

Ascend at Longbow Highpoint

SWC Longbow Pkwy & Recker Road
ZON21-00731 & ZON21-00878
Good Neighbor Policy

Purpose

The purpose of this Good Neighbor Policy is to implement best practices for the development and site management of the residential portion of the Ascend at Longbow Highpoint development.

General Information & Background

Ascend at Longbow Highpoint is a mixed-use development that includes both commercial and multi-family components on approximately 20 net acres located at the southwest corner of Recker Road and Longbow Parkway.

The property is bound on the north by Longbow Parkway and then a variety of retail uses. To the east is Recker Road and then, across Recker Road, is the Ridgeview Single-Family Subdivision and Desert Trails bike park. To the south there is an existing storage facility and then a CVS Pharmacy. To the west is future commercial uses with 12 West Brewery, which is a full-service restaurant and taproom and the Longbow Golf Club course.

DHI Communities (DHIC) is the developer of this property. After construction is complete, the property is intended to remain as an asset of DHIC and will be professionally managed to ensure that the project maintains the highest standards of cleanliness, appearance and well maintained landscaping.

Contact

The person(s) responsible for this project are as follows:

Michael Trueman
Managing Director – Multifamily
DHI Communities
20410 N. 19th Avenue, Suite 180
Phoenix, AZ 85027

Phone: 480-217-4727

Email: MJTrueman@drhorton.com

The contact above is available to answer questions and address issues arising from this Good Neighbor Policy. Additionally, while it goes without saying, Ascend at Longbow Highpoint confirms its intent to abide by the conditions of the zoning approval as well as all applicable City of Mesa ordinances.

Complaint Response Policy

The following situations, conditions, and/or circumstances may be reported to either DHIC directly, using the contract information above, or the onsite property manager and will be resolved appropriately.

Residential Balcony Satellite Dish Restrictions

Residential tenants of Ascend at Longbow Highpoint will be required to observe all ordinances and rules of the City of Mesa along with additional rules implemented by DHIC. Specifically, on all residential units, including those that are adjacent to Recker Road, residents will be prohibited, subject to the Telecommunications Act of 1996, Section 207, from attaching any antenna, satellite disc, satellite dish, or other antenna or wireless communication facility to any part of the building, including balconies and patio railings. Furthermore, residents will be prohibited from using such balconies as storage areas. Cable television services will be available to residents. These obligations, to the fullest extent of the law, will be enforced through specific lease provisions.

Noise

Noise complaints are of great concern to everyone, especially those law-abiding tenants of the project, and DHIC takes each noise complaint seriously. Tenants within the community will be required to comply with the same noise ordinance and obligations which all residents of Mesa comply with. This obligation will be further enforced through specific lease provisions.

Lighting

Building lighting will be provided in conformance with all City of Mesa lighting standards and the approved lighting and photometric plan. Tenants will not be allowed to alter any building lighting. This obligation will be further enforced through specific lease provisions.

Parking

Private, restricted parking will be available for each residential unit, and guests will be able to park near the units and with convenient access to the community's amenities. If necessary, additional parking is provided within the commercial areas of the site through a shared parking arrangement that will be recorded in the County records. This additional step will ensure that residential parking options are more than sufficient