

AMENDMENT TO THE  
DECLARATION OF PROTECTIVE COVENANTS FOR  
FORESIGHT INDUSTRIAL PARK

The Declaration of Protective Covenants for Foresight Industrial Park are amended to add an additional Article as follows:

ARTICLE XI-1 Sign Code For Foresight Industrial Park

- (a) Purpose and Scope: To create the uniform application of a signage visible to any person while in or passing by Foresight Industrial Park. This applies to freestanding signs, those affixed to structures, directional signs, or signs within a building's glass frontage.

To create reasonable standards for maintenance that ensure the aesthetics and integrity of the Park are maintained.

- (b) Enforcement: Property Owners within the Park are required to submit all sign designs for review and approval of the Architectural Control Committee, the (ACC).

- (c) Types of Signage Allowed:

1. On Single Use Buildings -

- a. Two free standing or wall signs shall be allowed. The "total" square footage of both shall not exceed 70 square feet with a width to height ratio not less than 65/35.
- b. Any single sign shall not be larger than 50 square feet with a width/height ratio not less than 65/35.

2. On A Multiple Use Building -

- a. The same requirements as for a single use building shall apply to the building's name, i.e. (Foresight Plaza). Where no building name is used, see c. below.
- b. Each tenant space shall be allowed to place either a window sign or building sign above their space of up to 10 square feet.

- c. Where no building sign is elected, the tenants may be allowed to proportionally increase their signs size to utilize the 70 square feet allowed in 2a.
3. Requirements Common To Both Categories Of Signs -
    - a. Must meet City Code requirements.
    - b. Height of any free standing sign shall not exceed 6.5 feet. Mounding shall be included in the height and measured from average ground level at the structure.
    - c. Generally, the material for the base of the sign should be the same or similar to that used in the building's exterior structure.
    - d. If the base material in c. is different than the building's exterior wall then the square footage of the base must be included in the overall maximum square footage allowed.
    - e. Temporary signs for new business' shall be allowed for up to a six month period. The maximum combined size herein shall be 50 square feet.
    - f. Freestanding sign placement on a site shall not interfere with driver viability at intersections, driveways, or where streets/lanes merge. Judgment here shall reside solely with the (ACC).
  4. Directional Signs - Shall be allowed as reasonably necessary for the safe ingress/egress of vehicles and pedestrians. No directional sign shall be larger than three square feet.

(d) Prohibited Signs:

1. Those containing graffiti, profanity, obscene gestures.
2. Flashing or that change color, move or have internal animated effects.
3. Those that imitate an official traffic sign used by the city, state or county.

(e) Repairs:

Each individual Property owner shall take all reasonable action to maintain their signage consistent with its

original design and construction. By this, no sign shall be allowed to deteriorate to either an unsafe structural conditions or aesthetic appearance. By example, a sign shall be deemed to be aesthetically in violation if 25% of the paint has peeled or any lettering has become obscured to a nonlegible appearance.

Enforcement for violations shall be the responsibility of the (ACC). Any property in violation shall be sent a written notice stating the violation. The notice shall require that the violation be corrected within 60 days of the notice. If weather does not permit the repair or replacement, a written extension must be obtained from the (ACC) within the 60 day period.

In the event the violation is not timely remedied, the committee may, at their discretion, levy a fine of \$25.00 per month for each month the violation has not been corrected.

Any repair, as long as it does not alter the "approved original design," requires no review/approval of the (ACC).

The following owners acknowledge that the foregoing amendment has been adopted to amend the Declaration of Protective Covenants of Foresight Industrial Park.

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