



EXTERIOR SIGNAGE GUIDELINES

02.23.2026

INTRODUCTION

Fulshear, a City in the western suburbs of Houston was established on July 16, 1824 by a land grant of Mexico to Churchill Fulshear. Fulshear has grown multifold in the last few years powered by overall growth in the state of Texas. Fulshear Central is a lifestyle center built on a 23 acre lot on West Park Tollway/ FM1093. This document has been developed to provide standards and specifications that assure consistent quality, size, and variety of tenant signs throughout Fulshear Central.

The following criteria is to guide tenant designers, architects and sign fabricators in the development, construction, and installation of identity signs for tenants of Fulshear Central.

- All Business Park and Retail signs shall be carefully placed and proportioned to the individual architectural facade on which they are located.
- Thickness, height, and color of sign lettering shall be visually balanced and in proportion to other signs on the building.
- All Business Park and Retail signs to consist of "Trade Name" and logo only. Tag lines, bylines, merchandise, registration marks, or service descriptions are not allowed.
- All Business Park and Retail signs shall enhance the customer's appreciation of individual tenants and extend the overall architectural character of Fulshear Central.

GENERAL GUIDELINES

Before proceeding with signs or graphics fabrication, electronic files for all detailed shop drawings e.g. material, colors, finish, dimensions, etc. must be submitted to the Landlord, Fulshear Central Business Park Condominiums Association, Inc. and Fulshear Central Mixed Use Property Owners Association, Inc. for written approval. Once approved in writing by the Landlord and applicable Review Committee, the Tenant or the Tenant's representative must secure the appropriate Sign Permit prior to installation.

All Business Park and Retail signage is subject to the Fulshear Central Review Committee and Landlord's prior written approval. The approval shall be based on the following criteria:

- a. Design, fabrication, and method of installation of all signs shall conform to sign criteria.
- b. This sign criteria shall conform to the design standards of the Fulshear Central in harmony with adjacent signage conditions.
- c. Guidelines are supplemental to the Fulshear Central Design Standards.

GENERAL GUIDELINES

Signage Content

All Business Park and Retail signage is limited to the registered name of the business. Tag-lines are not permitted, on any sign, but may be considered on a case-by-case basis. Illustrations, symbols or icons are not permitted unless they constitute part of the Business Park and Retail's legal active trademarked logo. All business names, logos and logotypes must be actively registered with the United States Patent and Trademark Office (USPTO) and/or Texas Secretary of State. Proof of active registration(s) may be requested prior to the Business Park and Retail's signage review. Landlord will consider unregistered illustrations, logos and symbols on a case by case basis.

GENERAL GUIDELINES

Unacceptable Signs

Signs, banners, advertisement, notices, decals or other lettering shall not be exhibited, inscribed, painted or affixed on any part of any storefront, unless specifically approved, in writing prior to installation, by the Landlord and applicable Review Committee.

The following signs are not permitted (including, but not limited to):

- Unpainted acrylic-faced letters ("Plexiglas" or plastic)
- Storefront single tenant box or cabinet type construction
- Vacuum formed luminous letters
- Signs with exposed fastenings and/or unfinished edges
- Paper, cardboard, Styrofoam, cloth, and similar stickers or decals
- Moving or rotating signs
- Signs employing flashing, flickering, or moving lights of any kind
- Signs supported by trees, people, etc.

SIGNAGE MATERIALS



Signage materials should be in keeping with the Fulshear Central aesthetic. Acceptable materials:

- Concrete
- Wood
- Glass
- Natural stone
- Painted metal
- Etched or brushed metal
- Metal: corten, copper, zinc, steel, etc.

Materials that are not acceptable are:

- Sintra
- Cardboard
- Coroplast
- Simulated materials, i.e. wood-grained plastic laminate and wallcovering
- Trim cap retainers
- Exposed raceways (unless design elements), conduit, junction boxes, transformers, lamps, tubing, or neon crossovers of any type are prohibited.

ILLUMINATION

Type A

Face-illuminated sign

Type B

Halo-illuminated sign

Type C

Externally illuminated sign

Type D

Non-illuminated sign

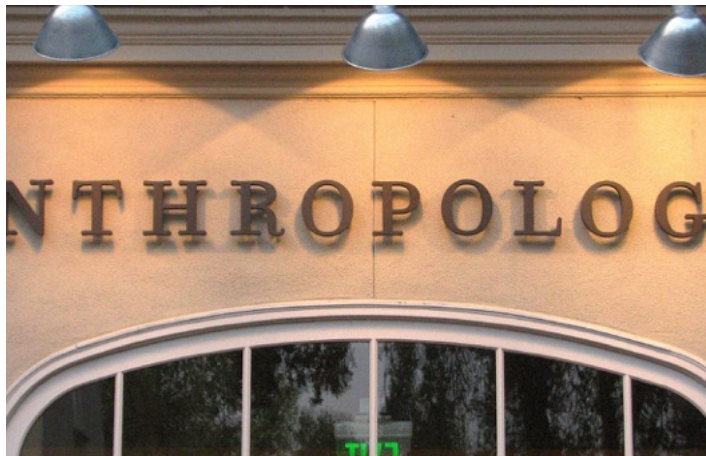
Note: LEDs are not to be visible on sign. All illumination to be even lighting without any "hotspots" on surfaces. Tenant to provide 24/7 signage clock/timer within suite.



Type A Face-illuminated sign



Type B Halo-illuminated sign

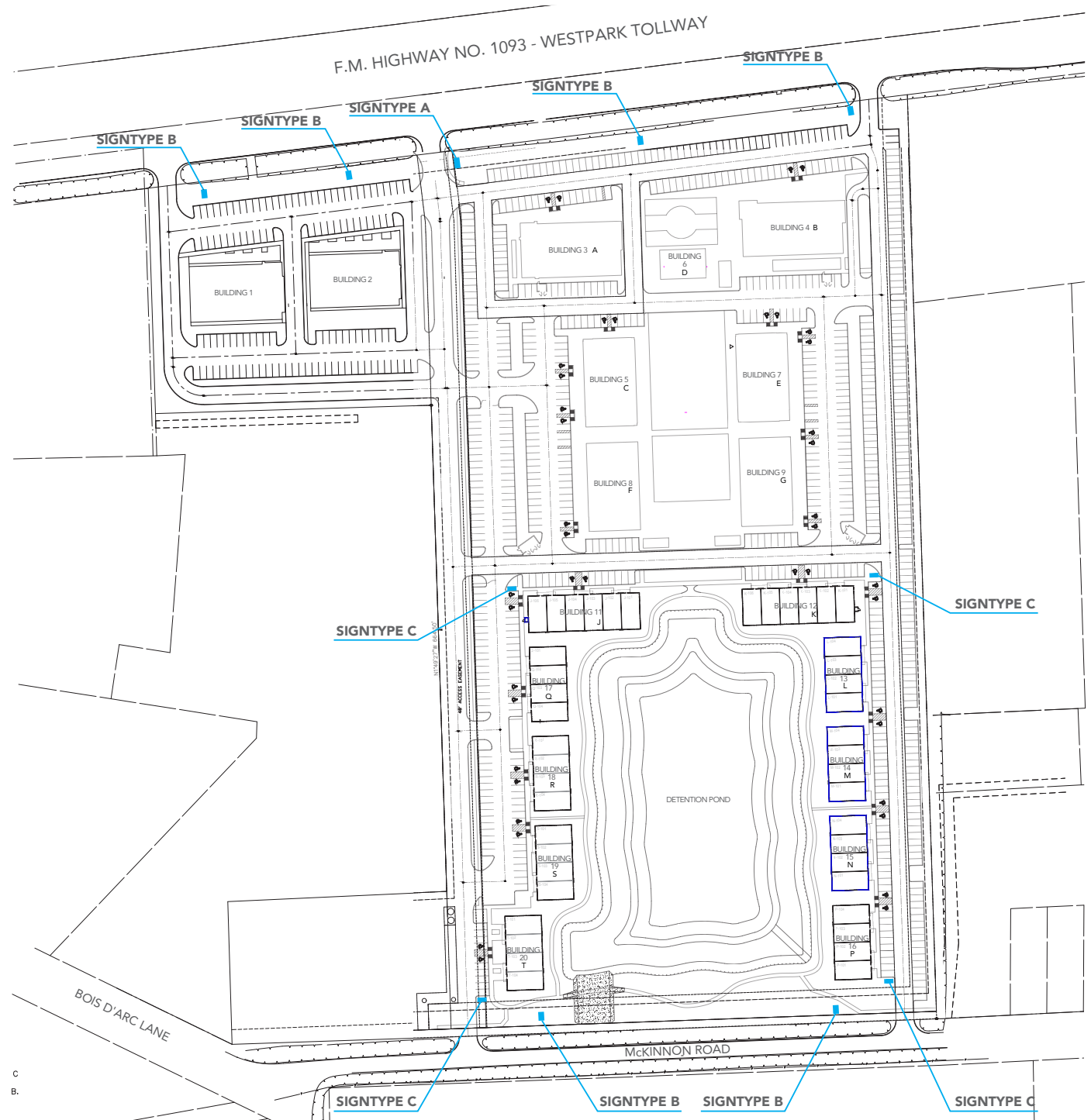


Type C Externally illuminated sign



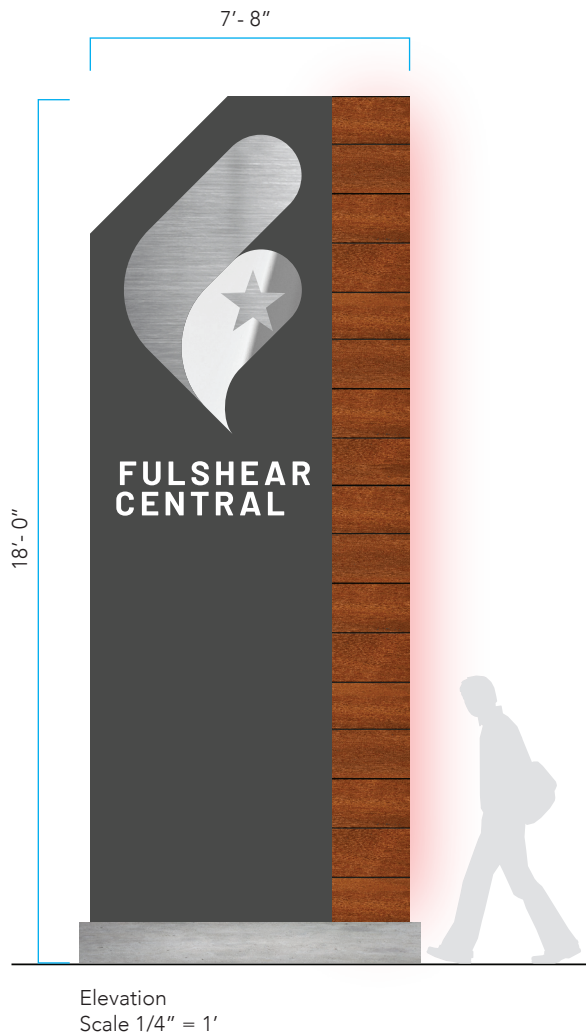
Type D Non-illuminated sign

SIGNAGE LOCATIONS



GUIDELINES FOR SIGNAGE

MONUMENT SIGN [SIGNTYPE A]



Isometric View

Fulshear Central Monument

- 1/8" thick aluminum cladding, seamlessly fabricated around internal aluminum frame structure and painted to match Sherwin-Williams SW7069 Iron Ore.
- Fulshear Central logo to be 1" deep, fabricated reversed channel letters finish in horizontal brushed and polished aluminum, halo-lit.
- Fulshear Central letterforms to be 1/2" deep, fabricated reversed channel letters finish in polished aluminum, halo-lit.
- Parklex 5.35" x 96" (2nd Laminiti 3rd Nichiha) Rustik accent wood paneling.
- (2) RGB accent strip lighting.
- Concrete base concrete foundation.
- Double-sided sign.



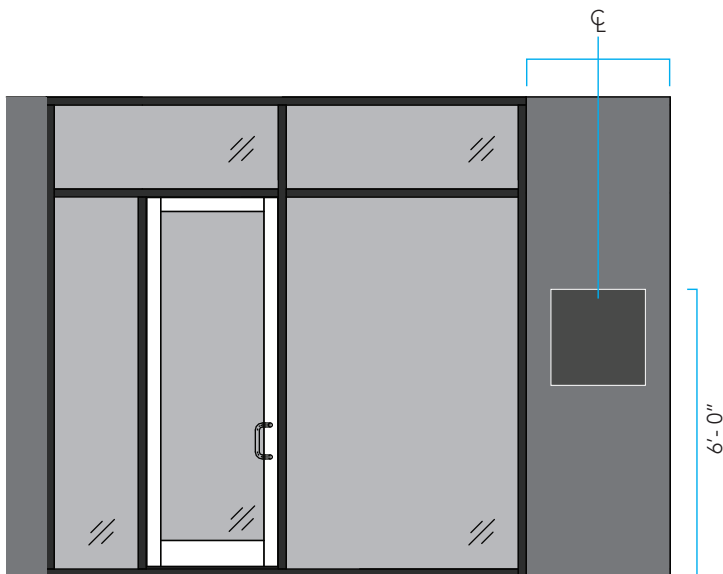
BUSINESS PARK SIGNAGE

GENERAL GUIDELINES

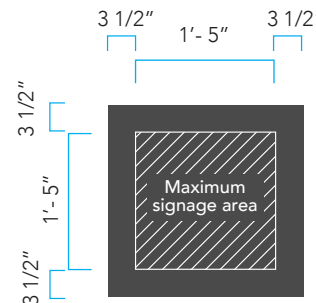
All Business Park Signs For Buildings J to T - Provided by Owner

1. One (1) professionally made white vinyl die-cut plaque graphic of the registered name and logo or logotype of the Tenant is permitted on the exterior wall adjacent to the office's primary entry door. The sign should be non-illuminated and weatherproof. Specifications of the sign are below:

- 24" X 24" X ½" Black Acrylic
- Die Cut White Vinyl Copy
- 1" H X 1" Brushed Aluminum Stand Offs
- Black and White Only – no colors
- Font – Arial Nova
- Placement: 72" from sidewalk to top of plaque; 8" inches from entrance door (on the opposite side of the closest neighboring office entry door)



Elevation
Scale 1/4" = 1'



Tenant Plaque - Tenant logo not to exceed 1'-5" x 1'-5"
Scale 1/2" = 1'



Tenant logo not to exceed the maximum signage area shown. Larger logo may be allowed under special circumstances. All signs are to be reviewed by the Landlord for approval on a case-by-case basis.

GENERAL GUIDELINES

All Business Park Signs For Buildings J to T - Provided by Owner

2. Signage above office entrance:

- Each Office Owner will be required to identify their Demised Premises by a sign above Office Unit Entrance.
- The wording of signs above office unit shall be limited to BUSINESS PARK OWNER's trade name in one line or two lines as approved by the Association. All signs must be in the English. No Logos are allowed.
- Sign letters or components of the sign above office unit shall be of Arial Nova font in Dark Bronze color.
- The Sign will be limited to 8.6 ft wide and 2 ft height centered.
- The Height of the letters must be 10" and Second line can be 7-5/8". Message must be Horizontal.
- Signs will not be illuminated.
- Materials for letters need to be 1/2" flat cut out acrylic letters, matching the sizing and finishing requirements with face color to match RGB (176, 108, 40) (Dark Bronze).
- All signs shall have concealed attachment devices, clips, etc. No labels will be permitted on the exposed surface of the signs except those required by local ordinance which shall be applied in an inconspicuous location. Additional signage for buildings J, K, T and S:
- Signs will not be illuminated.
- Overhead sign on the side of the building facing the road will have the same dimensions as overhead signs above.
- The top of the sign should be 14.6 ft from the floor and the edge aligned with the outside corner of the corner window.

GENERAL GUIDELINES

OVERHEAD SIGN



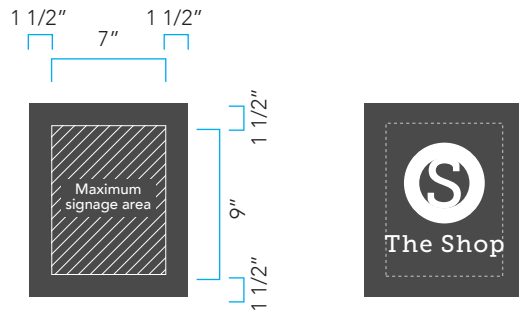
GENERAL GUIDELINES

OVERHEAD SIGN



KEY NOTES	
1.	CONT. PRE FINISHED METAL COPING (COLOUR : ZINK GRAY OR APPROVED EQ)
2.	ALUMINUM STOREFRONT WINDOW SYSTEM (COLOR : DARK BRONZE). PROVIDE DOUBLE GLAZED, THERMALLY BROKEN, LOW CLEAR GLAZING. MAXIMUM SHADING CO-EFFICIENT OF 50 OR LESS (TEMPERED). VERIFY ALL FRAME, GLASS SPECIFICATIONS & COLOR SELECTIONS W/ OWNER/ARCHITECT. (OR APPROVED EQ.)
3.	KAWNEER 350 MEDIUM STYLE ENTRANCE, ANODIZED, CLEAR 0.7 MIL. MIN. CLEAR INT. MAX. SHADING COEFFICIENT OF 80 OR LESS FRAME. (COLOR : DARK BRONZE) OR APPROVED EQ.
4.	PAINTED STUCCO FINISH (ENAMEL, SEMI-GLOSS PURE WHITE SW7005) (7/8" THK. STUCCO FINISH OVER WIRE MESH, MOISTURE RESISTANCE BARRIER OVER 5/8" PLYWOOD EXTERIOR SHEATHING) (OR APPROVED EQ.)
5.	SCONCE LED LIGHTS (FULL CUTOFF)
6.	PAIN EXTERIOR MISCELLANEOUS ITEMS (METERS, SWITCHGEAR J-BOXES, ETC.) TO MATCH THE ADJACENT MATERIALS.
7.	OVERFLOW SCUPPERS (COLOR SAME AS WALL)
8.	PRE-FINISHED METAL DOWNSPOUT (COLOR SAME AS WALL)
9.	EXTERIOR EGRESS LIGHTING
10.	EMERGENCY EXIT DOOR (COLOR BY OWNER)
11.	STUCCO CONTROL JOINTS
12.	NICHHA PANEL (VENTAGE WOOD COLOR : CEDAR OR PROVED EQ.)
13.	EXTERIOR WALL PACK LIGHTING (REF: ELECTRICAL DRAWING) (AT 11' ELEVATION)
14.	PRE-FINISHED METAL PANELS
15.	PAINTED STUCCO FINISH (ALABASTER SW7008) (7/8" THK. STUCCO FINISH OVER WIRE MESH, MOISTURE RESISTANCE BARRIER OVER 5/8" PLYWOOD EXTERIOR SHEATHING) (OR APPROVED EQ.)

GENERAL GUIDELINES



Door Sign Tenant Plaque - Tenant logo not to exceed 7" x 9"
Scale 1" = 1'

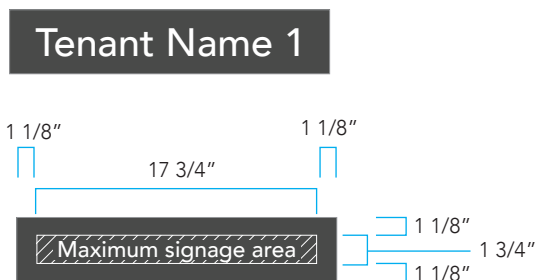
All Business Park Signs For Buildings J to T - Provided by Owner

3. Door Signs:

Permanent: One small door sign will be allowed per business and the criteria are as follows:

- Door signs must be limited, uniform, consistent Arial Nova font throughout center.
- No handwritten or temporary signs will be allowed.
- Signs not to exceed a maximum size of ten by twelve inches (10" x 12") or one hundred twenty (120) square inches in size and must have Fulshear Central Business Park's approval in advance.
- Signs cannot light up or be neon.

4. Monument Sign:



Monument Sign Tenant Plaque - Tenant name not to exceed 17 3/4" x 1 3/4"
1" = 1'

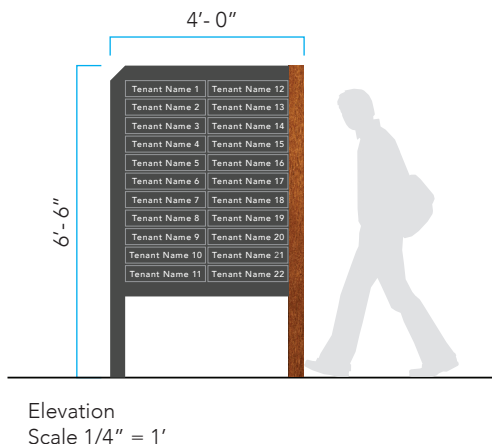
- One slot per office will be allocated on the monument sign.
- Signs not to exceed a maximum size of ten by twelve inches (10" x 12") or one hundred twenty (120) square inches in size and must have Fulshear Central Business Park's approval in advance.
- Signs cannot light up or be neon.

GUIDELINES FOR SIGNAGE

FREESTANDING OWNER NAME [SIGNTYPE C]

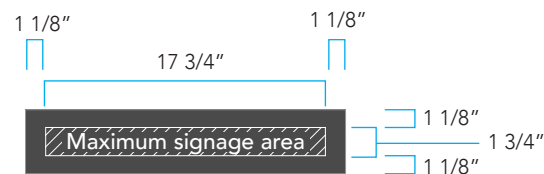
Business Park Signs For Buildings J to T - Provided by Owner

- 1/8" thick aluminum cladding, seamlessly fabricated around internal aluminum frame structure and painted to match Sherwin-Williams SW7069 Iron Ore.
- Owner name letterforms to be white cutout vinyl letters on 1/16" aluminum sign face. White to match Sherwin-Williams SW7005 Special Pure White. Owner panels may be removable for ease of change with concealed fasteners.
- Owner panels are 5/8" apart.
- Double-sided sign.



Tenant Name 1

Tenant logo not to exceed the maximum signage area shown below. Larger logo may be allowed under special circumstances. All signs are to be reviewed by the Landlord for approval on a case-by-case basis.

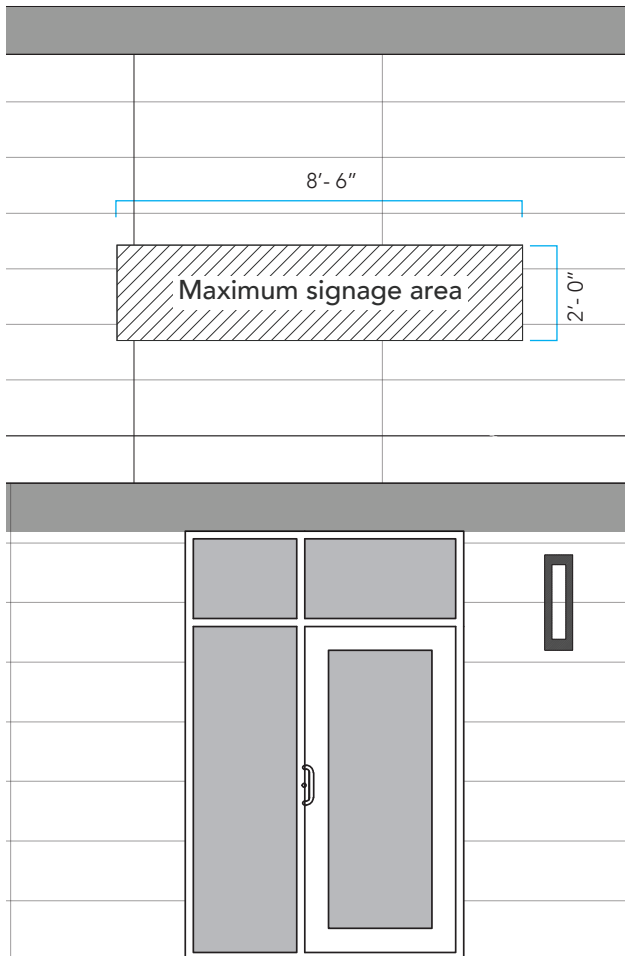


Tenant Panel - Tenant name not to exceed 17 3/4" x 1 3/4"
1" = 1'

GUIDELINES FOR SIGNAGE

STOREFRONT SIGN

Tenant logo not to exceed 8'-6" x 2'-0"



Elevation
Scale 1/4" = 1'

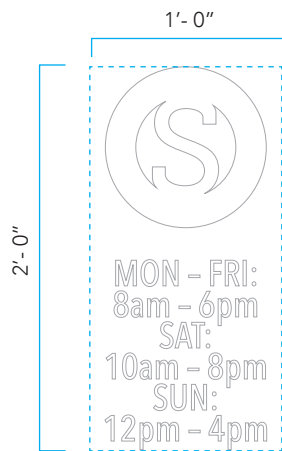
Business Park Signs For Buildings J to T - Provided by Owner

- Business Park owner identity shall be applied to building surface above entry doors only.
- Owner logo should not exceed maximum signage area.
- Owner logo and/or letters can be face-lit, edge-lit, or halo-lit.
- Owner identity can be cutout letters or channel letters. Dimensional elements should protrude between 1/2" and 3" from building surface.
- For single line Owner names, letterforms shall not exceed 15" cap height. For Owners that require two lines of copy, letterforms shall not exceed 9" cap height.

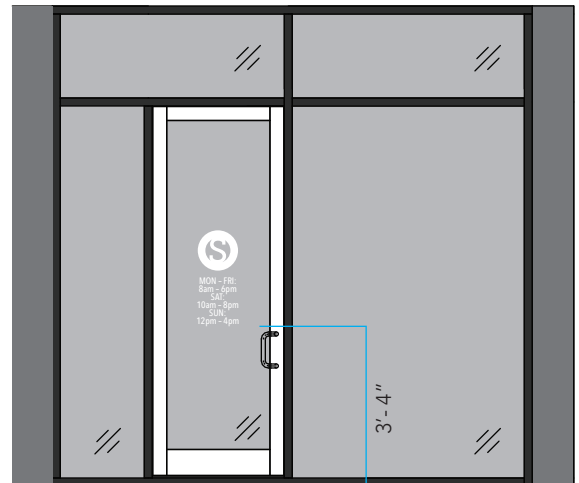


GUIDELINES FOR SIGNAGE

VINYL ON GLASS SIGN



Art Detail
Scale 1" = 1'



Elevation
Scale 1/4" = 1'

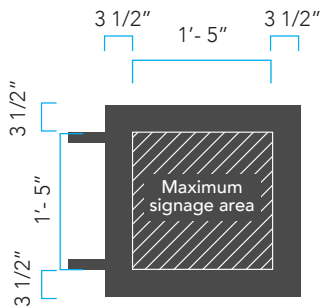
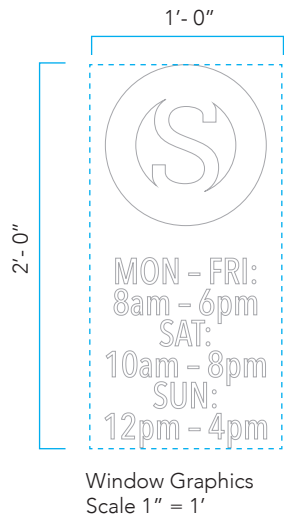
Business Park Signs For Buildings J to T - Provided by Owner

- Owner's unit number will locate at the primary entry door, frame around glass on the top right corner.
- Owner is allowed one (1) white vinyl die-cut or "engraved look" window graphic of the registered name and/or logo of the Owner which is only permitted on the interior surface of the glass adjacent to or on the Owner's primary entry door and must not exceed two (2') square feet. Landlord will permit a second set of signs if Owner chooses to have dual entry doors.
- Owner may also have one (1) set of white vinyl die-cut or "engraved look" letters noting the hours of operation, the Owner's website information and one (1) set of credit card identification stickers are permitted per Owner. Landlord will permit a second set of signs if Owner chooses to have dual entry doors.
- Text is required to be Arial Nova for all applied vinyl on storefront glazing.



RETAIL SIGNAGE

GENERAL GUIDELINES

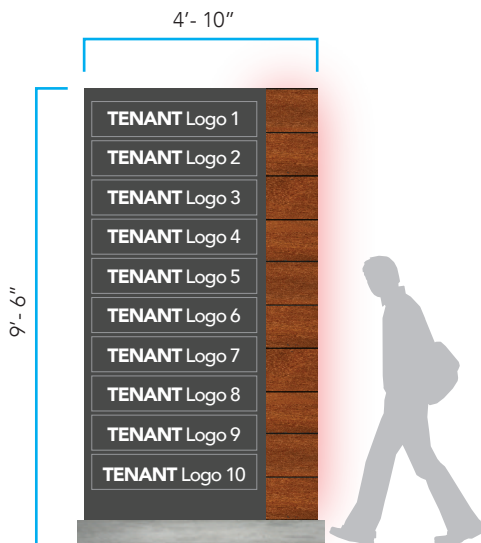


All Retail Tenant Signs - Provided by Tenant

1. One (1) set of professionally made white vinyl die-cut or "engraved look" window graphic of the registered name and logo or logotype of the Tenant is permitted on the interior surface of the glass adjacent to or on the Tenant's primary entry door. One (1) set of letters noting the hours of operation and emergency contact information and one (1) set of credit card identification stickers are permitted per Tenant. The combined size must not exceed one foot (1'- 0") by two feet (2'- 0") in area.
2. One (1) double-sided blade sign to be placed next to entrance door. Each Tenant shall submit Blade Sign design as part of the shop drawing review to the Landlord and applicable Review Committee for review and approval. All blade signs to be wall-mounted at eight feet (8'- 0") to the bottom edge of the sign. Blade sign shall be non-illuminated and two feet (2'- 0") by two feet (2'- 0") in area.

GUIDELINES FOR SIGNAGE

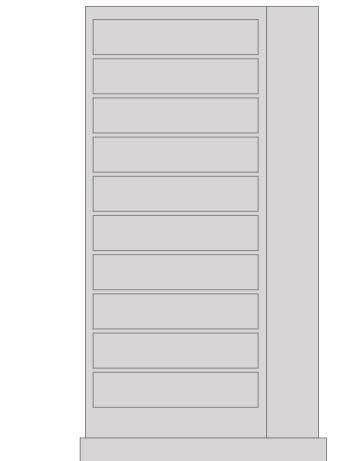
FREESTANDING TENANT SIGN [SIGNTYPE B]



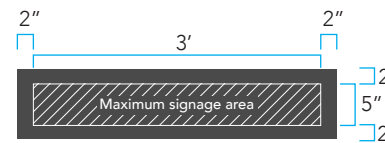
Elevation
Scale 1/4" = 1'

Retail Signs For Buildings A & B - Provided by Tenant

- 1/8" thick aluminum cladding, seamlessly fabricated around internal aluminum frame structure and painted to match Sherwin-Williams SW7069 Iron Ore.
- Tenant name letterforms to be 1/2" thick white acrylic with an internal acrylic diffuser pushed through the 1/8" aluminum sign face to protrude 1/4". White to match Sherwin-Williams SW7005 Special Pure White. Lighting shall evenly illuminate tenant name. Tenant panels may be removable for ease of change with concealed fasteners.
- Tenant panels are 1" apart.
- Concrete base concrete foundation.
- Double-sided sign.



Tenant logo not to exceed the maximum signage area shown below. Larger logo may be allowed under special circumstances. All signs are to be reviewed by the Landlord for approval on a case-by-case basis.



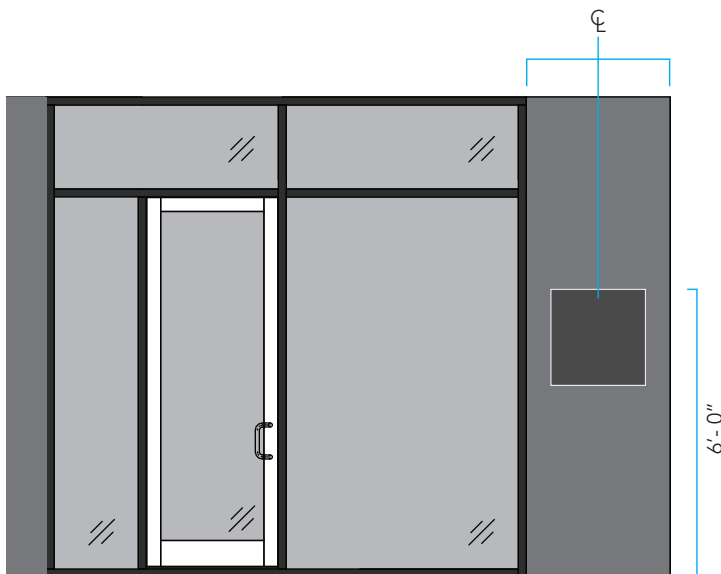
Tenant Panel - Tenant logo not to exceed 3'-0" x 0'-5"
1/2" = 1'

GUIDELINES FOR SIGNAGE

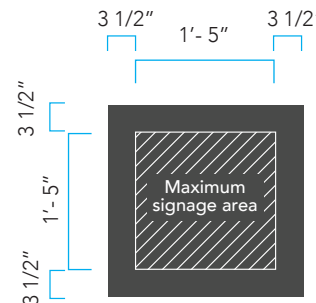
STOREFRONT SIGN

Retail Signs For Buildings A & B - Provided by Tenant

- Tenant plaque shall be, non-illuminated, weatherproof, mounted on wall next to entrance door.
- Tenants plaque size to be 2'- 0" by 2'- 0", thickness to be less than 1". Tenant logo may not exceed maximum signage area.
- Tenant identity can be cutout letters, channel letters, or painted. Dimensional elements should not protrude more than 1/2" from Tenant plaque.
- Graphics may present tenant name, logo, and simple service or product description. Lengthy lists of products and services will not be permitted.



Elevation
Scale 1/4" = 1'



Tenant Plaque - Tenant logo not to exceed 1'- 5" x 1'- 5"
Scale 1/2" = 1'



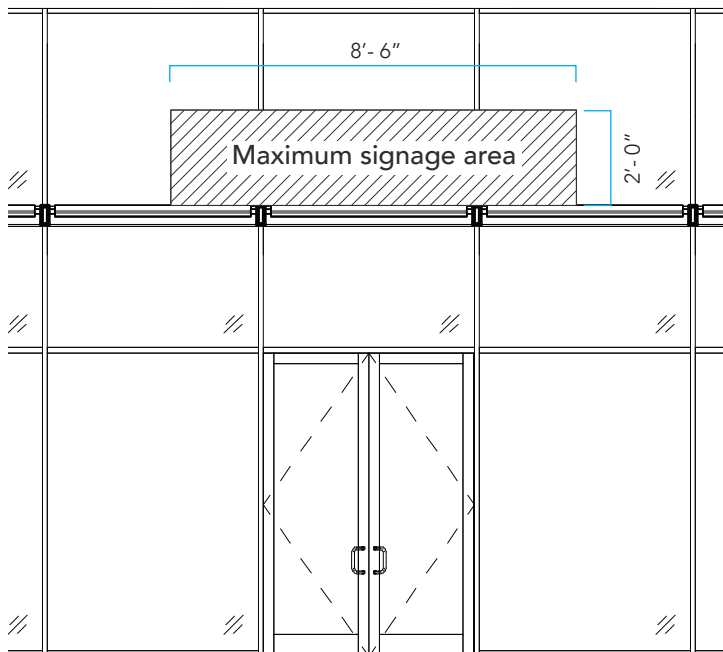
Tenant logo not to exceed the maximum signage area shown. Larger logo may be allowed under special circumstances. All signs are to be reviewed by the Landlord for approval on a case-by-case basis.

GUIDELINES FOR SIGNAGE

STOREFRONT SIGN

Retail Signs For Building D - Provided by Tenant

- Retail tenant identity shall be applied at front edge, sitting atop of trellis, above entry doors only.
- Tenant logo should not exceed maximum signage area.
- Tenant logo and/or letters can be face-lit, edge-lit, or halo-lit.
- Tenant identity can be cutout letters or channel letters. Dimensional elements should have depth between 1/2" and 3".
- For single line tenant names, letterforms shall not exceed 15" cap height. For tenants that require two lines of copy, letterforms shall not exceed 9" cap height.



Elevation
Scale 1/4" = 1'

GUIDELINES FOR SIGNAGE

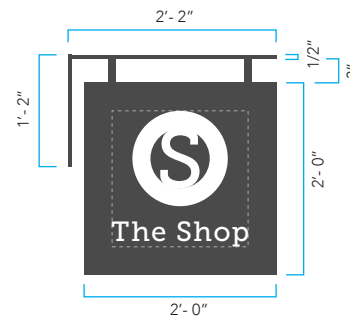
BLADE SIGN

Retail Signs For Buildings A & B - Provided by Tenant

- Tenant blade sign shall be , non-illuminated, double-faced, weatherproof, mounted perpendicular to wall.
- Tenants to provide rigid steel rod and bracket to mount blade sign from wall. Steel rods are painted to match metal panel in Sherwin-Williams SW7069 Iron Ore. Panel size to be 2'- 4" by 2'- 4" , thickness to be 2" . Tenant logo may not exceed maximum signage area. Static mounting strategies only in order to minimize wind swaying.
- Tenant identity can be cutout letters, channel letters, or painted. Dimensional elements should not protrude more than 1/2" from Tenant signage panel.
- Minimum underside clearance: 7 feet.
- Graphics may present tenant name, logo, and simple service or product description. Lengthy lists of products and services will not be permitted.



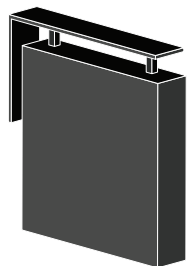
Elevation
Scale 1/4" = 1'



Tenant Blade Sign - Tenant logo not to exceed 1'- 5" x 1'- 5"
Scale 1/2" = 1'



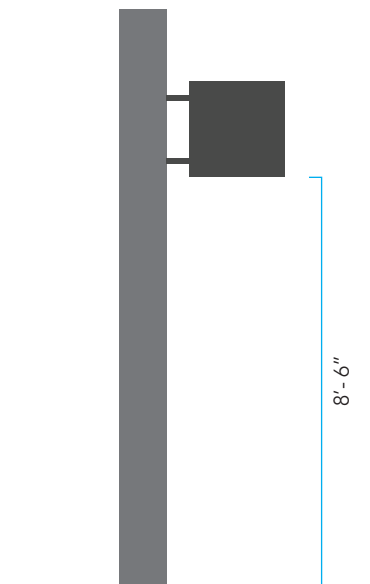
Tenant Blade Sign
Side View



Tenant Blade Sign
Isometric View

GUIDELINES FOR SIGNAGE

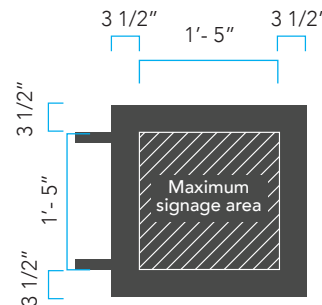
BLADE SIGN



Elevation
Scale 1/4" = 1'

Retail Signs For Buildings C, E, F, & G - Provided by Tenant

- Tenant blade sign shall be , non-illuminated, double-faced, weatherproof, mounted perpendicular to wall.
- Tenants to provide rigid steel rod and bracket to mount blade sign from wall. Steel rods are painted to match metal panel in Sherwin-Williams SW7069 Iron Ore. Panel size to be 2'- 4" by 2'- 4", thickness to be 2". Tenant logo may not exceed maximum signage area. Static mounting strategies only in order to minimize wind swaying.
- Tenant identity can be cutout letters, channel letters, or painted. Dimensional elements should not protrude more than 1/2" from Tenant signage panel.
- Minimum underside clearance: 8 feet 6 inches.
- Graphics may present tenant name, logo, and simple service or product description. Lengthy lists of products and services will not be permitted.



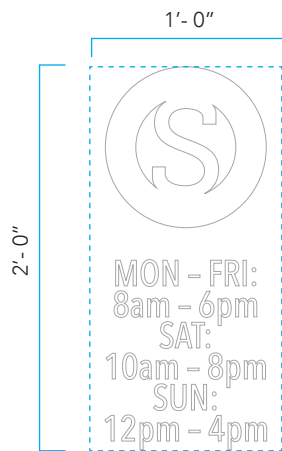
Tenant Blade Sign - Tenant logo not to exceed 1'- 5" x 1'- 5"
Scale 1/2" = 1'



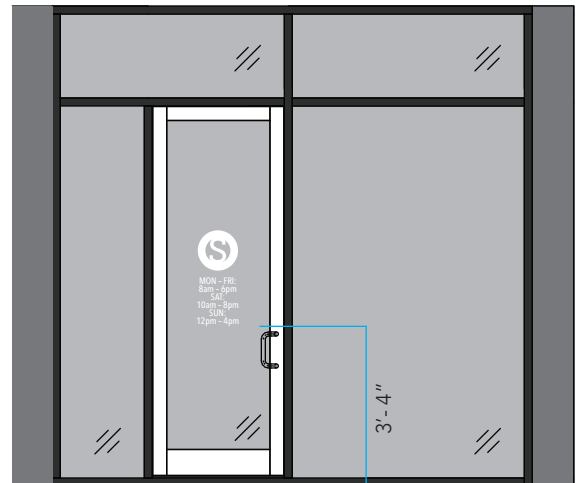
Tenant logo not to exceed the maximum signage area shown. Larger logo may be allowed under special circumstances. All signs are to be reviewed by the Landlord for approval on a case-by-case basis.

GUIDELINES FOR SIGNAGE

VINYL ON GLASS SIGN



Art Detail
Scale 1" = 1'



Elevation
Scale 1/4" = 1'

Retail Signs For All Buildings - Provided by Tenant

- Tenant's unit number will locate at the primary entry door, frame around glass on the top right corner.
- Tenant is allowed one (1) white vinyl die-cut or "engraved look" window graphic of the registered name and/or logo of the Tenant which is only permitted on the interior surface of the glass adjacent to or on the Tenant's primary entry door and must not exceed two (2') square feet. Landlord will permit a second set of signs if tenant chooses to have dual entry doors.
- Tenant may also have one (1) set of white vinyl die-cut or "engraved look" letters noting the hours of operation, the Tenant's website information and one (1) set of credit card identification stickers are permitted per Tenant. Landlord will permit a second set of signs if tenant chooses to have dual entry doors.
- Text is required to be Arial Nova for all applied vinyl on storefront glazing.