

EXHIBIT C

SIGNAGE CRITERIA

STONE CREEK VILLAGE

- 1) All signage (including strictly informational signage) must have Landlord's prior written approval.
- 2) Temporary signage may be utilized for up to thirty (30) days with prior written approval of Landlord.
- 3) All signage must meet Town of Cary signage requirements as set forth in Town of Cary Zoning Ordinances.
- 4) All signage must comply with the project Uniform Sign Criteria approved by the Town of Cary as follows:

Uniform Sign Plan (USP) Stone Creek Village 06-USP-001

These guidelines are published for informational purposes. They describe the characteristics of signs, not structures on which signs are placed. A sign permit application must be submitted and a permit issued prior to installation of a sign.

USP identifier:	06-USP-001
Location:	High House Rd & Davis Dr.
Date USP established:	March 3, 2006
Last modified:	October 4, 2006

General Provisions of Uniform Sign Plan for this project

	<ul style="list-style-type: none">• Prior to being submitted for permits, all signs shall be approved by the Architectural Review Committee of the Master Development Association• No sign shall exceed 3 colors chosen from a palette of 8 (Retail, Office, & Residential)• Federally registered trademark logos and colors are acceptable, but cannot exceed 10% of the allowable signage area• Palette Colors: Pantone 3292 (dark green), Pantone 288 (Dark Blue), Pantone 468 (Sandstone), Pantone Cool Gray 11, Pantone 188, Avery A5726M (Light Redwood), White, Black 2C 2x• No individual tent signs will be allowed on the rear façade of buildings B, G, H, I, J, K, L, M
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A sign may be erected, placed, established, painted, created or maintained in the Town of Cary only in conformance with standards, procedures, exemptions and other requirements of the Town's Sign Ordinance and/or any applicable Uniform Sign Plan (USP) for the property where the sign is located.

In situations where the specifications of a previously approved Uniform Sign Plan conflict with the currently adopted Sign Ordinance provisions, then the specifications in the approved Uniform Sign Plan shall control. Where a previously approved Uniform Sign Plan does not contain specific specifications on signage attributes, including but not limited to height, colors, placement, etc., then the provisions in the currently adopted Sign Ordinance shall control. Further, a previously approved Uniform Sign Plan which lacks specific signage attribute specifications (including but not limited to height, colors, placement, etc.) may not be amended to include such specifications unless such amendment is in accord with the currently adopted Sign Ordinance.

A Uniform Sign Plan may be amended by filing a new sign plan with the Planning Department. Any new or amended Uniform Sign Plan (including those for planned unit developments) shall include a schedule for bringing into conformance, within 90 days, all signs not conforming to the proposed plan. This shall apply to all properties governed by said plan.

Ground Signs - Project Identification	
Quantity:	1
Location:	Corner of Davis & High House (see plans)
Materials:	<ul style="list-style-type: none"> Through-cut letters: Day-Night Acrylic Aluminum Monument PVC Letters with chamfered edges PVC top
Size:	<ul style="list-style-type: none"> Maximum 42" in height 32 square feet in area per side
Colors:	<ul style="list-style-type: none"> Cabinet: Light sandstone faux finish (PMS 468) Through-Cut Letters: Day-Night Acrylic Letters: BASF #MY076.80 (Avery A5726A vinyl match) with Black chamfered edges
Illumination:	Internally Illuminated with florescent output
Other:	
Photo(s): *	

Ground Signs - Site/Parcel/Subdivision Identification	
Quantity:	Per Town of Cary Ordinance
Location:	Per Town of Cary Ordinance
Materials:	Constructed with aluminum with through cut text backed with Day-Night Acrylic and attached PVC letters with chamfered edges with a decorative PVC top. Sign mounted atop a stone veneer wall. Sign to be painted with a durable automotive paint comparable to BASF.
Size:	<ul style="list-style-type: none"> Maximum 42" in height 32 square feet in area per side

Ground Signs - Site/Parcel/Subdivision Identification	
Colors:	<ul style="list-style-type: none"> • Cabinet: Light sandstone faux finish (PMS 468) • Through-Cut Letters: Day-Night Acrylic • Letters: BASF #MY076.80 (Avery A5726A vinyl match) with Black chamfered edges
Illumination:	Internally Illuminated with high output florescent
Other:	Used at Secondary Entrances
Photo(s): *	

Ground Signs – Large Directory Signs	
Quantity:	Per Town of Cary Ordinance
Location:	Near entrances to parking areas, but not less than 50' from any public ROW, and at principal intersections within the site, where such intersections are not less than 50' from any public ROW.
Materials:	<ul style="list-style-type: none"> • Aluminum with attached PVC letters and logo. • Attached PVC panels with applied white high performance vinyl tenant names and arrows • Mount to 4"x4" aluminum posts • Decorative PVC top
Size:	<ul style="list-style-type: none"> • Maximum 42" in height • Maximum 16 square feet in area
Colors:	<ul style="list-style-type: none"> • Sign: Light Sandstone Faux finish (PMS 468C) • Panels: Black PVC panels • Tenant Text & Arrows: White vinyl • Stone Creek Village Text & logo: Black
Illumination:	Non-illuminated
Other:	
Photo(s): *	

Ground Signs – Internal Directory Signs	
Quantity:	Per Town of Cary Ordinance
Location:	Near the principal entrance to a parking area or at principal intersections within the parking area
Materials:	<ul style="list-style-type: none"> • Aluminum with attached PVC letters and logo. • Attached PVC panels with applied white high performance vinyl tenant names and map • Mount to 4"x4" aluminum post • Decorative PVC top
Size:	<ul style="list-style-type: none"> • Maximum 60" in height • Maximum 8 square feet in area • Letters: 3" maximum

Ground Signs – Internal Directory Signs	
Colors:	<ul style="list-style-type: none"> • Sign: Light Sandstone Faux finish (PMS 468C) • Panels: Black PVC panels • Tenant Text & Map: White vinyl • Stone Creek Village logo: Black
Illumination:	Non-illuminated
Other:	
Photo(s): *	

Ground Signs – Menu Boards	
Quantity:	Per Town of Cary Ordinance
Location:	Per Town of Cary Ordinance
Materials:	<ul style="list-style-type: none"> • Aluminum with hinged lexan cabinets • Faces acrylic with clear window • Decorative PVC top
Size:	<ul style="list-style-type: none"> • Maximum 5' height • Not to exceed 32 square feet in area
Colors:	Sign: Light Sandstone Faux finish (PMS 468C)
Illumination:	Not specified
Other:	<ul style="list-style-type: none"> • Painted with a durable automotive paint comparable to BASF • Such signs shall not be legible from public ROW or adjacent property
Photo(s): *	

Ground Signs – Incidental Signs (i.e. Enter, Exit)	
Quantity:	Per Town of Cary Ordinance
Location:	Per Town of Cary Ordinance
Materials:	<ul style="list-style-type: none"> • Aluminum with decorative PVC top • Through-cut letter backed with day/night acrylic
Size:	<ul style="list-style-type: none"> • Maximum 3' height • Not to exceed 2 square feet in area
Colors:	Sign: Light Sandstone Faux finish (PMS 468C)
Illumination:	Internally Illuminated or Non-Illuminated
Other:	<ul style="list-style-type: none"> • Painted with a durable automotive paint comparable to BASF • Shall contain no Commercial message
Photo(s): *	

Wall Signs – Retail Sign Type 1-Placard Sign (Buildings B, G, H, I, J, K, L, & M)	
Quantity:	<p>Tenant is permitted 1 sign per building front elevation</p> <p>If the tenant (corner tenant) on the ends of buildings G, I, J, and M have a façade facing a drive, 1 additional sign may be allowed</p>

Wall Signs – Retail Sign Type 1-Placard Sign (Buildings B, G, H, I, J, K, L, & M)	
Location:	Centered above tenant space
Materials:	<ul style="list-style-type: none"> • 1" to 1.5" HDU sign panels • Painted with a durable automotive paint comparable to BASF • Keyhole bracket mount to wall
Size:	<ul style="list-style-type: none"> • Not to exceed 24" in height • Not to exceed 1 square foot of signage per 1 linear foot of building frontage
Colors:	Maximum of 3 colors chosen from allowable palette (under General Provisions)
Illumination:	Non-Illuminated
Other:	<ul style="list-style-type: none"> • Each façade is to have no more than 40% of one sign shape or type • No adjacent tenant shall have the same sign shape or colors • Panels to be blasted or carved, or a combination of both • No signs will be allowed in breezeways
Photo(s): *	

Wall Signs – Retail Sign Type 2- Individual Stud Mounted Letters (Buildings B, G, H, I, J, K, L, & M)	
Quantity:	Tenant is permitted 1 sign per building front elevation If the tenant (corner tenant) on the ends of buildings G, I, J, and M have a façade facing a drive, 1 additional sign may be allowed
Location:	Centered above tenant space
Materials:	½" PVC letters
Size:	<ul style="list-style-type: none"> • Maximum height of single line of text not to exceed 24" • Maximum height of double line of text not to exceed 30", where 1st line of text shall not exceed 18" in height and the 2nd line of text shall not exceed 6" in height • 1 square foot of signage per 1 linear foot of building frontage
Colors:	Maximum of 3 colors chosen from allowable palette (under General Provisions)
Illumination:	Non-Illuminated

Wall Signs – Retail Sign Type 2- Individual Stud Mounted Letters (Buildings B, G, H, I, J, K, L, & M)	
Other:	<ul style="list-style-type: none"> Letters to be spaced away from wall at least ½” Signs to be painted using a durable automotive paint comparable to BASF Each façade is to have no more than 40% of one sign shape or type No adjacent tenant shall have the same sign shape or colors No signs will be allowed in breezeways
Photo(s): *	

Wall Signs – Retail Sign Type 3- Individual Reverse Lit Channel Letters (Buildings B, G, H, I, J, K, L, & M)	
Quantity:	Tenant is permitted 1 sign per building front elevation If the tenant (corner tenant) on the ends of buildings G, I, J, and M have a façade facing a drive, 1 additional sign may be allowed
Location:	Centered above tenant space
Materials:	<ul style="list-style-type: none"> Individual reverse lit channel letters constructed from aluminum Clear 3/16” polycarbonate backs
Size:	<ul style="list-style-type: none"> Maximum height of single line of text not to exceed 24” Maximum height of double line of text not to exceed 30”, where 1st line of text shall not exceed 18” in height and the 2nd line of text shall not exceed 10” in height 1 square foot of signage per 1 linear foot of building frontage 5” returns
Colors:	Maximum of 3 colors chosen from allowable palette (under General Provisions)
Illumination:	Concealed white neon tubing to cast white halo on store front
Other:	<ul style="list-style-type: none"> Letters to be spaced away from wall at least ½” Signs to be painted using a durable automotive paint comparable to BAF Each façade is to have no more than 40% of one sign shape or type No adjacent tenant shall have the same sign shape or colors No signs will be allowed in breezeways
Photo(s): *	

Wall Signs – Outparcels (Buildings A, E, & F)	
Quantity:	Max. 2, unless the non-residential wall sign building design standards for a single tenant building in Section 9.3.2 are met

Wall Signs – Outparcels (Buildings A, E, & F)	
Location:	Per Town of Cary Ordinance
Materials:	<ul style="list-style-type: none"> Individually Internally Illuminated Channel Letters Acrylic Faces
Size:	<ul style="list-style-type: none"> 1 square foot of signage per 1 linear foot of building frontage May not exceed 75% of the length of the store frontage
Colors:	<ul style="list-style-type: none"> Faces: White Returns & Trim Cap: Black Raceway: To match fascia
Illumination:	Internally Illuminated with white neon or LED
Other:	<ul style="list-style-type: none"> No exposed raceway or box May not project more than 8" from the wall without ARC approval No sign shall be allowed on the North elevation of any building façade. Day/Night acrylic sign types may be allowed as specified under primary monument sign type and with specific approval of the ARC.
Photo(s): *	

Wall Signs – Offices (Buildings C, D, & O)	
Quantity:	Max. 2
Location:	Per Town of Cary Ordinance
Materials:	<ul style="list-style-type: none"> Individually Internally Illuminated Channel Letters Acrylic Faces
Size:	<ul style="list-style-type: none"> 1 square foot of signage per 1 linear foot of building frontage May not exceed 75% of the length of the store frontage
Colors:	<ul style="list-style-type: none"> Faces: White Returns & Trim Cap: Black Raceway: To match fascia
Illumination:	Internally Illuminated with white neon
Other:	<ul style="list-style-type: none"> No exposed raceway or box May not project more than 8" from the wall
Photo(s): *	

Wall Signs – Back Door Sign (Incidental)	
Quantity:	1
Location:	On the back door; 5' minimum height
Materials:	<ul style="list-style-type: none"> .063" aluminum with 1" returns High performance vinyl text and graphics
Size:	Not to exceed 2 square feet

Wall Signs – Back Door Sign (Incidental)	
Colors:	Per Town of Cary Ordinance
Illumination:	Non-Illuminated
Other:	<ul style="list-style-type: none"> • Signs to be removable via screws and aluminum “L” brackets • Shall not contain any commercial message
Photo(s): *	

Retail Type- Under Canopy Signs (Buildings B, G, H, I, J, K, L, & M)	
Quantity:	1 per tenant
Location:	Attached to wall above tenant space
Materials:	<ul style="list-style-type: none"> • Double faced PVC blade sign panel • High Performance Vinyl text • Carved logo
Size:	Not to exceed 2 square feet
Colors:	Text: Avery A5726-m (Light Redwood) Background: Black Carved logo: BASF #MY076.80
Illumination:	Non-Illuminated
Other:	<ul style="list-style-type: none"> • Blade to have a decorative roman ogee edge with a black painted background • Tenant names only; No logos • Hung from a decorative bracket and installed to have a minimum 7’ of clearance between the bottom of the sign and walkway below • Painted using a durable automotive paint comparable to BASF
Photo(s): *	

Wall Signs- Directory Sign (Buildings B, G, H, I, J, K, L, & M)	
Quantity:	Per Town of Cary Ordinance
Location:	Attached to wall
Materials:	Aluminum with applied high performance vinyl
Size:	Must not exceed 10% of the total wall area which the sign is affixed
Colors:	Vinyl text: Black Sign: Light Sandstone Faux finish (PMS 468C)
Illumination:	Non-Illuminated
Other:	Painted using a durable automotive paint comparable to BASF
Photo(s): *	

Window Signs for Non-residential Properties	
Quantity:	Must not exceed 25% of the gross glass area

Window Signs for Non-residential Properties	
Location:	Storefronts at street level; signs either on inside or outside of window
Materials:	If on the outside of the window, signs shall be a medium or premium grade vinyl, digital image using solvent coloring, or other similar type material
Size:	Must not exceed 25% of the gross glass area
Colors:	Not regulated
Illumination:	Non-Illuminated
Other:	Must be maintained in good order
Photo(s): *	

Illuminated Window Sign	
Quantity:	1 per business
Location:	Inside of the window
Materials:	Shall meet safety requirements by having a backing and self contained transformers.
Size:	Not to exceed 2 square feet in area
Colors:	Not regulated
Illumination:	Internally Illuminated; All components shall be UL approved
Other:	Shall be illuminated during business hours only
Photo(s): *	

* Note: photos and diagrams are for illustrative purposes, and do not intend to represent every sign on the property.

Further information:	
	Digital images of sign detail documents are available from the Town of Cary Planning Dept.
	Sign detail documents are not included in the Town of Cary files for this project.