

**SIGN GUIDELINES**  
**FREEWAY BUSINESS CENTER**  
**TRACT 45282**

**APPROVED**  
Sign Criteria  
*[Signature]* 3-15-90

V. SIGN AND GRAPHICS:

A. Introduction:

*These signage guidelines have been developed for the Freeway Business Center and are part of the overall Development Plan established for the project. The purpose of these guidelines is to provide standards for the selection and placement of signage within the business park. It is intent to provide guidelines for a reasonable number and size of signs required for proper conduct of business, and to control the design and placement of all signage.*

*The information contained in this program establishes the criteria to which each sign must conform. Each Owner will be responsible for construction, installation and maintenance of their signage. Each Owner must submit to the City of Palmdale all documents required for signage approval, in addition to all documents required for Site Plan Review.*

*These standards shall apply to all future and existing lots within Freeway Business Center boundaries.*

B. *General Provisions, General Sign Requirements and Regulations*

(a) *Compliance Required:*

*No person shall erect, re-erect, construct, enlarge, alter, repair, move,*

*improve, convert, equip any sign or sign structure, or cause, or permit the same to be done contrary to this sign program.*

*Compliance with this sign program shall be enforced by the Committee and in conjunction with the City of Palmdale's Site Plan Review process. In the event there is a conflict between the City of Palmdale's Sign Guidelines and the provisions of these CC and R's, the City's requirements shall prevail.*

*No signs shall be erected without prior written approval by the Committee.*

*(b) Sign Content:*

*All business identification signs shall be limited to the Property Owner's/Occupant's trade name or company logo.*

*(c) Exempt Non-Conforming Signs:*

*Any sign granted an exemption to this sign program criteria, by the City of Palmdale and the Committee shall not be considered a non-conforming sign and is not subject to the compliance requirements of a non-conforming sign.*

*(d) Sign Maintenance:*

*All signs, together with all of their supports, braces, and anchors, shall be properly maintained with respect to appearance, structural and electrical features. The display surface of all signs shall be kept neatly painted or posted at all times. All signs shall be subject to maintenance provisions as follows:*

*All signs shall be subject to the following maintenance provisions;*

*(1) rust or other corrosion due to the elements shall be removed and the sign refinished; (2) cracked or broken sign faces shall be adequately repaired or*

replaced; and (3) malfunctioning lamps shall be replaced. Proper and timely maintenance of all signs will be enforced by the Committee and the City of Palmdale.

(e) All sign illumination must be approved by the City of Palmdale and adhere to the following guidelines:

1. All electrical signs and their installation must comply with all local and state building and electrical codes.
2. No exposed conduits, tubing or raceways will be permitted.
3. All labels, stamps, conductors, transformers and other equipment shall be concealed.
4. Electrical service to all signs on privately owned property shall be on Owner's/Occupant's meter.
5. All exterior letters exposed to the weather shall be mounted at least 1/2" from the building wall to permit proper dirt and water drainage. All bolts, fastenings and chips shall be of stainless steel, aluminum, brass, bronze or other non-corrosive materials. No black iron material of any type will be permitted.
6. Sign Contractor shall repair all damage caused by his work.
7. Owner/Occupant shall be fully responsible for the operations of their Sign Contractor.
8. All sign illumination systems shall minimize the energy needed by utilizing contemporary energy saving techniques and material which best fulfill the goals of the sign.

*(g) Informative Signs:*

*All on-site signs which are necessary for public circulation, convenience or safety are subject to the review and approval procedures set forth in this document. Signs containing information such as "entrance", "exit", or directional arrows (but not business identification) shall be designed to be viewed from on-site, by pedestrians or by motorists while circulating or parking their automobiles. Individual sign area shall be limited to eight (8) sq. ft. and all such signs shall use standard symbols.*

*(h) Special Event Signs/Devices:*

*Special event signs may be approved for a limited period of time as a means of publicizing special events such as "Grand Opening", "Under New Management", "Inventory Sale" or public or charitable events. To apply for review and approval of special event signs, the applicant shall submit to the Committee: (1) a letter requesting a special event sign; (2) materials that clearly describe the proposed event sign; (3) display dates for the special event sign and the maximum display can be no larger than 4' x 8'. The maximum allowable display period for special event signing will not exceed sixty (60) calendar days. The Committee shall review the request within fifteen working days after receipt, and shall make a determination to approve, approve with modifications, or deny the request.*

*(i) Future Facility/Construction Signs:*

*A temporary sign, no larger than 4' x 8', which identifies the future use of a site shall be permitted on each development site and may be approved for a period of time corresponding to the duration of the construction process.*

*(j) Real Estate Signs:*

*Temporary signs, no larger than 4' x 8', offering any property for sale, rent or lease shall be permitted. Approval of such signs shall expire one year from the date of issuance, and may be renewed on a yearly basis until the property has been sold, rented or leased.*

*(k) Prohibited Signs:*

*The following signs shall not be permitted in Freeway Business Center:*

- 1. Any sign not specifically in accordance with the provisions of the Sign and Graphic Section of these Restrictive Covenants.*
- 2. Signs constituting a traffic hazard, which by color, wording, design, location or illumination resemble or conflict with any traffic-control device or with safe and efficient flow of traffic.*
- 3. Roof mounted signs which project above the parapet or highest point of a roof.*
- 4. Animated or flashing signs consisting of any moving, swinging, rotating, flashing, blinking, or otherwise animated light.*
- 5. Signs projecting into the public right-of-way, with the exception of traffic control signage.*
- 6. Advertising signs displayed on fences.*
- 7. Light bulb strings, other than temporary decorative holiday lighting.*

8. Audible signs, including signs that ring, bang, or buzz, etc.
9. Hand-painted wall, window or ground signs of a permanent nature used to identify a company or products sold within.
10. Political signs.

C. Exempt Signs:

The following signs, if non-illuminated, are allowed and exempt from the application, approval and permit process of the Planned Sign Program.

(a) Interior signs within a building or activity which are not visible from off-site.

(b) Official and legal notices issued by any court, public body, person, or officer in performance of a public duty or in giving any legal notice.

D. Signs Relating to Inoperative Activities:

Signs pertaining to enterprises or occupants which are no longer using the premises to which the sign relates shall be painted out, obliterated, or removed from the premises within thirty (30) days after the associated enterprise or occupant has vacated the premises.

Permitted temporary signs, such as construction signs, shall be displayed no sooner than forty-five (45) days before, and removed no later than seven (7) days after, the occurrence or completion of the event or purpose serviced by the sign. Any such sign not removed within the required period shall be subject to removal by the Committee at the expense of the owner of said property.

E. Enforcement:

Enforcement shall be pursuant to the provisions of these Restrictive

*Covenants, City Ordinances and/or Municipal Code, as appropriate.*

**F. Severability:**

*If any provision of this document is found to be invalid by interpretation or application to any person or circumstances, such invalidity shall not affect the provisions of applications thereof which can be given valid effect.*

**G. Permanent Identification Sign - Single Tenant Building**

*Each building site improved with a single tenant building, shall have one free standing building identification sign or shall have one building mounted permanent identification sign.*

*The single tenant building identification sign shall conform to the following requirements:*

*(a) The sign shall be constructed of permanent materials and shall consistent with the general architectural design of the building.*

*(b) The sign shall be free standing and shall be located within the front yard of the building site near the access driveway.*

*(c) The sign shall be no higher than 4'6" and no wider than 8'0".*

*(d) The sign shall contain only the name of the building, the address of the building and the company name and/or company logo.*

*(e) All lettering shall be open or organized on a plain background and should not be larger than 18" in height, except building signs fronting on the Antelope Valley Freeway on Parcels 1 through 10 of Map Number 45282. Lettering shall not be larger than 30" in height on the freeway side.*

*(f) All wiring and all appurtenant electrical equipment shall be installed inside the building, underground or within the sign.*

*H. Permanent Identification Signs - Multi Tenant Buildings*

*Each building site improved with a multi-tenant building shall have one free standing building identification sign and shall have one building-mounted permanent identification sign for each tenant.*

*(a) Building Identification Sign. The multi tenant building identification sign shall conform to the following requirements:*

- 1. The sign should be constructed of permanent materials and shall be consistent with the general architectural design of the building.*
- 2. The sign shall be free standing and shall located within the front yard of the building site near the access driveway.*
- 3. The sign shall be no higher than 5'0' and no wider than 8'0".*
- 4. The sign shall contain the name of the building, the address of the building and may also contain the names of all tenants.*
- 5. All lettering shall be open and organized on a plain background and shall not be larger than 18" in height.*
- 6. All illumination shall be provided by a concealed source and all back lighting shall be contained within the area of the sign.*
- 7. No neon, traveling, flashing or intermittent illumination of any kind shall be permitted.*

8. *All wiring and appurtenant electrical equipment shall be installed underground or within the sign.*

*(b) Permanent Identification Signs. Each multi-tenant permanent identification sign shall conform to the following requirements:*

1. *Each sign shall be located on the wall of the building and shall be no further than 2' above and/or next to the entry door into the tenant's space and shall not project above the roof line of the building.*

2. *Only a company name and/or company logo shall be permitted.*

3. *All lettering shall be open or organized on a plain background and shall not be larger than 12" in height. No company logo may be larger than an area measuring 18" x 18".*

4. *The color and materials of all company logos and the color and materials and style of lettering for all permanent identification signs on a multi-tenant building shall be the same or compatible.*

5. *Maximum display area cannot exceed 4' in height and 8' in width.*

*I. Miscellaneous:*

*(a) No advertising signs shall be placed on fences.*

*(b) Owner, its successors and assigns may erect signs identifying, describing, or advertising Freeway Business Center.*

*J. Criteria:*

*The criteria set forth herein this Article is intended to provide guidelines and is subject to final approval to be based not only on these criteria, but by reasonable architectural standards and overall balance as the same applied to identification displays. Such approval must be obtained from the Committee, which approval must also include the manner in which the sign is constructed, lighted and mounted.*