

2.05 (b) A Dealer facility may contain roof-top parking, screened from public view, in order to more fully utilize the site.

(c) Exterior walls of all buildings and walls on the site shall be constructed of masonry or other materials approved by the Design Review Committee.

(d) All air conditioning or other equipment located on the roof of the building shall be screened from the public view in a manner approved by the design review committee.

2.06. Signs. The purpose of this criteria is to establish the minimum sign standards necessary to assure coordinated proportional exposure and tenant identification within an overall harmony of design for the total project.

(1) Sign Criteria.

(a) All signs shall be for the purpose of identification of direction only and shall contain no advertising. Two monument signs containing the manufacturer's name and/or logo and the Dealer name and principal make of new automobiles sold by the Dealer are permitted for each franchise. The maximum size of this sign shall not exceed 60 square feet and the maximum height shall not exceed 8 feet from the sidewalk elevation. In addition, subject to subsections (b) and (c), appropriate fascia signs designating Dealer and/or Manufacturer, consistent with franchise requirements for said Dealer, may be permitted.

(b) Each Lot Owner shall submit to the design review committee, for approval, three (3) copies of a detailed shop drawing of his proposed signs, indicating conformance with these criteria. Such submittal shall include, but not be limited to, pertinent dimensions, detail and color call-outs.

(c) Each Lot Owner shall submit design review committee approved drawings to all agencies requiring approval including the City of Hemet, and shall pay for the required approvals and permits and must obtain said approvals before commencing with any sign installation.

(d) Each Lot Owner shall pay for their own signs and their installation and maintenance.

(e) All work shall be of "first class" quality. The design review committee reserves the right to reject any work determined to be of lesser quality. There shall be no revolving, flashing, moving or simulated motion signs permitted, nor shall there be any billboards or signs painted on walls or buildings (except safety or directional signs) permitted, unless specifically approved by the Design Review Committee.

(f) All signs and their installation must comply with all local building and electrical codes. Local sign ordinances shall be consulted for requirements in addition to those covered in these criteria.

(g) No pennants, bunting, or similar devices for commercial display or promotional activity shall be permitted for more than ten (10) consecutive days, except as authorized by

appropriate city ordinance or in conjunction with a Dealer Association promotion.

2.07. Landscaping.

a. Each Owner shall cause his Lot(s) to be landscaped with shrubs, trees, and/or suitable ground cover in conformity with the overall landscaping concept plan of the Auto Center and in accordance with a Dealer provided landscape plan submitted to and approved by the design review committee and the City of Hemet. Landscaping shall be installed according to the landscaping plan approved by the committee and the city.

b. All landscaping shall be irrigated by automatically controlled sprinklers.

c. All exterior landscaping on the Lot(s) shall be maintained by the Dealers Association in a well-kept, thriving condition and any destroyed or diseased trees, shrubs or other vegetation shall be replaced as necessary.

d. Upon commencement of construction of any permanent facility on any Lot in the Auto Site Center, the owners of record of the remaining Lots shall cause their respective Lots to be spray treated for weed control, bermed and landscaped in such a fashion that the interior of each such Lot shall be screened from public view.

2.08. Required Employer Off-Street Parking. Off-street parking for employees and Dealer demonstrator automobiles shall be provided on each Lot or designated areas. No parking of any