

# **COUNTRYSIDE MODERN GOOD NEIGHBOR POLICY**

Countryside Modern is a proposed two-story multifamily community planned at Southern and 32nd in Mesa. The following policies shall be included in the CCRs for the benefit of the neighboring properties within 1000 feet, and the following HomeOwners Associations: Brianna Estates At Dana Ranch, Marlboro at Dana Ranch, Dana Ranch Villas HOA.

The purpose of this Good Neighbor Policy is to implement best practices related to

- Notifying renters of the parking restrictions
- Notifying renters regarding additions to the exterior of the buildings
- Notifying renters of restrictions against subletting.

## **Contact Info:**

The developer recognizes the importance of an available contact. A management company will be selected to respond to and address questions or issues raised by neighbors, and this policy will be updated with the office phone number of the management company and the security staff prior to commencing occupancy.

## **Notifying renters not to park in the church parking lot to the south:**

All renters will be notified that they are not to park in the church parking lot.

## **Notification to renters that their vehicles must be parked in their garage:**

All renter's vehicles are to be parked in their garages.

## **Notification to renters that no antennas nor signal reception devices shall be visible from the street.**

The Lease Agreement will reflect no device shall be added to the units that is visible from the street.

## **Notification to renters that no portion of their apartment may be sublet.**

The Lease Agreement will reflect no portion of an apartment may be sublet.

## **Property Management**

The developer will work with the future property management company to create tenant policies that regulate unit balconies/patios from being used as outdoor laundry, parties, exterior storage, and other similar incompatible functions.

## **Complaint Response Policy and Procedure:**

All complaints regarding the Good Neighbor Policy shall be addressed to the property management company. Complaints regarding the above parking situations and site management requiring the attention of the management company staff will be handled during the day and security personnel after hours. In the event of a complaint, the following procedures will be implemented:

- Gather contact information of complainant
- Investigate complaint
- Document resolution
- Communicate with interested parties