

Legacy Association

Development Guidelines ▪ Article VIII - Design Criteria: Signage

8.4 SIGNAGE CRITERIA

The following general requirements and prohibitions shall apply to the usage and installation of all exterior signs:

- a. Signage within and adjacent to the Common Areas, including, but not limited to, directional, traffic control and street identification signs, shall be similar to that installed by Declarant throughout Legacy.
- b. Flashing, blinking, moving, exposed light, iridescent colors, fluorescent materials, animated or audible signs, banners, streamers, balloons and searchlights are not permitted. Political campaign, real estate and similar signs are also prohibited.
- c. Neon or gas tubing signs shall generally be prohibited. The DRB may make exceptions in Retail areas.
- d. Portable (trailer) signs are prohibited.
- e. Signs with three-dimensional, vacuum-formed plastic sheets are prohibited.
- f. Billboard signs or other signs that advertise a product are prohibited. No product advertisements or pictures shall be displayed.
- g. No Owner shall add or request permission from the City to add any lettering to any water tower or utility structure located within Legacy or to change the color of a water tower or utility structure. Subject to City approval, the only lettering shall be limited to the City name and logo and the word "Legacy".
- h. All office building tenant/directory information, except as permitted in Section 8.2(g), shall be located inside the building.
- i. Any signs advertising property or building space for sale or lease, except as permitted in Section 8.3, are prohibited.
- j. No signs are permitted on the building façade except as specifically permitted in this Article.
- k. Signage shall have no exposed wiring, conduits, tubing, lamps, ballast boxes or raceways. All cabinets, transformers, ballasts, attachment devices and similar equipment shall be concealed.
- l. In general, the informative content of all signs shall be limited to letters designating the establishment name and/or type of establishment (which designation shall be generally descriptive and shall not include any specification of the merchandise offered for sale therein or the services rendered therein) and shall contain no advertising devices, slogans, symbols or marks except company logos.
- m. No building-mounted sign or any portion thereof may project above the parapet wall or top of the exterior wall or building façade upon which it is mounted. No rooftop signs of any type shall be permitted. No signs perpendicular to the face of the building façade shall be permitted unless approved by the DRB in a Retail area such as an arcade.
- n. The letters on signs shall be consistent in style and type. No signage shall be painted directly on a building façade or ground-mounted sign. Traffic and general directional signs are exempt from this requirement.

- o. Glass areas of storefronts, offices and leasing offices shall remain free of graphics except the address, hours of operation and entrance/exit information unless otherwise approved by the DRB.
- p. Unless otherwise approved by the DRB, sign colors are limited to one color for the lettering and one color for the background. Generally, the background color should be darker than the letter color. Company logos may be the trademark color.
- q. All materials used in signage, except temporary signage, shall be durable, of permanent nature, require minimum maintenance and be resistant to weathering and staining.
- r. The height of projections and depth of recessions off the sign supporting surface shall be approved by the DRB.
- s. Sign illumination, if used, shall be concealed.