

**DESIGN AND DEVELOPMENT
STANDARDS AND GUIDELINES
FOR
FISHER HALL**

**SP Realty Advisors, LLC
2000 East 15th - #450C
Edmond, OK 73013**

**Effective Date
January 1, 2005**

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**DESIGN AND DEVELOPMENT STANDARDS AND GUIDELINES
FOR
FISHER HALL**

THESE DESIGN AND DEVELOPMENT STANDARDS AND GUIDELINES ("Design Guidelines") are adopted this 1st day of January, 2005, by SP Realty Advisors, LLC, an Oklahoma Limited Liability Company ("Declarant") pursuant to and in furtherance of that certain Declaration of Covenants, Conditions and Restrictions, executed by Declarant and recorded in the Real Property Records of Oklahoma County, Oklahoma ("Restrictive Covenants").

ARTICLE I - DEFINITIONS

Capitalized terms used in these Design Guidelines and not defined herein shall have the meaning assigned to them in the Restrictive Covenants.

1.1 "City": The City of Edmond or such other incorporated municipality in which Fisher Hall or any portion thereof is located.

1.2 "Committee": The entity responsible for the architectural review functions set forth in Article IX of the Restrictive Covenants including without limitation, the Declarant, its designee, an architectural review committee appointed by the Association's Board of Directors ("ARC"), or a committee consisting of architects, engineers or other persons who may or may not be Members of the Association.

1.3 "Landscaping": Plants, trees, walkways and other paved areas, sprinkler systems, benches, exterior lighting, raised planters, flagpoles, sculpture, or other similar items.

1.4 "Landscape Area": Those portions of the Common Area or Area of Common Responsibility containing Landscaping and any related improvements.

1.5 "Roadway": Any private or public street lying wholly or partially within Fisher Hall.

ARTICLE II - BUILDING DESIGN AND CONSTRUCTION GUIDELINES

2.1 Building Design and Construction Criteria. The provisions of these Design Guidelines apply to any and all construction, improvement, alteration, addition, or use of Fisher Hall and to any and all portions thereof.

2.2 Building Design. The objective in building standards is to obtain consistency and quality in architectural design to protect and enhance the value of Fisher Hall and each Parcel. In order to maintain consistency, yet permit interest and variety and the use of new materials as they develop, all architectural designs, including those for alterations, additions, or remodeling, are subject to review by and approval of the Committee. Structures shall conform to these Design Guidelines and shall be considered as three (3) dimensional objects and attention should be given to the compatible treatment of all exterior surfaces.

(a) General Criteria.

(i) All buildings, including parking structures if constructed, shall be finished on all sides in a unified architectural concept to provide for a consistent facade design and roof line configuration and shall not detract from adjacent property.

(ii) Ancillary support structures are to be of similar style, design, color, and material as that used for principal structures.

(iii) Individual structure design may exhibit contrasts in use of certain design elements such as building color, materials, and window spacing so long as such use is not in direct conflict with surrounding structures or the overall Fisher Hall image.

Delineation of the building facade plane is encouraged. Window openings and other building elements can be recessed, projected, or delineated to define and pronounce architectural elements such as columns and spandrels.

(iv) Subject to Section 2.2(f)(i) hereafter, stand fans, skylights, cooling towers, communication towers, satellite dishes, vents, and any other structures or equipment, whether located on the roof or elsewhere, shall be architecturally compatible or effectively shielded from view by an architecturally sound method which shall be approved in writing by the Committee before construction or erection of said structures or equipment.

(v) The sorting, handling, moving, storing, removing and disposing of all waste materials must be housed or screened from public view in a manner approved in writing by the Committee. All facilities and plans for the disposal of wastes other than by public sewerage methods (such as shredding, compacting, incineration, reclamation, or chemical dissolution) must be approved in writing by the Committee.

(vi) Any kitchen facilities within a Structure shall contain a water-flushing garbage disposal.

(vii) Once commenced, construction shall be diligently pursued to completion. Such construction may not be left in a partly finished condition any longer than is reasonably necessary.

(b) **Building Height.** For those Parcels abutting Boulevard Avenue, in whole or in part, primary building structures shall be a maximum height of thirty feet (30'). Unless otherwise approved in writing by the Committee, primary building structures constructed on all other Parcel shall be a maximum height of seventy feet (70'); provided, however, the maximum height of any Structure to be constructed within Fisher Hall shall be determined based on considerations of maximizing sight lines from Roadways for any existing Structures. Any additional architectural element, including, without limitation, architectural tower elements, shall be limited to such additional height as approved by the Committee.

(c) **Site Coverage.** In no case shall more than seventy-five percent (75%) of the total Parcel area be covered by the Structure, including any accessory buildings and parking structures. Surface parking facilities shall be excluded from lot coverage computations. The remaining portion of the Parcel shall be devoted to surface parking and to open space and may include pedestrian areas, cultivated zones, retention/detention facilities, and similar open uses. At least twenty-five percent (25%) of this open space must constitute either water features or permeable areas available for Landscaping, or a combination thereof.

(d) **Lot Size.** No Parcel shall be subdivided such that any Parcel contains less than half (.5) an acre, without the prior written approval of the Committee.

(e) **Materials.**

(i) All structural cladding materials proposed for use are subject to review and approval by the Committee. Material selections will be judged as to quality, durability, texture, color, method of application, and intended use.

(ii) The colors and textures of all proposed building materials shall be indicated on each plan submitted to the Committee for review and approval, which may require material samples for consideration. Color schemes shall reflect a certain quality and expression consistent with the architectural character and design of the Structure and the Fisher Hall building located on Block Four (4) of Fisher Hall North.

(iii) Brick cladding materials will represent no less than seventy percent (70%) of the surface area of the Structure, excluding the roof. All brick and mortar color used shall be

submitted to the Committee for approval in its sole discretion. Approved brick and mortar color shall meet the community wide standard of the Fisher Hall project.

(iv) Additional accent cladding materials, not to exceed thirty percent (30%) of the surface area of the Structure, excluding the roof, may be used for accent features and shall consist of the following materials, in a color scheme compatible with the primary cladding material:

- Accent Brick in a complementary color to primary cladding material as approved by the Committee in its sole discretion.

- Accent Wood

- Quarried Stone

- Quarried Rock Finished Seamed Steel Siding Panels (Fabral "Grand-Rib 3" or substantially similar material)

- Architectural Precast Concrete (for limited use as accents not to exceed ten percent (10%))

- Stucco or synthetic stucco (for limited use as accents not to exceed ten percent (10%))

(v) Accent materials and colors may be used to identify architectural features or highlight details with the approval of the Committee. The use of primary or garish colors shall not be used on the exterior facade of any Structure.

(vi) Highly reflective or mirrored glass shall not be a part of the building materials used without written approval of the Committee.

(vii) Ancillary support structures, if approved, are to be of similar style, design, color and materials as that used for the principal structure.

(f) Roof Treatments.

(i) All roofing design and materials shall be of exposed pitch roof design and shall be approved by the Committee. Building roofs shall be so designed and constructed to prevent water pooling and to shed water in a reasonable amount of time. Built-up roofs and roof-top items which include equipment, piping, flashing, and other items shall be maintained for continuity of the roof appearance. Flat roofs will be allowed only when shielded by a parapet.

(ii) All primary roof structures (including valleys) shall be equipped with complete guttering and downspout systems with a minimum of twenty-four (24) gauge pre-finished aluminum; color and style as approved by the Committee in its sole discretion. Installation of scuppers or other devices which channel water from the roof over the structure are permissible only as overflow devices. No water from roofs, balconies, ledges, or other upper level surface shall run down the facade of any building or parking structure. Unless otherwise approved in writing by the Committee, runoff shall be channeled directly into enclosed storm sewers or into detention areas in Fisher Hall as determined by the Declarant or the Committee.

(iii) All primary roof structures shall be constructed of heavy composition asphalt shingle roofing material to be designated by the Committee, or other substantially similar manufactured asphalt shingles and/or colors as are approved by the Committee in its sole discretion.

(iv) Accent roof materials, not to exceed ten percent (10%) of the roofing structure, may be constructed of preformed metal panels, lap seam Fabral manufactured style "Grand-Rib 3," or such other substantially similar manufactured metal panels as are approved by the Committee in its sole discretion.

(v) Subject to applicable law with respect to communications equipment, roof top equipment, piping, flashing, and other items on the roof shall be screened in a manner so as not to be visible from Roadways or from finish grade at any point outside the Parcel property line and within Fisher Hall without the approval of the Committee.

(vi) In all cases, mechanical equipment on roofs and outcroppings should be clad by a building material and with a color scheme consistent with the principal structure walls and roof.

2.3 Grading.

(a) All grading must be done to alleviate pooling, except for areas designated for detention by the Declarant or the Committee, and must be in compliance with the Roadway and Drainage Plan, a copy of which may be obtained from the Committee. Depressions on paving or the landscaped areas which will allow the unintentional pooling of water are not permitted. Grading in all landscaped areas must provide smooth transitions in grade elevations. Slopes on lawn areas must not exceed 3:1 and must have a minimum slope of one percent (1%) to facilitate drainage. Slopes in parking lots must not exceed four percent (4%) and must have a slope of at least one half percent (0.5%). Handicapped access to all buildings shall be provided per applicable codes.

(b) Parking lot areas must be visually broken-up into smaller areas or "cells" by the use of landscaping and the terracing of parking lots. All parking lots in Fisher Hall shall meet or exceed the parking requirements of the City of Edmond.

(c) All drainage must be designed and constructed in conformance with the requirements of the Roadway and Drainage Plan.

2.4 Construction Criteria.

(a) All construction employees' parking and equipment storage shall be located on the construction site so as not to interfere with free passage of vehicular traffic along Roadways. During construction, each Owner shall ensure that all Roadways shall be kept clear of debris from its construction site. The Owner shall be responsible for construction damage to public and private streets, lighting, landscaping and irrigation systems. The Owner of the Parcel under construction shall clean up any dirt, mud and debris carried from the Parcel by construction traffic or other construction activities.

(b) No more than two (2) construction entry points along Roadways shall be allowed for any Parcel during the construction period. All construction road routes, parking, and loading/unloading zones shall be constructed to minimize the accumulation of dirt, mud and debris and shall be approved by the Committee.

(c) A five foot (5') secure, temporary fence, as approved by the Committee, shall be located along the perimeter of the construction site and along the inside edge of any Landscape Area of the Parcel during construction to secure the construction site from unauthorized access and to protect existing plantings and irrigation systems installed on the Parcel.

(d) Construction trailers shall not be located in a Landscape Area.

(e) A maximum of one (1) project construction sign may be located on any Parcel. Such project construction sign shall be designed and constructed as approved by the Committee. A maximum of one (1) construction directional sign may be located within Fisher Hall, such location to be approved by the Committee and any Owner of a Parcel on which the directional sign is to be located. All construction signs are to be removed no later than upon issuance of a certificate of occupancy for the Structure.

(f) No construction shall occur on any Parcel until such time as adequate portable toilet facilities have been located on the construction site. All portable toilet facilities shall be set back

not less than one hundred feet (100') from any Roadway and, if practicable, any adjacent Structure which is occupied.

(g) No excavation shall be made except in conjunction with construction of a Structure. When such Structure is completed, all exposed openings shall be backfilled, compacted, graded and returned to original grade and pre-excavation conditions or other conditions contemplated by the Plans.

(h) Once commenced, construction shall be diligently pursued to completion. Such construction may not be left in a partly finished condition any longer than is reasonably necessary.

ARTICLE III - STREETS, UTILITIES, SERVICE LOADING AND STORAGE

3.1 Streets, Driveways and Sidewalks.

(a) Private streets and driveways which intersect a public street may intersect such public street only at break points on such public street as approved by the Committee under Article IX of the Restrictive Covenants.

(b) All such private streets or driveways shall be paved and curbed with concrete, and curbed and guttered with thirty (30') foot minimum radii in accordance with City requirements unless otherwise approved in writing by the Committee and the City. Driveways providing two-way access shall be at least twenty-seven feet, four inches (27'4") wide and driveways providing one-way access shall be at least fourteen feet (14') wide, such distances to be measured from the back of curb, unless otherwise approved in writing by the Committee.

(c) No fence, wall, screen, sign, structure, planting, hedge or tree foliage shall be erected, planted or maintained in such a manner as to obstruct or interfere with a clear line of sight for the drivers of approaching motor vehicles.

(d) Pedestrian access into each Parcel by sidewalks, no less than five feet (5') wide, shall be constructed by the Owner of the Parcel and should link adjacent walkways to the central pedestrian core of each Structure in accordance with the requirements of the City of Edmond.

3.2 Underground Utilities.

(a) Any and all pipes, lines, or wires used for the transmission of water, natural gas, electricity, telephone, television or any other public or private utility service, not within a Structure, shall be located, placed, constructed and maintained underground. Each Owner shall provide underground sleeves and pull boxes as required for the adequate utility service of all Structures within the Parcel being served.

(b) Utility boxes, utility transformers, meters or other equipment which must be located above ground must be approved by the Committee as to type, size and location and must be screened from view from public thoroughfares. Screening shall be accomplished by providing evergreen planting that will screen the equipment boxes, or by other method approved by the Committee.

3.3 Service Loading and Storage.

(a) Service areas shall be located at the rear or side yard of buildings, away from public view or in a separate structure altogether. Such areas must not be visible from Roadways, parking areas and pedestrian walkways. The Association shall promulgate rules and regulations regarding service and delivery vehicles which shall discourage parking, loading and unloading along Roadways, primary entrance drives or in visitor drop-off areas.

(b) Except to the extent such restrictions is prohibited by applicable law, no external antenna, dish, tower or similar structure shall be erected or maintained on any Corporate Parcel or any Structure constructed thereon, unless specifically approved in writing by the Committee.

- (c) Service, loading and storage areas shall not encroach on any Landscape Area.
- (d) The Disposal of all solid waste shall be in accordance with city, state and federal requirements. Each Owner shall contract for pickups of trash and other solid waste between 10:00 p.m. and 7:00 a.m. to the extent such service is reasonably available. No septic tanks or other on-site general sewage treatment system shall be installed on any Parcel
- (e) Each commercial enterprise located within a Structure shall have a sufficient number of waste receptacles on the premises adequate to handle the trash and waste items generated, manufactured or acquired thereon by such commercial activities. The sorting, handling, moving, storing, removing and disposing of all waste materials must be housed or screened from public view by methods described in this Section 3.3. All facilities and plans for the disposal of wastes other than by public sewerage methods (such as shredding, compacting, incineration, reclamation or chemical dissolution) must be approved in writing by the Committee.

ARTICLE IV - LANDSCAPING

4.1 General Landscape Criteria. The following landscape standards and general specifications provide requirements for landscaping to be installed on any Parcel. All landscaping plans submitted to the Committee shall include specific information as to materials, plant measurements and planting methods for all Parcels. Landscaping design shall be compatible and harmonious throughout Fisher Hall and shall be in keeping with the specific function and building type served. All landscaping must be approved by the Committee in writing prior to installation.

4.2 Landscape Plan.

(a) No plans for any building, structure or other improvements to be erected, placed or altered in or upon any Parcel shall be approved by the Committee unless there shall also have been submitted separate landscape plans satisfactory to the City and the Committee, such plan to include plant material and landscape construction to be installed on the Parcel, and to include complete plans for an underground automatic lawn sprinkler system adequate to sustain all planted areas. The Committee shall specify the landscaping company to be used by each Owner when approving the landscape plan, otherwise, the Owner must warranty the landscaping for a period of one year from the date of installation.

(b) Each Owner must install landscaping in accordance with the plans submitted to and approved by the Committee within thirty (30) days following receipt of a certificate of occupancy for a Structure on a Parcel or as soon as practicable allowing for the seasons of the year, but in no event later than ninety (90) days following receipt of a certificate of occupancy for a Structure, unless otherwise approved in writing by the Committee.

(c) Landscape treatment of each Parcel shall be in the form of Shade Trees and Ornamental Trees, shrubs, groundcover and grasses in accordance with the requirements of the City as to plant materials. Landscaping shall be used to provide shade for parking and pedestrian areas, identify site and building entrances, frame positive views into and out of the Parcel, reinforce architectural scale and forms, screen and buffer service areas, air conditioning compressors and utility meters, boxes and transformers.

4.3 Landscape Standards.

(a) All Landscaping shall be constructed in accordance with the plans approved by the Committee, the requirements of the City and these landscape standards. The overall objective of these landscape standards is to:

- Enhance the overall development of Fisher Hall
- Provide a level of unity along the perimeter of Fisher Hall and along Roadways
- Reinforce views into/out of each Parcel and Fisher Hall
- Define Parcel and Fisher Hall entrances
- Minimize visibility of parking and service and loading areas

(b) Each Owner must install underground automatic lawn sprinkler systems in the Landscaped Areas of each Parcel prior to the installation of any plant materials.

(c) The Owner of a Parcel containing unpaved surface area between the sidewalk and the Structure shall have such unpaved surface area planted solid with shrubs, ground cover and/or other plant materials approved by the Committee, shall irrigate such unpaved surface area, and shall be prohibited from planting or allowing grass to grow in such unpaved surface area; provided, however, unpaved surface areas greater than ten feet (10') in width (from building to sidewalk) and in excess of one hundred (100) square feet may be planted in grass with the written approval of the Committee.

(d) On property held for future development, the Owner must install grass or groundcover in the area within thirty feet (30') of any Roadway and must establish or re-establish vegetation generally to control erosion.

4.4 Acceptable Landscape Materials and Plant Lists.

(a) All plants utilized on any Parcel must be plants which are illustrated in the List of Plant Material Specimens attached as listed on Exhibit "A" and as approved by the Committee and the City as part of the landscaping plan for the Parcel.

(b) Plant materials should be furnished "balled and burlapped" and/or container grown meeting the size requirements listed below.

(c) Plant materials shall conform to the requirements described in the latest edition of American Standard for Nursery Stock as published by the American Association of Nurserymen.

(d) Plant materials shall conform to the following minimum sizes:

Shade trees	3" caliper, BB or container
Ornamental trees	10' high, BB or container
Shrubs or groundcover	2 gallon or 4" pots respectively

(e) After planting is complete, the Owner shall prune all plant material to remove any broken or dead branches and to preserve the natural character of the plant. Subsequent pruning and maintenance of the plant material shall be performed by the Association. The Owner shall replace any plant material which perishes within one (1) year of planting due to any cause other than negligent maintenance by the Association.

(f) Shrub and groundcover areas must be edged with a permanent edging material such as steel edging, concrete, or masonry.

(g) After planting, plant beds must be mulched with a minimum three-inch (3") layer of shredded bark, peat moss or other organic water retaining material over the entire bed.

4.5 Irrigation Standards.

(a) Each Owner must install, prior to the installation of any plant materials, a permanent manual or automatic irrigation system adequate for maintenance of landscaped areas on the Owner's Parcel.

(b) Each irrigation system should be designed to minimize overthrow onto nonporous areas.

ARTICLE V - PARKING

5.1 General Parking Criteria. The following parking standards and general specifications provide requirements for signage and graphics to be installed on any Parcel. All parking plans submitted to the Committee shall include specific information as to construction materials, landscaping and construction

methods to be used and diagrams of the number, type and configuration of parking spaces and handicapped access parking spaces to be provided. Parking design shall be compatible and harmonious throughout Fisher Hall and shall be in keeping with the specific function and building type served. All parking must be approved by the Committee in writing prior to installation.

5.2 Parking Materials. Parking areas must be paved with asphalt or higher quality materials approved by the Committee) and curbed and guttered with concrete in accordance with the Plans. Access drives must be paved, curbed and guttered with concrete in accordance with the street standards promulgated by the City. When paving with asphalt, the parking areas should consist of six inches (6") of stabilized sub-grade covered by two inches (2") of Type B asphalt concrete which shall be then covered by three (3") inches of Type A asphalt concrete (or higher standards if required by City code).

5.3 Parking Standards.

- (a) Parking areas must be sufficient to accommodate all parking needs for employees, company vehicles, invitees and visitors without the use of on-street parking and in compliance with all governmental requirements.
- (b) Parking areas must be provided in accordance with the guidelines established by the City to the extent that City requirements are stricter or address matters not otherwise addressed herein.
- (c) No wheel guards or barriers shall be allowed in any surface parking area.

ARTICLE VI - LIGHTING

6.1 General Lighting Criteria. The following lighting standards and general specifications provide requirements for lighting to be installed on any Parcel. All lighting plans submitted to the Committee shall include specific information as to design, size, materials, and construction methods to be used. Lighting design shall be compatible and harmonious throughout Fisher Hall and shall be in keeping with the specific function and building type served. All lighting must be approved by the Committee in writing prior to installation.

6.2 Lighting Standards. The Committee shall set lighting standards as follows:

- (a) All exterior lighting shall be designed, erected, maintained, and altered in accordance with these Design Guidelines and the plans and specifications submitted to and approved in writing by the Committee.
- (b) Lighting shall be provided for vehicular, pedestrian, signage and architectural and site features. Appropriate accent lighting of the architecture or other site features is encouraged.
- (c) Low level fixtures should complement the architectural design and focus on quality landscape lighting that will enhance the Structures, Parcel and Fisher Hall.
- (d) Pedestrian walkways, courtyards, gardens, water features and entrance areas shall be illuminated to enhance the pedestrian qualities of Fisher Hall.
- (e) Light sources shall be metal halide, mercury vapor or of similar color. Yellow/orange source lights are prohibited from use. Incandescent source lighting should be considered for pedestrian areas and near buildings.
- (f) Illumination must commence automatically at sunset and continue until sunrise. Pedestrian walkways and parking areas must be illuminated automatically during all hours of darkness and when poor weather conditions warrant.

6.3 Parking Lighting. The Committee shall set parking lighting standards as follows:

(a) Lighting fixtures used along entrance driveways and in parking areas for each Parcel shall be no taller than thirty feet (30') high and the fixtures shall be of a consistent design. The pattern of light pooling from each fixture shall be carefully considered to provide smooth, even lighting of driveways and parking, while eliminating undesirable glare or light intrusion into adjacent Parcels.

(b) Lighting for all parking areas, including, without limitation, foot candle measurements, shall comply with all City requirements.

6.4 Signage Lighting.

(a) Identification graphics and signs shall be lighted internally or from ground mounted locations.

(b) If ground mounted, light fixtures should be screened from view in front of the sign.

(c) Light sources shall be metal halide, mercury vapor or of similar color. Yellow/orange source lights are prohibited from use.

ARTICLE VII - SIGNAGE AND GRAPHICS

7.1 General Signage Criteria. The following signage standards and general specifications provide requirements for signage to be installed on any Parcel. All signage plans submitted to the Committee shall include specific information as to design, dimensions, materials, content and construction methods to be used. Signage design shall be compatible and harmonious throughout Fisher Hall and shall be in keeping with the specific function and building type served. All signage must be approved by the Committee in writing prior to installation.

7.2 Signage Standards.

(a) The location, size and construction of signs will be in keeping with the character of Fisher Hall. All signage shall be compatible and harmonious throughout Fisher Hall and shall be in keeping with the specific function and building type served.

(b) Construction of monument signs shall include a base of material compatible with other monument signs of Fisher Hall, subject to written approval by the Committee.

(c) Each Owner shall obtain or cause to be obtained from the appropriate governing authority, if required, a sign permit for the installation of any signage prior to the installation of such sign.

(d) All materials and components used in the manufacture and installation of any sign shall be new stock, free from defects that impair strength, durability and appearance. All signage material shall be of non-corrosive material or treated to be non-corrosive.

(e) Flashing, rotating, box, can, moving character, noise making, odor producing, or back-lit canopy signs may not be installed.

(f) Any illuminated signs must be rear lighted or lighted from non-apparent light sources as required under Section 6.4.

(g) No portable signs shall be placed on the exterior of any Structure.

7.3 Monument Signage.

(a) Monument Signage Standards.

(i) Each Parcel shall be allowed one (1) ground mounted identity sign at a designated Parcel entry point from a Roadway.

(ii) Any monument sign must be freestanding or ground mounted and of such dimensions, materials and colors as is consistent with the design of the Structure and Fisher Hall.

(iii) General content of the sign shall be limited to a company or building identification, logo or symbol, and street address numerals. Monument signs may identify individual owners, tenants or uses within a Parcel.

(iv) Any monument signage shall be installed prior to opening for business in the Structure.

(b) Monument Signage Dimensions and Location. Unless otherwise approved in writing by the Committee, a ground-mounted monument sign

(i) Shall not be located closer than three feet (3') from a driveway or parking area,

(ii) Shall be located at a set back distance of not less than eight feet (8') from the right-of-way line of any adjacent Roadway

(iii) Shall not have a gross surface area of more than fifty (50) square feet,

(iv) Shall not exceed five feet (5') in height,

(v) Shall be connected to the ground along the entire base length,

(vi) Shall be incorporated within the Landscape Areas pursuant to these Design Guidelines

(c) Monument Signage Lighting. Monument signs shall be illuminated by means of either ground mounted flood lighting or internal letter illumination either face lit or reverse channel lit, consistent with the requirements of Section 6.4 of these Design Guidelines. Light sources shall be metal halide, mercury vapor or of similar color. Yellow/orange source lights are prohibited from use.

7.4 Facade Signage.

(a) Facade Signage Standards.

(i) Each Parcel shall be allowed two (2) non-monument style sign to be placed on the exterior facade of the Structure.

(ii) No more than two (2) signs may be attached to any Structure and no more than one (1) sign may be attached to any facade of a Structure without the prior written approval of the Committee, in its sole discretion.

(iii) Facade signs shall be installed prior to opening for business in the Structure.

(b) Facade Signage, Dimensions and Location. Unless otherwise approved in writing by the Committee, a facade sign:

(i) Shall be attached to the Structure,

(ii) Shall be installed so as to be parallel to and contiguous with the building wall, and not project above the roof line, of the Structure,

- (iii) Shall have its letters constructed as separate pieces of individual construction and each letter shall be fastened individually to the Structure with stainless steel pins, and
- (iv) Shall cover less than two and one-half percent (2.5%) of the wall on which it is placed,
- (v) Single letters placed on all front EIFS bands shall be centered and cover less than seventy-five (75%) of the band. Letters shall be in the _____ font.

7.5 Additional Retail Signage. Any Owner of a Parcel on which is constructed a Structure to be used for retail purposes, in whole or in part, shall be permitted or required, as applicable, to install the following additional signage, subject to the terms and conditions of this Article VII.

(a) **Address Identification Signage.** An Owner or Tenant shall be allowed to place the store address numerals on the front of the storefront using six inch (6") high white vinyl numbers in the Times New Roman typeface. These numbers shall be mounted on the exterior storefront glass or as directed by the City of Edmond.

(b) **Tenant Identification Signage.** An Owner or Tenant shall be allowed to place a store logo or name with a maximum height of three inches (3") on glass or a graphic band to identify glass with maximum height being thirty-six inches (36") from the finish level of the interior of that portion of the Structure.

(c) **Service Identification Signage.** An Owner or Tenant shall be required to place the name of the store on the rear service door in letters which shall be three inches (3") high in a standard typeface as approved by the Committee. All names placed on the Structure shall be in the same color and shall be compatible with the design of the Structure.

(d) **Temporary Signage.** No banners, posters, flyers or advertising material of any kind shall be permitted to be mounted on the exterior of the Structure. Notwithstanding the above, if a tenant opens later than thirty (30) days after the "Grand Opening" of the Structure, the tenant shall be allowed one "Grand Opening" or similar banner, limited in size to fifty (50) square feet. Tenant shall have a permit for such banner if required by any local governing authority. Any such banners shall be removed within thirty (30) days after the opening of the Structure or the tenant, as applicable.

7.6 Parcel Directional Signage. All Parcel directional signs (visitor parking, tenant parking, service vehicles) shall be used in minimum quantities and be visually unobtrusive.

7.7 Parcel Regulatory Signage. All Parcel regulatory signs (stop; yield; one way) shall be used in a manner consistent with the overall image of Fisher Hall.

7.8 Temporary Signage.

(a) **Construction Signage.** One (1) temporary sign may be erected on each Parcel to announce the construction of the project after construction commences. Each such sign must be removed within thirty (30) days following issuance of a certificate of occupancy for the Structure by the City.

(b) **For Sale Signage.** Temporary signs indicating "For Sale" or "For Lease" must be in a form approved by the Committee and shall be limited to one (1) such sign per Parcel, unless otherwise approved by the Committee. Any such temporary sign may be erected for a period not to exceed one year and shall be removed immediately upon transfer of the Parcel, Structure, or applicable portion thereof.

7.9 Pylon Signs. Unless otherwise approved in writing by the Committee, in its sole discretion, no pylon signage shall be permitted on any Parcel.

7.10 Trucks with Graphics. No vehicles with graphics shall be permanently located on any Parcel. All vehicles marked with graphics are subject to a parking time limit of twenty-four (24) hours in any location. Any such vehicle may be towed and stored at the direction of the Association at the vehicle owner's expense twenty-four (24) hours after written notice of said violation is attached to or placed on said vehicle.

7.11 Fisher Hall Signage. Only the Declarant or the Association shall be permitted to construct and install signage for identification or directional purposes within Fisher Hall.

EXHIBIT "A"

PLANT LIST

SCIENTIFIC NAME	COMMON NAME
Shrubs	
<i>Abelia grandiflora</i>	Glossy Abelia
<i>Aesculus parviflora</i>	Bottlebrush Buckeye
Agave	Agave
<i>Berberis aquifolium</i>	Holly Grape
<i>Berberis julianae</i>	Wintergreen Barberry
<i>Berberis X gladwynensis</i>	William Penn Barberry
<i>Berberis mentorensis</i>	Mentor Barberry
<i>Berberis thunbergi</i>	Japanese Barberry
<i>Buxus sempervirens</i>	English or Common Boxwood
<i>Callistemon rigidus</i>	Bottlebrush
<i>Chaenomeles japonica</i>	Japanese Flowering Quince
<i>Chaenomeles lagenaria</i>	Flowering Quince
<i>Chaenomeles speciosa</i>	Flowering Quince
<i>Cornus drummondii</i>	Roughleaf Dogwood
<i>Cornus florida</i>	Flowering Dogwood
<i>Cornus sericea</i>	Red-osier Dogwood
<i>Cotoneaster</i> spp.	Cotoneaster
<i>Cotoneaster divaricatus</i>	Spreading Cotoneaster
<i>Deutzia gracilis</i>	Slender Deutzia
<i>Elaeagnus pungens</i>	Thorny Elaeagnus
<i>Euonymus alata</i>	Winged euonymus or Burning Bush
<i>Euonymus japonica</i>	Evergreen Euonymus
<i>Euonymus kiautschovia</i>	Spreading Euonymus
<i>Euonymus patens</i>	Spreading Euonymus
<i>Forsythia</i> spp.	Forsythia or Goldenbell
<i>Forsythia suspense</i>	Weeping Forsythia
<i>Hibiscus rosa-sinensis</i>	Chinese Hibiscus
<i>Hibiscus syriacus</i>	Rose-of-Sharon or shrub Althea
<i>Hydrangea macrophylla</i>	Garden Hydrangea
<i>Hydrangea paniculata</i>	Peegee Hydrangea
<i>Hydrangea quercifolia</i>	Oakleaf Hydrangea
<i>Ilex aquifolium</i>	English Holly
<i>Ilex cornuta</i>	Chinese or Horned Holly
<i>Ilex crenata</i>	Japanese Holly
<i>Ilex deciduas</i>	PossumEaw or Deciduous Holly
<i>Ilex X meaeveae</i>	Blue Holly
<i>Juniperus conferta</i>	Shore Juniper
<i>Juniperus davurica</i>	Parson's Juniper
<i>Juniperus excelsa</i>	Spiny Greek Juniper
<i>Juniperus horizontalis</i>	Creeping Juniper
<i>Juniperus procumbens</i>	Japanese Garden Juniper
<i>Juniperus sabina</i>	Savin Juniper
<i>Juniperus scopulorum</i>	Rocky Mountain Juniper
<i>Juniperus squamata</i>	Meyer or Fishtain Juniper
<i>Ligustrum japonicum</i>	Japanese or Wax Leaf Ligustrum
<i>Ligustrum texanum</i>	Wax Leaf Ligustrum
<i>Ligustrum vicaryi</i>	Golden Vicary Privet
<i>Ligustrum vulgare</i>	Common Privet
<i>Lonicera alpigena</i>	Alps Honeysuckle
<i>Lonicera fragrantissima</i>	Winter Honeysuckle
<i>Lonicera japonica</i>	Japanese Honeysuckle

Lonicera maacki
 Lonicera morrowi
 Nandina domestica
 Osmanthus heterophyllus
 Photinia X 'Fraseri'
 Pinus mugo
 Punica granatum
 Pyracantha coccinea
 Raphiolepis indica
 Rhododendron indicum
 Rhododendron simsii
 Rhus aromatica
 Rhus copallina
 Rhus glabra
 Rosa spp.
 Rosemarinus officinalis
 Sasa pigmaea
 Spiraea X arguta
 Spiraea cantoniensis
 Spiraea prunifolia
 Spiraea thunbergi
 Spiraea X vanhouttei
 Syringa X chinensis
 Syringa vulgaris
 Taxus baccata
 Taxus cuspidate
 Terstroemia japonica
 Viburnum spp.
 Viburnum X 'Burkwoodi'
 Viburnum carlesi
 Viburnum dentatum
 Viburnum lantana
 Viburnum lentago
 Viburnum odoratissimum
 Viburnum opulus
 Viburnum plicatum
 Viburnum rhytidophyllum
 Viburnum sieboldi
 Viburnum suspensum
 Weigela florida
 Yucca filamentosa
 Yucca gloriosa
 Yucca parviflora

Amur Honeysuckle
 Morrow Honeysuckle
 Heavenly Bamboo or Nandina
 False Holly
 Fraser's Photinia
 Mugo Pine
 Pomegranate
 Pyracantha or Firethorn
 Indian Hawthorne
 Southern or Indica Azalea
 Aouthern Azalea
 Fragrant Sumac
 Winged, Shining, or Planeleaf Sumac
 Smooth Sumac
 Rose
 Rosemary
 Dwarf Bamboo
 Garland Spiraea
 Reeves Spiraea
 Bridal Wreath
 Thunberg Spiraea
 Vanhoutte Spiraea
 Chinese Lilac
 Common Lilac
 English Yew
 Japanese Yew
 Japanese Cleyera
 Viburnum
 Burkwood Viburnum
 Koreanspice or Mayflower Viburnum
 Arrowwood Viburnum
 Wayfaringtree Viburnum
 Nannyberry Viburnum
 Sweet Viburnum
 European Cranberrybush Viburnum
 Doublefile Viburnum
 Leatherleaf Viburnum
 Siebold Viburnum
 Sandanqua Viburnum
 Weigela
 Adam's Needle Yucca
 Mound Lily Yucca
 Red Yucca

Trees

Acer campestre
 Acer palmatum
 Acer platanoides
 Acer rubrum
 Acer saccharum
 Betula nigra
 Calocedrus decurrens
 Carya illinoensis
 Catalpa bignonioides
 Catalpa speciosa
 Cedrus atlantica
 Cedrus deodara
 Celtis occidentalis

Hedge Maple
 Japanese Maple
 Norway Maple
 Red or Swamp Maple
 Sugar, Hard or Rock Maple
 River Birch
 California Incense Cedar
 Pecan
 Southern Catalpa
 Northern Catalpa
 Atlas Cedar
 Deodar Cedar
 Hackberry

Cercis Canadensis	Eastern Redbud
Faxinus americana	White Ash
Fraxinus pennsylvanica	Green Ash
Ginkgo biloba	Ginkgo or Maidenhair Tree
Gleditsia triacanthos	Honeylocust
Gymnocladus dioica	Kentucky Coffee Tree
Ilex ipaca	American Holly
Koelreuteria bipinnata	Goldenrain Tree
Koelreuteria formosana	Goldenrain Tree
Koelreuteria paniculata	Panicled Goldenrain Tree
Liquidambar formosana	Formosan Sweetgum
Liquidamber styraciflua	Sweetgum
Liriodendron tulipifera	Tulip Tree or Yellow Poplar
Magnolia acuminata	Cucumbertree Magnolia
Magnolia grandiflora	Southern Magnolia or Bullbay
Magnolia macrophlla	Bigleaf Magnolia
Magnolia soulangiana	Saucer Magnolia
Malus spp.	Flowering Crabapple
Picea pungens	Colorado Blue Spruce
Pinus cembroides	Pinyon Pine
Pinus echinata	Shortleaf Pine
Pinus ellioti	Slash Pine
Pinus nigra	Austrian Pine
Pinus palustris	Longleaf Pine
Pinus pinaster	Cluster or Maritime Pine
Pinus ponderosa	Ponderosa or Western Yellow Pine
Pinus sylvestris	Scotch (Scot's) Pine
Pistacia chinensis	Chinese Pistache
Platanus X acerifolia	London Planetree
Platanus occidentalis	Sycamore or American Planetree
Populus alba	White Poplar
Populus deltoids	Esstern Cottonwood
Populus nigra 'Italica'	Lombardy Poplar
Prunus caroliniana	Carolina Cherry Laurel
Prunus cerasifera	Purpleleaf Plum
Quercus spp.	Oaks
Quercus acutissima	Sawtooth Oak
Quercus borealis	Northern Red Oak
Quercus falcate	Southern Red Oak
Quercus nigra	Water Oak
Quercus palustris	Pin Oak
Quercus phellos	Willow Oak
Quercus robur	English Oak
Quercus rubra	Northern Red Oak
Quercus shumardi	Shumard Oak
Quercus virginiana	Live Oak
Salix babylonica	Weeping Willow
Salix matsudana 'Tortuosa'	Corkscrew Willow
Salix nigra	Black Willow
Sophora japonica	Japanese Pagoda Tree
Syringa reticulate	Japanese Tree Lilac
Taxodium distichum	Bald Cypress
Tilia Americana	American Linden or Basswood
Tilia cordata	European Littleleaf Linden
Ulmus crassifolia	Cedar Elm
Ulmus parvifolia	Lacebark or Chinese Elm
Ulmus sempervirens	Lacebark Elm

Perennials

Ajuga reptans

Carpetbugle, Ajuga or Bugleweed

Vines

Clematis spp.

Clematis

Lonicera sempervirens

Trumpet Honeysuckle

Parthenocissus quinquefolia

Virginia Creeper

Parthenocissus tricuspidata

Boston Ivy

Wisteria Folribunda

Japanese Wisteria

Wisteria sinensis

Chinese Wisteria

Ornamental Grass

Cortaderia selloana

Pampas Grass

Erianthus ravennae

Plume Grass

Festuca ovine

Sheep's or Blue Fescue

Pennisetum alopecuroides

Fountain Grass

Pennisetum ruppeli

Ground Cover

Euonymus fortunei

Evergreen Wintercreeper

Euonymus radicans

Evergreen Wintercreeper

Ficus pumila

Creeping Fig

Hedera helix

English Ivy

Hosta spp.

Hosta or Plantain Lily

Liberis sempervirens

Evergreen Candytuft

Liriope muscari

Lily Turf, Monkey Grass or Liriope

Ophiopogon japonicus

Lily Turf or Mondograss

Pachysandra terminalis

Pachysandra or Japanese Spurge

Phlox subulata

Moss Pink or Moss Phlox

Santoliana chamaecyparissus

Gary Santolina

Santolina virens

Green Santolina

Sedum acre

Gold Moss Stonecrop

Vinca major

Periwinkle

Vinca minor

Common Periwinkle

Shrubs/Vines

Gelsemium sempervirens

Carolina Yellow Jassamine