

**EXHIBIT F
TO
DECLARATION OF CONDOMINIUM
OF
SUNPORT COMMERCE CENTER CONDOMINIUM
ASSOCIATION, INC.**

Sign Specifications

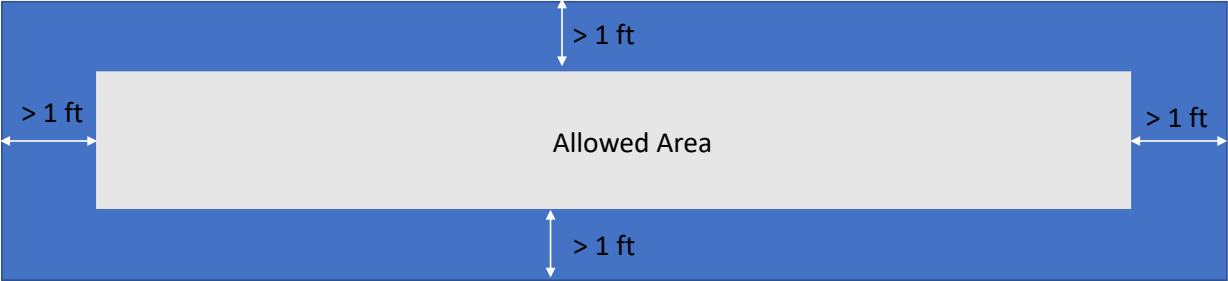
EXTERIOR SIGNS – GENERAL FOR ALL SIGNAGE

- 1 The Association shall not be responsible for any costs relating to the fabrication of signs, permits, permit fees and installation. Unit Owners assume responsibility for all costs for the sign and associated permits.
2. No signs may be installed, revised or replaced without written approval from The Association, or its Architectural Committee, if and when one is appointed (herein after referred to jointly as “The Association”). The Association will approve wall signs at its discretion. The Association shall have full authority to regulate, in accordance with the terms and provisions of the Declaration, exterior wall-mounted signs to assure harmony and to protect and conserve the value and desirability of the property.
3. All signs shall be in conformance with all applicable state and national codes and in complete conformance with the Orange County Signage Ordinances.
4. Printed signs or signs painted on the exterior surface of any building are prohibited.
5. Paper signs, banners and flags are prohibited.
6. The Association must approve all signs in writing before installation. Unit Owners must provide the Association with the following drawings:
 - (a) Elevation view of building showing sign (drawn to accurate scale) with dimensions of height of letters/logo and length of sign. It shall also show that the minimum dimensions required to the edge of the Allowed Area are fulfilled.
 - (b) structural view of sign and components with fastening detail.
7. Temporary banners, window or door graphics, parking stop painting and ground, mounted monument signs shall not be permitted.
8. All signs must be manufactured and installed by companies approved by the Association.
9. The Association reserves the right to rescind any of these criteria and make such other further reasonable criteria, rules and regulations that the Association shall from time to time, believe conducive to the safety, protection, care and cleanliness of Sunport Commerce Center, its operation, the preservation of good order, and the protection and comfort of its Unit Owners, their agents, employees and invitees, which criteria, rules and regulations, when made and notice of them given to Unit Owners, shall be binding Upon Unit Owners as if originally prescribed.

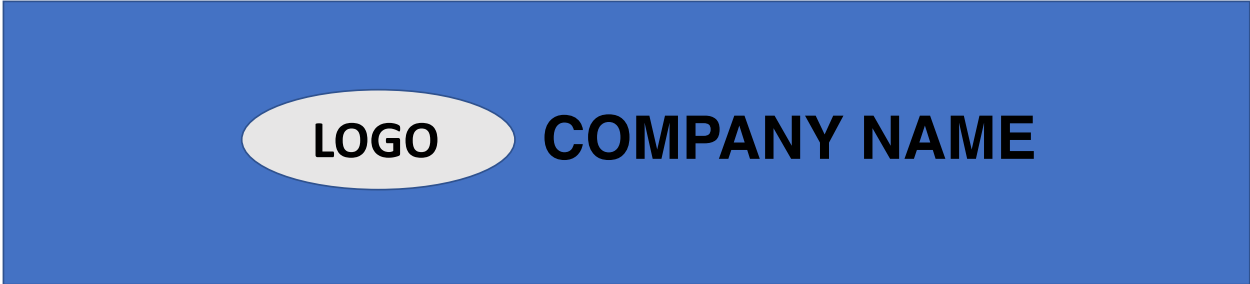
EXTERIOR WALL-MOUNTED SIGNS

- 1. Wording on large-scale signs shall be limited to company or trade name only. - In some cases, and at the discretion of The Association, a logo in white or in color could be permitted.
- 2. Flashing, blinking, rotating, moving, illuminated, neon, animated or audible signs are not permitted.
- 3. The size of all signs shall be limited as set forth in Item 5 herein. Signs shall be located exclusively on the street-oriented elevation (wall). Signs shall only be installed in the lowest stucco section immediately above storefront glass (the “Allowed Area”) .
- 4. In the event only lettering is used, all sign letters shall be Capital Helvetica Bold and white in color. The letters shall be manufactured out of Sintra. Signs shall be non-illuminated.
- 5. Signage shall conform to the following proportionate size criteria:
 - (a) In the event only letters are used, primary text line letters shall be 12” in height and 7/8" in depth.
 - (b) All letters or logo must be centered in height and width within the Allowed Area
 - (c) All letters or logo must be at least one (1) ft from the edge of the Allowed Area.
 - (d) All signs shall be limited to approximately 25 feet of horizontal width and 50 square feet overall.

Exterior wall – Allowed Area



Exterior wall – sample logo and name

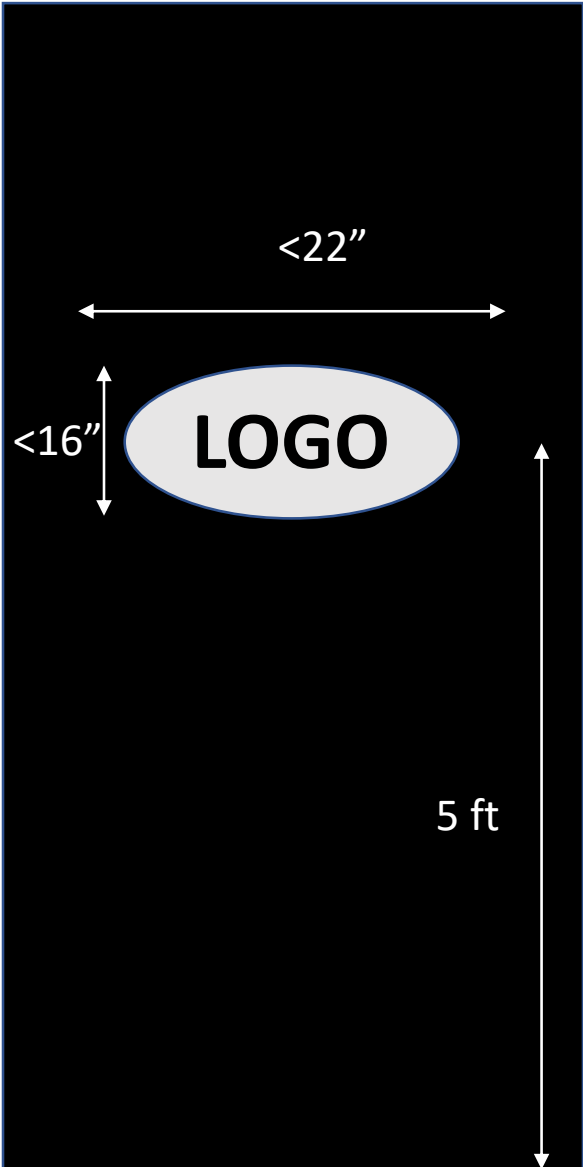


- 6. If the company name does not fit within the given area, a generic name must be used in lieu of the company name (i.e. "Marine Supplier").
- 7. No exposed raceways, ballast boxes, or electrical transformers shall be permitted except as required by county code.
- 8. Unless otherwise approved, in writing by the Association, only one building mounted sign per Unit Owner shall be permitted, even if the Unit Owner owns multiple Units.

EXTERIOR FRONT-WINDOW SIGNS

- 1. The signs shall be only made of white vinyl.
- 2. The top of the Unit number shall be placed at 5 ft from the ground and shall be justified to the side of the door. The numbers shall be 6" in height.
- 3. A window-mounted vinyl sign showing the Unit Owner name may be placed below the Unit number. The lettering shall be justified to the side of the door, the letters in the company name shall be no more than 2" in height and all other information shall be 1" in height, limited to (4) lines.
- 4. A window-mounted vinyl sign horizontally and vertically centered on the door window at a height of 5 ft from the ground. The dimensions shall be maximum 22" in width and 16" in height. The sign may be in color, may have a logo on top and contact information at the bottom.
- 5. No other signs will be allowed at any other location that has not expressly been indicated.

Front-window-door



Window beside door



EXTERIOR BACK-DOOR SIGNS

- 1. The signs shall be only made of black vinyl.
- 2. The top of the Unit number shall be placed at 6ft from the ground and shall be horizontally centered on the door. The numbers shall be 6" in height.
- 3. A door-mounted vinyl sign horizontally centered direct below the unit number. The dimensions shall be maximum 22" in width and 16" in height. The sign may be in color and have logo on top and contact information at the bottom.
- 4. No other signs will be allowed at any other location that has not expressly been indicated.

Back door

