

EXHIBIT "B"

SPECIAL SIGN DISTRICT BULK REGULATIONS FOR METRO 59 LOCATED ALONG STATION BLVD. BETWEEN MERIDIAN LAKE DRIVE AND MERIDIAN PARKWAY

In addition to any signs permitted by City ordinance, pursuant to Section 2902.5 of the City Code of Ordinances, the City hereby establishes a special sign district for the Subject Property and adopts the special sign district regulations and specifications in this Exhibit "B". The regulations in this Exhibit "B" shall supplement the regulations in the City sign ordinance. In the case of a conflict between the regulations in the City sign ordinance and this Exhibit "B", the less restrictive provision shall apply.

A. Signs Permitted

1. Temporary Signs

a. Construction and Marketing Signage

- i. Area: Fifty (50) sq. ft.
- ii. Height: Ten ft. (10') max.
- iii. Setback to any public right of way: Shall be equal the height of the sign.
- iv. Construction: Single face MDO (Medium Density Overlay) on 4" X 4" wooden posts
- v. Quantity: Up to two (2) signs
- vi. Location: May be Located on at the northwest corner of Station Boulevard and Meridian Parkway and the southwest corner of Station Boulevard and Meridian Lake Drive
- vii. Construction and Marketing Signage shall be permitted only during construction and shall be removed prior to issuance of the occupancy permit for the 7th of the 7 buildings.

b. Attention Getting Devices

- i. Area: One hundred sixty (160) sq. ft. (Building 1) and Three hundred forty one (341) sq. ft. (Building 4)
- ii. Height: Fifteen and one-half ft. (15½') max.
- iii. Construction: Vinyl, affixed to building
- iv. Quantity: Up to Two (2) total; Including one (1) banner on Building 1 and one (1) banner on Building 4
- v. Location: Affixed to the east side of the aforementioned buildings.
- vi. The Temporary Attention Getting Devices shall be allowed under a one-time permit valid for up to twenty-four (24) months from issuance of the permit or prior to the issuance of the occupancy permit for the 3rd of the 7 buildings.

2. Permanent – Free-standing Identification

- a. Developers shall submit for approval, at the time for sign permit application, a proposed sign package identifying size, type and location of the permanent free-standing identification signage within the Subject Property. Construction of said

signage shall be as outlined below with consistent architectural elements on all signs.

- b. Permanent: Identification Monument Signage
 - i. Area: One hundred thirty-two (132) sq. ft. each side
 - ii. Height: Twelve ft. (12') max.
 - iii. Setback to any public right of way: Shall be equal the height of the sign.
 - iv. Construction: Monument style, with consistent architectural elements on all signs with any combination of wood, masonry, concrete, panels, fabricated aluminum and landscaping direct bury in concrete footing through soil; front side illuminated, back side flat.
 - v. Location: The signs may be located on the northeast corner of Station Boulevard and Meridian Parkway and at the southeast corner of Station Boulevard and Meridian Lake Drive.
 - vi. Quantity: Up to two (2) signs
 - vii. Illumination: The sign(s) may be internally illuminated or illuminated with external ground up lights.

- c. Permanent: Gateway Identification Flags
 - i. Area: Ten ft. (10') tall by two and one half ft. (2½') width being twenty-five (25) sq. ft. each flag
 - ii. Height: Twenty-two ft. (22') high pole max.
 - iii. Setback to the public right of way: Fifteen ft. (15')
 - iv. Construction: Aluminum panel, digitally printed single face vinyl mounted on a single pole with a flag.
 - v. Location: The signs may be located in the medians of the private drives off of Station Boulevard
 - vi. Quantity: up to two (2) signs, one per private median adjacent to Station Boulevard.

- d. Permanent: Vehicle Directional Signage
 - i. Area: Thirteen and one half (13½') sq. ft. No more than fifty (50) percent of the area of such signs shall comprise advertising or logos
 - ii. Height: Four ft. (4') max.
 - iii. Setback to any public right of way: Shall be equal the height of the sign.
 - iv. Construction: Free-standing signs with consistent architectural elements on all signs with any combination of wood, masonry, concrete, aluminum, panels and post, direct bury in soil with concrete footings.
 - v. Location: The signs may be located at key points and drive aisles
 - vi. Quantity: Up to ten (10) signs

- e. Permanent: Marketing Banners
 - i. Area: Ten (10) sq. ft. each
 - ii. Height: Twenty-five ft. (25') max.
 - iii. Construction: Banner signs with consistent architectural elements on all signs made aluminum panels.

- iv. Location: The banners may be located on one of the existing banner arms of each forty ft (40') tall Station Boulevard median light pole between Meridian Lake Drive and Meridian Parkway.
 - v. Quantity: Up to twelve (12) signs, determined at the City's discretion.
- f. Permanent: Amenities Signage
- i. Area: Seventeen and one-half (17½') sq. ft.
 - ii. Height: Five and one-half ft. (5½') max.
 - iii. Setback to any public right of way: Shall be equal the height of the sign.
 - iv. Construction: Free-standing signs with consistent architectural elements on all signs with any combination of wood, masonry, concrete, aluminum, panels and post, direct bury in soil with concrete footings.
 - v. Location: May be located at the Club House, Private Park, Bocce, Garden and Dog Park
 - vi. Quantity: Up to six (6) signs
- g. Permanent: Flag Pole – American Flag
- i. Area: Forty (40) sq. ft.
 - ii. Height: Twenty ft. (20') pole
 - iii. Setback to any public right of way: Shall be equal the height of the sign.
 - iv. Construction: Extruded aluminum pole with satin finish, set in concrete
 - v. Location: May be located at the northwest corner of the Clubhouse
 - vi. Quantity: Up to one (1) Flag
3. Permanent – Wall Signage
- a. Permanent: Clubhouse Wall Signage
- i. Area: Thirty one and one-half (31½') sq. ft. (east) and eighty one and one-half (80½') sq. ft. (north)
 - ii. Height: Four ft. (4') max.
 - iii. Construction: Illuminated painted aluminum cabinet
 - iv. Location: Affixed to east and north sides of Club house building
 - v. Quantity: Up to two (2) signs
- b. Permanent: Project Identification Wall Signage
- i. Area: Eighty (80) sq. ft.
 - ii. Height: Four ft. (4') max.
 - iii. Construction: Illuminated wall sign painted aluminum box with acrylic panels
 - iv. Location: Affixed at the southeast corner of Building 4
 - v. Quantity: Up to one (1) sign
- I. General Regulations
- A. Signs may be directly or indirectly illuminated; provided, however, "For Sale" and/or "For Lease" signs shall not be illuminated between the hours of 10:00 p.m. and 5:00 a.m.