

August 18, 2020

CARLTON BAY SIGN CRITERIA

A. INTRODUCTION:

The intent of this sign criteria is to provide the guidelines necessary to achieve a visually coordinated, balanced and appealing signage environment.

Performance of this sign criteria shall be rigorously enforced. The tenant or the sign contractor at their expense, upon demand by the owner, shall remove any non-conforming signs. The landlord may remove non-conforming signs if tenant fails to do so within 15 days of receipt of notification from landlord. The costs to remove these signs will be the tenant's responsibility.

The landlord shall review exception to these standards. However, Based upon our field experience, deviations will generally result in serious inequities between tenants. Accordingly, the owner will retain full rights of approval of any sign used in the market place.

B. GENERAL OWNER/ TENANT REQUIREMENTS:

1. Each tenant shall submit to the landlord for written approval, Three (3) copies of proposed artwork shown to scale in full color with detailed call outs and elevation shown, sent to:
Carlton Bay Partners, LLC
172 South Academy Ave. Suite #170
Eagle, Idaho 83616
2. Following landlord approval tenant shall also be required to get approval from Garden City.
3. Approved sign vendor is Lytle Signs: 2070 E. Commercial, Meridian, ID. 83642 for tenant sign criteria.
4. The tenant shall pay for all signs, their installation (including final electrical connection) and maintenance.
5. All requirements of this sign criteria shall be the tenants responsibility.
6. All distribution of electrical, including to the sign, will be the tenant's responsibility. It will also be the tenant's responsibility to maintain their sign in good working order.
7. One "sign space" shall be allowed for each tenant (except as otherwise approved in writing by landlord).
8. Landlord shall provide monument tenant space upon availability. Tenant vinyls & graphics shall be responsibility of tenant. Landlord shall approve all graphics and design.

C. GENERAL SIGN SPECIFICATIONS:

1. Signage can be installed on raceways, installed on stand-offs or installed flush to building wall with remote power supplies located behind the wall.

2. All lettering shall be restricted to the “ net sign area” see accompanying drawing criteria for specific information.
3. No projection above or below the “ net sign area” will be permitted (accept as approved by landlord in written form).
4. All monument signs to follow specifications per approved artwork (see accompanying artwork)
5. All signs and their installation must comply with all local building and electrical codes and bear a U.L. label.
6. All signage to be one (1) of four (4) styles:
 - a. Face lit **LED** Internally illuminated letters with 3/16” plex faces.
 - b. Open pan channel letters with exposed neon.
 - c. Reverse pan channel letters with internal **LED** halo illumination.
 - d. Reverse pan channel letters with internal halo illumination, stud mounted to building wall with remote power supplies.
7. All penetrations of the building structure required for sign installation shall be sealed in watertight condition and shall be patched upon removal. Any patching must match the existing acrylic stucco. If necessary the tenant will be required to patch and paint the entire façade to match the stucco color.

D. PROHIBITED SIGNS AND OR ELEMENTS OF A SIGN:

1. “Freeform cabinets” (other than logo).
2. Cabinet signs.
3. Flood lit signs.
4. Exposed fasteners.
5. Sandwich board signs.
6. SIGNS CONSTITUTING A TRAFFIC HAZARD: No person shall install or maintain any sign which simulates or imitates in size, color, lettering or design any traffic signs or signals or uses the word “STOP”, “LOOK”, “DANGER”, or any other words, phrases, symbols, or characters in such a manner to interfere with, mislead or confuse traffic.
7. IMMORAL OR UNLAWFUL ADVERTISING: It shall be unlawful for any person to exhibit, post or display, cause to be exhibited, post or displayed upon any sign, anything of an obscene, indecent, or immoral nature or unlawful activity.
8. ANIMATED, AUDIBLE OR MOVING SIGNS: Signs, consisting of any moving, swinging, rotating, flashing, blinking, fluctuating, or otherwise animated light are prohibited. (Except on main identification pylon signs).
9. OFF-PREMISE SIGNS: Any signs other than allowed wall signs and main identification monument signs.
10. LIGHT BULB STRINGS AND EXPOSED TUBING: External displays, other than temporary decorative holiday lighting, which have unshielded light bulbs, are prohibited. An exception hereto may be granted by the owner when the display is an integral part of the design character of the activity to which it relates.

11. BANNERS, PENNANTS, AND BALLOONS USED FOR ADVERTISING PURPOSES:
Flags, banners, or pennants, or a combination of same, constituting an architectural feature which is an integral part of the design or character of a project may be permitted subject to owner and city approval.

E. SIZE RESTRICTIONS:

1. 36" maximum height for sign area not to exceed 80% of fascia frontage.
2. Logo cannot exceed 20% of total allowed sign area when logo is used in combination with copy.