

HJ Development has found that temporary signage is both a help and a hindrance when trying to run a successful, upper-class, retail development. When used properly, temporary signage can be a wonderful marketing tool. However, despite this, some temporary signage creates a mediocre and/or negative ambiance that winds up hurting the shopping center. Overall appearance is crucial to bringing in the right cliental, and increasing traffic at each development, the below temporary signage criteria is applicable to Shoppes on 101.

****ACCEPTABLE TEMPORARY SIGNS****

Certain temporary signs will be allowed on site provided the following criteria are met.

1. All temporary signage must be of professional appearance.
2. Banners are the only type of temporary signs that will be allowed on site.
3. Banners may not exceed 30-square feet.
4. Banners must be affixed to a principal structure which is owned or leased by the business.
[Note: Drilling holes into the building/cement blocks for hooks and/or hanging devices is prohibited. Banners may not be screwed into the building.]
5. Temporary signs will be allowed on site for a total of 20-days per calendar year. A calendar year is defined as being the time period from January 1st - December 31st.

[A 1-time only "grand opening" banner will be allowed within the first 90-days of business opening. Grand opening banners will be allowed a maximum 30-day display period.]
6. All temporary signs must be approved by HJ Development prior to installation.
7. All temporary signs must adhere to all City requirements.
8. Temporary signs may not obstruct any permanent signage in place at the center.
9. The maximum number of temporary signs allowed on site at any given time will be limited to 2-signs total.

****UNACCEPTABLE TEMPORARY SIGNS****

The following temporary signs *will not* be allowed on the premises.

1. Portable signs including A-frame or sandwich style signs, and any sign designed to be to be transported on wheels and/or vehicle signs.

2. Balloons used as advertising.
3. Search lights or inflatable advertising devices.
4. Any sign which obstructs the sidewalk for pedestrian crossing.

****ADDITIONAL NOTES****

Please keep the following in mind as it relates to temporary signage.

1. Proper permits/applications must be submitted and approved by the City and HJ Development prior to installation. *Failure to comply will result in the sign being removed, and a penalty of \$100.00 per occurrence will be added to Tenant's rent invoice.*
2. Any building/fixture damage caused as a result of a temporary sign will be the responsibility of the Tenant to repair at their sole cost/expense. *If the requested work has not been completed within 30-days, HJ Development will repair the damage and bill the Tenant directly at 150% of the cost of repair. All repairs must be completed to HJ Development's specifications.*
3. Temporary sign policies are subject to change and will be updated periodically.
4. Temporary signage is handled internally by Property Management. Please directly any/all questions to your Property Manager.