

Signage Design Criteria
For Blakeney Professional Condominium #17 Association, Inc.

The purpose of these criteria is to create the framework for comprehensive and balanced tenant signage and identity guidelines for Blakeney Professional Condominium #17 Association located at 8832 Blakeney Professional Drive.

OWNER/OCCUPANT SIGNAGE

Exterior Building Mounted Signage:

All exterior building signage shall be constructed in accordance with the Blakeney Professional Center Signage Design Criteria, attached hereto as Exhibit A, and shall be subject to written approval of the Professional Center Association's Architectural Review Committee. The pre-approved sign contractor for Blakeney Professional Center is Signs Etc., Spencer Brower, (704) 522-8860, spencer@signsetcofcharlotte.com.

Any member of the Blakeney Professional Condominium #17 Association (hereinafter "Condo Unit Owner") may choose any sign contractor who is licensed to construct and install signage displays. The sign contractor shall be required to obtain all necessary permits as required by law. The sign contractor shall also be required to submit a valid Certificate of Insurance with Automobile, General Liability coverage of not less than \$1,000,000 and Workman's Compensation Insurance as required by law. A valid Certificate of Insurance shall name "Blakeney Professional Center Association, Inc." (hereinafter the "Professional Center Association") and "Blakeney Professional Condominium #17 Association, Inc." (hereinafter the "Condo Association") as Additional Insured, with the Certificate Holder being "MPV Properties, LLC, 2400 South Boulevard, Suite 300, Charlotte, NC 28203." No work may occur without a valid Certificate of Insurance being delivered to both Associations via the certificate holder.

In addition to compliance with the Professional Center Signage Criteria as shown on Exhibit A, exterior building signage will be limited to 6 sign bands located on each façade of the building as shown on Exhibit B. Each sign band shall not exceed the width of the 3 windows below it. In order to maintain consistency, no sign shall exceed the width of any sign band and no sign shall be smaller than 50% of the width of any sign band. No sign band shall be split, divided or shared; only 1 business name per sign band will be allowed.

All existing signs owned by condo unit owners as shown on Exhibit B are grandfathered as of 3/1/2017. Moving forward with new exterior signage or changes to existing exterior signage, including Grandfathered signs, owners shall be required to uphold and adhere to the criteria herein. Condo unit owners be allowed to install one (1) exterior building sign per unit owned at their sole expense. Prior to installation of any exterior building sign, Owner must obtain (i) written permission of any contiguous condo unit owner of proposed sign, (ii) written approval by the Condo Association Board and (iii) written approval by the Professional Center Association Board. If proposed sign is to be placed outside or abutting another condo unit owner, that condo unit owner shall have First Right of Refusal for that particular sign band, but only if that owner does not already have an exterior sign. If contiguous owner denies approval of the proposed sign, owner may appeal to the Condo Association Board for final determination. The Condo Board shall reasonably grant approval while also protecting the rights of other condo unit owners in the building. Condo unit owners wanting exterior building signage shall submit a rendering of their proposed sign to the management company of the Condo Association, MPV Properties, by emailing a rendering of said exterior signage shown on the building in the available sign band to aalbright@mpvre.com. All approvals shall be coordinated through MPV Properties. Reasonable efforts will be made by MPV Properties to obtain necessary approvals within a reasonable amount of time, and

approval shall not be unreasonably withheld by any Condo Unit Owner or Board member to any proposed exterior building signage that complies with all required park wide and condo signage criteria.

Upon approval and installation, exterior building signage will remain the property of said Condo Unit Owner with limited easements to install and maintain such exterior building signage pursuant to the Blakeney Professional Condominium #17 Association Declaration. Owner shall comply with all municipal, county, state, federal and other governmental requirements, laws and regulations in its installation, use, operation and maintenance of the sign. Owner agrees to indemnify, defend and save harmless the Condo Association and Professional Center Association, their officers, elected and appointed officials, members, employees, agents, attorneys and representatives from any and all claims, causes of action, damages, fines, judgments, penalties, costs, liabilities, expenses or losses (including without limitation reasonable attorneys' fees and expenses of litigation) arising from or as a result of sign owner's installation, use, operation and maintenance of the sign.

Any damage caused to the building exterior, surrounding landscaping, or another exterior building sign by sign contractor shall be repaired immediately at the sign contractor's expense. Should the Condo Association repair damage caused by the Owner's hired sign contractor, the cost of such repair shall be paid by the Owner of the sign. Failure to reimburse the Condo Association for making exterior building sign repairs may result in the Condo Association filing a lien on the sign owner's condo unit.

Owner shall insure and maintain their exterior building signage at their sole expense. Should the Condo Association have to repair any exterior signage due to failure of the owner to maintain, or for any reason, the cost of such repair shall be reimbursed by the sign owner to the Condo Association. Failure to reimburse the Condo Association for making exterior building sign repairs may result in the Condo Association filing a lien on the sign owner's condo unit.

Should any Owner install exterior building signage without required Association Board approvals, and the sign is found not to adhere to these signage criteria, the Condo Association Board will require Owner to remove such exterior building signage at Owner's sole expense and make exterior building repairs necessary from the removal of Owner's exterior building sign and bring the exterior of the building back to its original condition. Should the Association have to repair damage caused by the Owner's nonconforming and unapproved sign, the cost of such repair shall be paid by the owner of the sign. Failure to reimburse the Association for removing such sign or making exterior building repairs may result in the Association filing a lien on the sign Owner's condominium unit.

Upon sale of any condominium, the purchasing condo unit owner shall have First Right of Refusal for said designated sign band within the initial ninety (90) days of ownership and shall submit a new sign request to the Condo Association for approval. Should the purchasing owner waive this right and not submit for exterior building signage approval within the initial ninety (90) days of ownership, then the designated sign slot becomes available to other owners within the Condo Association, subject to all required approvals set out herein. Any conflict arising regarding signage shall become a matter upon which the Condo Association Board shall rule. Existing exterior building signage shall be removed no later than the date of sale or closing by the owner selling its condominium. Selling condo unit owner is responsible for making all exterior building repairs necessary from the removal of their exterior building sign in order to bring the exterior of the building back to its original condition prior to any exterior building signage being installed. Should selling condo unit owner not remove their exterior building sign, any owner accepting said sign band shall be responsible for the removal of previous owner's exterior signage and any necessary repairs to the building exterior in conjunction with installing new exterior building signage.

Interior Suite Glass Door Decals:

Interior suite entrance door glass decals must be approved by the Condo Association Board prior to installation, at Owner's sole expense. Glass decals shall be white and include, but is not limited to, occupant's company name and logo, business hours, and company contact information.

COMMON AREA SIGNAGE

Examples of common area signage installed by the Condo Association are shown on Exhibit C. The Condo Association may configure or reconfigure the layout and design of any common area signage as the Association Board may determine and approve at the Condo Association's expense. The Condo Association management company, MPV Properties, will be responsible for ordering and installing all common areas signage with the pre-approved sign contractor, Signs Etc. All common area signage will remain property of the Condo Association, and include the following:

Exterior Parking Lot Monument Sign:

Owner will be allowed to have their company name or their tenant/occupant's company name on the exterior monument sign assigned to 8832 Blakeney Professional Drive located in the north facing parking lot.

Interior Lobby Directory and Directional Sign:

Owner will be allowed to have their company name or their tenant/occupant's company name on the lobby directory located on the first floor and such other directional signage that may be located on upper levels (if any). Signage for each occupant will consist of 1 line per suite number in accordance with the building standards.

Interior Suite Identification Sign:

Owner will be allowed to have 1 interior suite identification sign to be located beside each occupant's respective suite entrance door. Signage will consist of 1 plaque with the occupant's business name and suite number in accordance with the building standard signage plan.

Only the above signage will be allowed within any common or limited common areas. Temporary signage including but not limited to banners, in ground signs, or other advertising not in accordance with these criteria, are not approved or permitted.

Adopted as a governing document by the Condo Association Board this 1st day of March, 2017:



Sign

Darren Wellenreiter

Print

3/7/2017

Date

Sign

Lisa Merritt

Print

Date

Sign

Kristin Shearin

Print

Date

Sign

Tom Tousignant

Print

Date

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_____ Sign	Darren Wellenreiter _____ Print	_____ Date
 _____ Sign	Lisa Merritt _____ Print	3/3/17 _____ Date
_____ Sign	Kristin Shearin _____ Print	_____ Date
_____ Sign	Tom Tousignant _____ Print	_____ Date

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