

# HARMONY MARKET OWNERS ASSOCIATION

## SIGNAGE GUIDELINES

Signs are considered "Improvements" under the Harmony Market Amended and Restated Declaration of Establishment of Protective Covenants, Conditions and Restrictions and Grants of Easement dated November 30, 1992 ("Covenants"), and **approval by the Board of Directors is required prior to the construction, installation or alteration of any signs (Covenants, Article 4).** The process for obtaining sign approval is as specified in Article 4 of the Covenants. By resolution of the Board of Directors, the Board may delegate to a sign committee (consisting of at least three Directors) its power to review and approve sign submittals.

These Guidelines may be amended from time to time by the Board of Directors.

The only exclusion to these guidelines is specified in the Covenants, Section 2.2, Paragraph O, which states "Declarant shall have no right to disapprove the construction and continuation of any sign affixed to any building on the Harmony Market Parcel identifying a business conducted by a single user, tenant or Owner utilizing at least 20,000 square feet of contiguous area in such building, so long as such building sign is approved in all respects by the City of Fort Collins."

### **A. BUILDING SIGN GUIDELINES**

(Effective January 1, 2008)

1. Single-letter signs are allowed.
2. Signs must be backlit.
3. Signs constructed of neon must be approved by the sign committee.
4. Signs must be mounted on a raceway or flush with the building.
5. Bubble signs will be allowed as long their total square footage is not more than 25% of the gross square footage of the entire sign.
6. Regular flat non-lit lettering or lettering lit with external directional spot lights will not be allowed.
7. Flat, non-lit lettering will be allowed as long as their total square footage is not more than 25% of the gross square footage of the entire sign.
8. Regular box signs will not be allowed.
9. Box signs with raised lettering that is back lit will be reviewed on a case-by-case basis by the sign committee.
10. The conduit for any exterior sign will not be exposed or visible from any vantage point.
11. All signs will be designed and constructed in accordance with the City of Fort Collins Sign Code or any other applicable governmental regulations.
12. Sign(s) must be removed within 60 days of a business vacating a building.

Existing signs on buildings that do not comply with the above Guidelines will be grandfathered until the earlier of (a) any change in the name of the business on the building, or (b) any resurfacing of the building façade. At that time, all signs on the building must comply with the above Guidelines.

## **B. MONUMENT SIGN GUIDELINES**

(Effective January 1, 2008)

The monument signs were originally developed and allocated by GT Land Colorado, Inc. when the property was developed. The large boxes 4700 E. Boardwalk Drive (Sam's), 813 E. Harmony Road (Kohl's) and 1001 E. Harmony Road (Wilkins Trust) were given the double-sided main panels. The western single-sided wing panels were distributed to the remaining pads 701 (Red Robin), 731 (Capps Hind Trust) and 807 (Outback Steakhouse) E. Harmony Road. The middle single-sided wing panels were distributed to the remaining pads 925 E. Harmony Road (925 E. Harmony, LLC). The eastern single-sided wing panels were distributed to the remaining pads 901 (Golden Corral), 931 (Outpost Sunsport/ Lee's Cyclery) and 1013 (1<sup>st</sup>Bank) E. Harmony Road.

Based on the current figures from the City of Fort Collins, the signs are over the allotted square footage allowed per the existing code and may not be increased. Any improvements or modifications to the monuments signs must be submitted to the sign committee for approval.

## **C. BANNER GUIDELINES**

(Effective January 1, 2008)

1. Banners must be no larger than 4' x 8' in size.
2. They must be affixed by bungee cords to removable posts provided by the Association. The posts must be placed in the permanent ground sleeves, which will be installed and maintained by the Association's manager.
3. Banners may only be used by a single business four (4) times a year for a maximum period of five (5) days each. There will be four designated banner locations at the west, north and east monument signs and south behind the building located at 925 E. Harmony. Each location will count as one reservation.
4. The posts will be supplied by the Association, installed by the user at the time they are posting their banner and placed behind the monument signs after each use for the benefit of the next user. The southern banner posts will be placed behind the trash enclosure behind 925 E. Harmony.
5. The posts must be installed and removed after each use per the City of Fort Collins.
6. Reserving banner space will be handled on a first-come, first-served basis.
7. Reservations must be submitted in writing through the Association's manager and will cost \$25.00 per reservation, which must be delivered with your request.
8. Reservations must be made by and for the benefit of owners and/or tenants of Harmony Market only.

9. Banners that are not maintained or not constructed in a professional manner may be removed at the discretion of the sign committee and/or Association manager.
10. All signs will adhere to the City of Fort Collins Sign Code or any other applicable governmental regulations.