

Vistoso Office Park Sign Criteria

EXHIBIT K SIGN CRITERIA & ALLOWED LOCATION

I. Introduction:

The intent of the sign criteria is to establish and maintain guidelines consistent with the signage policies of Oro Valley, the Rancho Vistoso Sign System Guidelines, and those of the Lessor/Developer. The intent of Lessor/Developer is to create a uniform standard for design, size, and materials used for Lessee/Owner identification. The overall objective of the criteria is to help protect the overall quality of the project.

II. Guidelines:

1. Lessee/Owner must submit two (2) sets of scaled drawings of proposed signage for approval by Lessor/Developer or his/her appointed agent, as well as the Vistoso Community Association's Architectural and Landscaping Review committee (A&LRC). An approved copy will be returned to Lessee/Owner.
2. Lessee/Owner shall be responsible for securing all necessary Oro Valley sign permits or variances prior to committing to fabrication and installation.
3. Signs installed without written approval from Lessor/Developer and the Vistoso Community Association's A&LRC may be subject to removal and proper reinstallation at Lessee/Owner's expense. Damages may be assessed to cover the cost of repairs to sign fascia or removal of signage resulting from unapproved installation.
4. Lessee/Owner and his sign contractor shall repair any damage caused by installation or removal of signage.
5. Flashing, moving or audible signs are not permitted.
6. All electrical conduits and J-boxes are to be concealed behind the sign fascia.
7. No exposed raceways, crossovers, ballast boxes, or transformers are allowed.

8. To prevent stains, letters should be mounted to allow rain to drain from behind.
9. All letters must be constructed as reverse pan channels with sealed metal returns and faces. All signs shall be constructed of approved material and finish.
10. Only building signage shall be allowed for each tenant.

III. Lessor/Owner Wall Signs

1. **Materials** - All signs will be individual, reverse pan channel letters with two-inch (2") returns, stud mounted ½" off of the wall. Letters to be constructed of painted aluminum.
2. **Color** - Letters shall be painted Omar by ICI paints. *BRONZE*
3. **Letter Styles** - Shall be open to Lessee/Owners and subject to Lessor/Developer approval.
4. **Size** - Maximum letter height will be eighteen inches (18"). Total sign area not to exceed 1 sq. ft. of sign per linear foot of frontage.
5. **Illumination** - Signs may be illuminated from the back using Amber colored halo illumination.
6. **Installation** - All copy must be entered horizontally and vertically on wall of Lessee/Owner Unit or other Oro Valley and Lessor/Developer approved location. Owners of buildings that are on Rancho Vistoso Blvd. (Building 1 and 2) may place a sign on the back of the building facing Rancho Vistoso Blvd.

IV. Door and Entrance Signage:

1. **Doors** - White lettering may be applied on the interior side of any glass door that is a public entrance into Premises. Total area in such a case shall not exceed 2.0 square feet and individual letters shall not exceed 2" in height.
2. **Entrance Signs** - One sign not to exceed 4 sq. ft. may be installed at the entrance to each space. Sign to be fabricated of aluminum, painted ICI Omar with white vinyl copy.

V.**Monument Signs:**

1. No monument signs are permitted for either individual property owners or tenants. There shall be monument signs for the Vistoso Office Park, located at the two entrances to the complex, or a monument sign located on Rancho Vistoso Blvd. These signs shall follow the Rancho Vistoso sign guidelines, as designed in sign types P2 and P4, and be constructed and maintained by the Association.