

HARRISBURG TOWN CENTER
COMMERCIAL PROPERTY OWNERS ASSOCIATION, INC.

RULES AND REGULATIONS REGARDING SIGNAGE
FOR OFFICE AND RETAIL DISTRICT

Pursuant to authority granted to the Board of Directors of the Association by the Declaration of Covenants, Conditions and Restrictions for Harrisburg Town Center and by the Bylaws of the Association, the Board hereby adopts the following rules and regulations regarding signage effective January 1, 2002:

1. These rules shall apply to the Harrisburg Town Center Office and Retail District only (the "Property"), as shown on Exhibit H attached hereto.
2. No sign of any type shall be erected or posted in or on any part of the Property except in accordance with these rules.
3. All permanent signs shall comply with the design requirements detailed on the exhibits attached hereto.
4. These rules shall be in addition to the signage provisions of the restrictive covenants and of any lease to which any member or tenant is a party.
5. The term "sign" as used in these rules and regulations shall be liberally interpreted, such that these rules and regulations shall apply to any advertising, promotional or decorative display or structure which includes words, art or symbols or which is designed to attract public attention to a particular store, office, shop or other premises in the Property, even if such display does not fit the strict definition of the word "sign". The Association's determination of what constitutes a "sign" shall be conclusive.
6. No permanent sign shall be erected anywhere in the Property without the express written permission of the Association.
7. Notwithstanding anything else herein or in the restrictive covenants to the contrary, the Association shall have the right at all times without notice to remove any sign which in its sole discretion it deems to be offensive or illegal or which poses an immediate threat of injury to any person. The Association or its designee shall have the right to enter any demised premises in the Property for such purpose.
8. Notwithstanding anything else herein or in the restrictive covenants to the contrary, political signs opposing or supporting any candidate, party or issue on the ballot in a local election may be posted no earlier than 30 days prior to such election, provided the same are removed within 7 days of

said election and provided no more than two such signs per demised premises may be posted.

9. No temporary sign over 3 square feet in area shall be posted in the window of any store, shop or office or anywhere else on the Property unless the tenant posting the sign has received the written consent of every other tenant in the building to the posting of the sign. No such sign shall be posted for more than 14 successive days.
10. Second-floor and above office tenants shall not post any signs in their windows or on the surface of any building in the Property; however, small “for rent” or “for sale” signs no greater than 3 square feet in size may be posted with the express permission of the Association, which permission shall expire and must be re-requested after 60 days. No more than one such sign per demised premises shall be permitted.
11. The use of neon or any material or technique designed to simulate the appearance of neon in or on any permanent or temporary sign is prohibited. Other prohibited signs can be found in the Harrisburg Unified Development Ordinance (Article 12.3).
12. Supplemental placards as shown on Exhibit D attached hereto shall be first approved by the Association, shall not exceed one per demised premises, and shall be located on the building in accordance with the standards set forth on the exhibit. Such signs are optional and may not be illuminated.
13. The Association shall have the right but not the obligation to erect such temporary directional or wayfinding signage in and around the Property as it deems appropriate in its sole discretion. All such signs will be limited to the residential section of the development and will not be illuminated.
14. Tenants are allowed one sign per frontage wall (Harrisburg UDO, Section 12.5.2.2) and 1.0 square foot per lineal foot of the building wall the sign is attached to up to 32 square feet (per Harrisburg UDO, Table 12.1.3). Such signs must be internally illuminated.
15. Second floor tenant listing signs will be internally illuminated and limited to one per building wall.
16. The Association shall have the authority to impose a fine not to exceed \$100.00 per day that a tenant is in violation of these rules or the covenants, after first providing 10 days written notice to the tenant.
17. No forbearance or failure of the Association to enforce a particular provision of these rules or the restrictive covenants shall be construed as a waiver of such provision.

18. The following exhibits are attached hereto and are a part of these rules and regulations:

- a. Exhibit A Typical First Floor Tenants
- b. Exhibit B First Floor End Unit
- c. Exhibit C Corner First Floor Tenants
- d. Exhibit D Supplemental Placards
- e. Exhibit E Second Floor Tenants
- f. Exhibit F Second Floor Tenant Directory
- g. Exhibit G Typical Elevations
- h. Exhibit H Property to which these rules apply

19. These rules and regulations may be amended or modified at any time without notice by vote of the Board of the Association.