



Blakeney Professional Center Master Signage/Identity Design Criteria:

The purpose of these criteria is to create the framework for comprehensive and balanced tenant signage/identity guidelines for Blakeney Professional Center. All signage shall be constructed in accordance with the following design criteria and shall be subject to written approval of the Association's Architectural Review Committee. Owners shall submit detailed renderings of the sign to meet criteria below and showing sign on the building. Renderings must be submitted with the \$500.00 Architectural Review Fee made out to MPV Properties. Renderings and Fee may be mailed to MPV Properties, 2400 South Blvd, #300, Charlotte, NC 28203 or Renderings may be emailed to sproctor@mpvre.com.

Any member of the Association may choose a sign contractor who is licensed to construct and install signage/identity 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.**" (the "Association") as Additional Insured with the Certificate Holder being "**Blakeney Professional Center Association, Inc., c/o MPV Properties, LLC, 2400 South Blvd., Suite 300, Charlotte, NC 28203.**" No work may occur without a valid Certificate of Insurance being delivered to the Association via the certificate holder. The pre-approved sign contractor for Blakeney Professional Center is **Signs Etc., Spencer Brower, (704) 522-8860, spencer@signsetcofcharlotte.com**. 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. Any damage caused by sign contractor shall be repaired immediately at the sign contractor's expense. Should the Association have to repair damage caused by the sign company, the cost of such repair shall be paid by the owner or occupant of the property.

Building Mounted Tenant Sign/Identity:

The primary approved manufacturing criteria will call for individually illuminated, fabricated aluminum reverse channel letter forms. Letter form construction from .063/.090 aluminum materials. All letter returns finished in approved enamel coatings over primed and degreased surfaces. Tag Line lettering, appearing below primary channel letter forms to be constructed from 1" thick computer cut PVC, finished in same Dupont colors as primary channel lettering. Letter forms mounted from brick wall background 1/2" with threaded studs and spacers. Tenants with building feature elevations shall use 1" thick PVC letter forms mounted from the smooth stucco background with 1/4" spacers and threaded studs.

Letter Installation:

All lettering to be flush mounted to building face with transformers concealed within the building façade. All logo Icons and dimensional trim to be supplied by source as approved by the Architectural Review Committee. All lettering shall be installed in compliance with North Carolina Building Code. All transformers shall be ground fault 30 milliamp. All signs shall have 20 amp service and disconnect switches per NEC 600-2. All electrical component and construction shall comply with industry standards, U.L., The National Electric Code and all local government regulations and codes.

Letter Illumination:

Internal illumination shall be from single or double stroke as applicable to width and size of letter stroke. Tenants may elect to install non-illuminated lettering. All color, size and fabrication methods as outlined herein must be maintained.

Letter Finish:

Lettering / Logo elements to be finished in approved enamels as submitted by tenant and approved by Landlord. Tenants may use their corporate / creative letter fonts and logo icons, as they choose, subject to design review committee approval. Letter color finish match Dupont two part acrylic polyurethane series Metallic Silver to Match Avery brand Metallic Series # A5701-M, as approved by Landlord.

Letter Style and Logo Use:

Tenants with a nationally recognized trade name / style shall be permitted to utilize their recognized trade letter / logo style for the primary store identification. Logos can be utilized in conjunction with lettering styles and should be manufactured to the same specifications as the lettering. Tenants without a recognized letter / logo style shall use the approved criteria style of Friz Quadrata."

Door Identification Signage:

Tenant will be allowed to have door identification signage on parking lot side of building only. Signage will consist of white print lettering with black outline on glass doors. Tenants may use their corporate / creative lettering fonts and logo icons as they choose, subject to design review committee approval. All door window lettering and logo icons must be approved by the Blakeney Architectural Review Committee prior to installation.