040 gauge aluminum with a depth return of $\frac{3}{4}$ ".
5. All individual letters shall be mounted on a 6" tall x 1 $\frac{1}{2}$ " deep aluminum raceway then mounted flush to the fascia then centered on the fascia sign band as required (Note: Raceway to match stucco). **CONDOMINIUM ASSOCIATION** will review and approve at their discretion stud mount applications in lieu of a raceway application on an individual requested basis.
6. Maximum letter size shall be 18" in height.
7. Logos, symbols of trademarks are not permitted except where the **CONDOMINIUM ASSOCIATION** determines that such logo is an essential part of the **CONDOMINIUM OWNERS** identity or is a nationally recognized trademark.

If permitted, the logo shall immediately follow or precede the **CONDOMINIUM OWNER** name and shall not exceed the height of the permitted capital letter. The logo shall be included in calculating the total sign area.

8. Upon removal of the sign, the **CONDOMINIUM OWNER** shall restore the fascia to its original condition at their own expense and to the satisfaction and approval of the **CONDOMINIUM ASSOCIATION**. The sign shall be removed when vacating the Premises.