

Passed by the DRC on September 22, 1998

LONDON PARK OFFICE CONDOMINIUMS SIGN CRITERIA

GENERAL REQUIREMENTS

The purpose of this manual is to define and specify all exterior signage for the London Park Office Condominiums.

Each tenant shall provide a signage package for his space as described in this manual. All sign packages shall be submitted to Dr. Richard Menz, 3059 Forest Hill-Irene Road, #5 Germantown, Tennessee, 38138, prior to fabrication and installation. The cost of fabrication and installation shall be the responsibility of each individual tenant. Sign design and installation shall be completed in compliance with code requirements of the Sign Ordinance, City of Germantown and the instructions, limitations and criteria contained in this manual.

If the proposed sign meets the following requirements, it may be approved administratively by the Germantown Department of Community Development. Any deviation from the following requirements shall require approval from the Germantown Design Review Commission.

Administrative approval applies only to tenant identification signs on the front facade of the leased space. Administrative approval does not apply to window signs. Any signage requests which do not meet the minimum standards for administrative approval must receive approval from the Germantown Design Review Commission.

SIGN SIZE

As outlined in the Germantown Sign Ordinance, tenant signs shall have a maximum total area of fifty (50) square feet, or one half square foot per lineal foot of lease space on which the sign is erected, whichever results in the smaller area.

TYPOGRAPHY

In order to foster consistency, the allowable typography shall be limited to a Garamond Font Style.

MATERIALS

The sign will be constructed of two (2) inch thick, sandblasted redwood.

COLORS

Border - Hunter Green
Inset Line - Gold
Copy - Maroon
Background - Vanilla Bean

INSTALLATION REQUIREMENTS

All signs shall be centered horizontally and vertically on the wooden fascia below the roof line of the tenant's premises. No part of the sign shall extend beyond the tenant's sign area.

Proposed signs shall be mounted on the wood facade under the roof line by concealed angle-iron brackets.

The tenant shall repair the fascia prior to and after the installation of the proposed sign. It shall be the responsibility of the office center's management to repair the fascia if the tenant moves or the business closes.

ILLUMINATION

Lighting will consist of one (1) 75W Flood, aimed tightly on the sign. The light fixture will be screened from view by at least two (2) Dwarf Yaupon Hollies(3 gal).