

VILLAGE CENTRE SHOPPES

Holly Springs, North Carolina

UNIFIED SIGN CRITERIA

NOTE: This criteria is specifically for Village Centre Shoppes.
The other three parcels within Holly Springs Commercial Center
DO NOT follow this Master Sign Plan.

Introduction:

The purpose of this sign criteria is to establish guidelines in order to insure an attractive environment by implementing a cohesive plan for wall signage and door/window graphics within Village Center Shoppes. All signage is subject to this document, as well as Holly Springs Zoning Ordinances, section 7.03, Sign Regulations.

Location: Holly Springs Rd., Holly Springs, NC

Sign Type:
Wall Signs 2" thick pan type aluminum back panel with contoured ends and 1" thick pan type aluminum face panel. Attached ½" thick PVC text. Face panel and back panel to mount to brick facade VIA concealed aluminum angle rails with corrosive resistant fasteners and anchors.

Face Panel Size: 134"x 19.5"

Sign Panel Size: 143"x 23.5"

Letter Style: GoudyOlst BT (tenants that do not have a Federal or State registered letter style/font).

Note: Tenants may be allowed to use their individual corporate standard letter style/font, but will be subject to prior landlord approval and all colors must remain as set forth in this criteria for wall signs. No logos/emblems are permitted.

Letter Heights: *Wall Signs:* Min. 2", Max 14"

Colors: Background Panel – Dark Green PMS #560c
Face Panel – Ivory FS #10609
Inset Pin line – Black Cast Opaque Vinyl
Text – Dark Green PMS #560c

Location of Signs: Signs shall be centered on the leased frontage within the designated facade area. (*See elevation sign drawings*).

Number of Wall Signs: All individual tenant spaces will be allowed One (1) wall sign on the front of building facade above their primary outside entrance. End unit tenants with more than one outside entrance on south side of Building 1 and North side of Building 2, will be allowed One (1) additional sign on end elevation that faces a public street (*See elevation sign drawings*).
Note: These additional end unit signs may not be larger than the signs on the front building facade. All tenant wall signs to be size listed above.

Sign Type: <i>Door/Window Graphics</i>	Cannot exceed twenty-five percent (25%) of the area of the window on which the sign is located, or (12) square feet in sign surface area (whichever is less of the two). Opening Hour signs, Credit Card signs, etc. are included in the requirements of this paragraph. Window signs are subject to all local sign ordinances and provisions.
Letter Style:	GoudyOlst BT (tenants that do not have a Federal or State registered letter style/font and logo).
	Note: Tenants may be allowed to use their individual corporate standard letter style/font and logo, but will be subject to prior landlord approval.

Colors: Oyster Cast Opaque Vinyl. Additional colors must have prior landlord approval.

GENERAL REQUIREMENTS

The character, design and layout of all signs shall be subject to the landlord's approval, to the extent that the sign in question complies with the criteria set forth in this document.

Each Tenant shall be obligated to obtain and maintain, at their expense, uniform signs for their exterior tenant space and shall be responsible for any damage caused by any installation, maintenance, and removals. No tenant shall display or cause or allow to be displayed, to public view, any sign, placard, poster, billboard, or identifying name or number upon any Unit, building, or any portion of the Common elements, except as allowed by the landlord and/or association pursuant to its By-laws.

All signs shall be in accordance with the following requirements:

Signs, symbols, and/or trademark must have preliminary approval by the landlord before shop drawings are made.

Tenant shall submit a set of shop drawings to the landlord for written approval, prior to manufacturing and installation of any signage. Drawings must show size of all letters, spacing materials, mounting methods, and overall size dimensions in relation to lease frontage.

The content of all signs shall be limited to letters designating the store name, type, and specialty. No advertising, symbols, or logos other than the store name shall be used without approval of the landlord.

The fabrication, installation, and operation of all signs shall be subject to the following restrictions:

No flashing, moving, or blinking illumination shall be permitted.

No animation shall be permitted.

The following types of signs are prohibited:

- Banners
- Outrigger signs
- Moving signs
- Rooftop signs
- Iridescent signs

Sandwich board "A" frame or other portable signs.
Signs identifying or advertising products or services not available on the Premises.
Signs placed or displayed on vehicles parked primarily for the purpose of displaying the same.
Temporary signs remaining beyond any approved period of display.

No signs shall be placed in final position without approval of landlord's representative.

All signs shall be fabricated and installed in compliance with all applicable building codes and Town of Holly Springs sign ordinance.

Temporary promotional signs require prior approval from landlord and Town of Holly Springs.

The term "sign"/"signs" shall also apply to balloons, flags, banners, vehicles, towers, floats, etc.

Location and design of traffic control signs shall be at the discretion of the landlord.

As administrator of this sign criteria, the landlord reserves the right to make any variations in this document, as is seen fit, in the interest of the tenant or tenants. Any revision must be approved by the landlord and the Town of Holly Springs. Any changes to this document will require that all signs permitted under these criteria be brought into compliance with the changes immediately.

Property Owner/Landlord signature: _____

Name: _____

Address: _____

Phone #: _____

Date: _____

This criteria has been reviewed and approved by: _____

Town of Holly Springs Zoning Official

Date: _____