

Edelbrock – ~~Chandler Business Park~~
Owners Association
Signage Criteria
Adopted 10/17/05

General Signage Requirements:

1. Any reference herein to tenant/owner is to effectively identify and direct clients and customers to a building or part of a building from the street and/or parking areas through the use of the business name, address numbers and readily identifiable logos.
2. Tenant/owner shall submit 2 sets of shop drawings and specifications for all signs proposed to be installed on a building including glass-mounted lettering. The Board will review the shop drawings and return one set to the tenant/owner marked “approved”, “approved as noted” or “revise and re-submit”.
3. “Revise and re-submit” drawings will be returned to the tenant/owner with comments. These drawings shall be revised by the tenant/owner and resubmitted to the property manager for approval.
4. Upon receipt of property manager approval, tenant/owner shall proceed with the City permit process.
5. No signs, advertisements, notices or other lettering shall be exhibited, inscribed, painted or affixed on any part of a sign, except lettering and/or graphics which have received prior written approval of the Board.
6. Tenant/owner or its authorized representative shall obtain all permits for the installation of the tenant signs.
7. Tenant/owner shall have sole responsibility for compliance with all applicable statutes, codes, ordinances or other regulations for all work performed on the premises by or on behalf of the tenant/owner. Subsequent to City approval, tenant/owner may proceed with the installation of signs.
8. The approval of the Board of each tenant/owner plans, specifications, calculations or work shall not constitute an implication, representation, or certification by the Board that said items are in conformance and compliance with applicable statutes, codes, ordinances or other regulations.
9. All signage is subject to City approval and these criteria.
10. All building mounted signage shall be constructed, installed and maintained at the sole expense of the tenant/owner unless prior arrangements to the contrary have been agreed upon and stated in writing in the purchase or lease terms.
11. Tenant/owner and/or tenant/owner’s contractor shall be responsible for the repair of any damage caused by the installation or the removal of any signage.

12. Tenant/owner is responsible for painting and patching subsequent to removal of any building signage.
13. All sign bolts, fastenings, sleeves and clips shall be of hot-dipped galvanized iron, stainless steel, aluminum or brass. Black iron material of any type for mounting purposes will not be permitted.
14. No labels shall be permitted on the exposed surface of signs, except those required by local ordinance. Those required shall be applied in an inconspicuous location.
15. Any penetrations of the building structure required for sign installation shall be neatly sealed in a watertight condition.
16. All signs shall conform to both the Uniform Building Code and the National Electrical Code if applicable.
17. Tenant/owner shall bear all liability and responsibility for the operation of their selected sign contractor.
18. Painted lettering on buildings or glass will not be permitted.
19. Flashing, moving or audible signs will not be permitted.
20. Individual freestanding signs will not be permitted except that the Board may install monument signs as necessary for identification of the industrial office community.
21. Exposed neon lighting will not be permitted.
22. Glass-applied vinyl graphics to display the name, address, emergency numbers, and hours of operation may be applied to the storefront not to exceed 25% of the total window area. Logos and graphic designs may be included within this allocation as long as the logo portion of the sign does not exceed 25% of the allocation (or 1/16 of total window area).
23. Wall mounted signs shall be located above the tenant/owners suite approximately centered vertically and horizontally in the available wall above the occupied space.
24. Wall mounted signs shall be individual letters maximum 24" high. Construction will be either brushed aluminum reverse channel letter with 1 1/2" returns or cast metal or molded plastic letters to accomplish the same appearance. Logos may be part of the overall signage so long as the logo does not occupy more than 25% of the total sign area. (Sign area is defined as the smallest rectangle that completely encloses all elements of the sign.)
25. Any changes to previously approved signage or other window or storefront lettering or graphics will require the tenant/owner to submit shop drawings and specifications for the written approval of the Board and said changes shall be subject to City approval.