

**CONDOMINIUM INFORMATION
STATEMENT**

EXHIBIT B-1

SIGN GUIDELINES

1380 River Bend Condominiums Signage Guidelines

Purpose & Application

The purpose of the 1380 River Bend Condominiums Sign Specifications Guide is to further clarify the sign requirements found within the Declaration of Protective Covenants and Restrictions, adopted in 2018, hereafter referred to as the "Covenants". This document serves as and provides an outline of the acceptable design standards and the review and approval process described within the current Covenants.

Applicants with new proposed signage are required to schedule a meeting with the Manager of the Property Owners Association (POA). Based on this meeting the Manager will determine whether the signage requires further action by the Architectural Review Committee (ARC). The ARC is responsible for the review and approval of signs within the community and is comprised of 2 - 5 owners of 1380 River Bend Condominiums.

The ARC oversees all plans and presentations associated with the community and either approves or denies each proposal based upon the sign guidelines outlined in the Covenants and this document.

Review & Approval Process

All requests to add or alter the signage must be discussed with the POA Manager before any actions are made. All signage plans are required to be submitted to the ARC for approval.

Approval will be based upon conformity and harmony of signage design with the design specifications outlined in this document. The applicant is responsible for the safety, structural and electrical (if applicable) quality of the proposed sign and must show verification by a licensed professional that the final design meets all design requirements set forth in the City's Code. It is also the responsibility of the applicant to obtain all necessary permits needed before fabrication can be initiated.

Design Specifications & Requirements

The objective of this section is to ensure conformity with design, construction and placement of all future building related signage within 1380 River Bend to create and maintain a uniformed appearance. All new signage will be subject to ARC approval.

General On-Site Sign Guidelines

1. Only signs indicating the name of the business occupying the space shall be permitted.
2. Building facade signs shall be placed on the outside wall but shall not extend above the roof line or extend beyond the sides of the building.
3. No sign shall be placed or externally illuminated in such a manner as to cast a glare on neighboring sites or in such a manner as to impede the safe movement of traffic.

General On-Site Sign Guidelines (continued)

4. All signs shall be designed, erected, and maintained, in accordance with plans and specifications submitted to and approved by the ARC.
5. Exterior colors and materials used for the construction of the signs shall be consistent with the specifications outlined in this document.
6. Billboards or other advertising signs are prohibited. Political signs are not permitted within 1380 River Bend Condominiums.
7. The following lighting is not permitted for use within 1380 River Bend Condominiums:
 - a. Flash or strobe lighting
 - b. Neon lighting
 - c. Signs with backlighting, unless approved by the ARC.
8. Only one facade business sign is allowed for each premise.
9. Facade business signs may not project more than 3 inches from the building wall to which they are attached.
10. Facade business signs may not exceed above the roof line or be mounted on the roof in any way.
11. Auxiliary signs such as Shipping & Delivery signage are prohibited, unless approved by the ARC.

Options for Displaying Company Name or Logo / Sign Type B5

All options must be displayed within the designated sign display area designated on attached guideline specifications. This area depicts the extreme limits of the lettering, logo, trademark, or other graphic representation used to differentiate the sign from the background against which it is placed.

Companies choosing to use their logo in conjunction with, or in place of, standard sign format & typography, must provide design drawings to scale, illustrating the logo placement and size of the sign. Material used to attach the logo as well as the type of material used for the logo, must also be detailed. It must fit within the designated sign display area as outlined within these guideline specifications.

A single plaque as described in the drawings may be used to display company information and logo. The plaque is to be centered vertically and horizontally within the designated area illustrated in the documents. Plaques must be constructed as shown using metal material suitable for outdoor use. Wood plaques or other non-durable materials that require continual upkeep maintenance are not allowed.

The standard font to be used is Futura Regular Condensed. All secondary support text (hours, phone contact numbers, etc.) vinyl die cut copy shall be white and subsurface applied to the glass in the designated area shown on the documents.

Temporary For Sale or For Lease signs

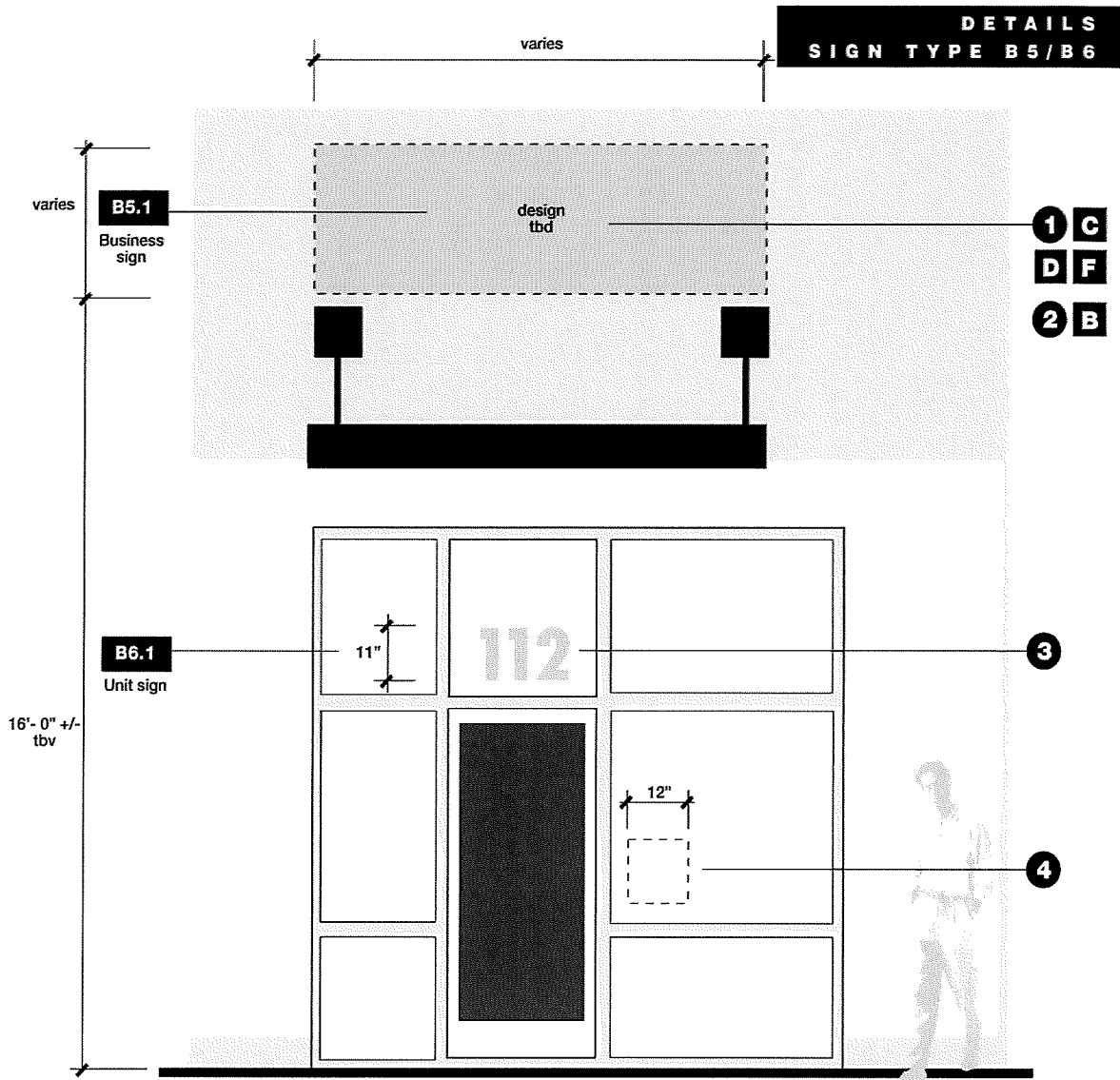
Signs designated and intended to advertise and promote the sale, rental or lease of property within 1380 River Bend shall be permitted as follows.

1. Signs shall not exceed 24" x 24" in area and shall not exceed four (4) feet in height.
2. Signs shall not be placed within the right-of-way of any site and shall not obstruct the visibility of permanent signs.
3. Such signs shall be permitted only within the confines of the site being advertised.

Temporary Signs for Construction

One temporary construction sign shall be allowed per site where construction is taking place. The sign may include the identification of the firm or persons performing services to the premises. Signs shall not exceed 24" x 24" in area and shall not exceed four (4) feet in height. Such signs must be removed within 30 days of the issuance of a Certificate of Occupancy or Certificate of Completion.

August 2018



1 Elevation - B5 / B6 Business / Unit ID

Scale

3/8" = 1'-0"

Notes

1. 1/8" thick pan-formed sign. Painted to match in colors specified. Mount to concrete surface with concealed angle clips.
2. Reflective vinyl die-cut copy in color specified.
3. Frosted vinyl, second-surface mounted inside of glass.
4. White secondary information vinyl, second-surface mounted inside of glass. By owner.

Colors

- A. Black
- B. White
- C. Pantone 641, Blue
- D. Pantone 384, Green
- E. Pantone 485, Red
- F. Pantone Cool Gray 11