

# COUNTRYSIDE MODERN GOOD NEIGHBOR POLICY

This Countryside Modern Good Neighbor Policy (“Policy”) sets forth the basic terms upon which Countryside Modern Community (“Community”) will place certain limitations on its residents to maintain a mutually beneficial relationship with the Adjacent Neighbors (“Neighbors”) to the Community.

- A. The purpose of this Policy is to implement best practices related to:
  - a. Facilitate good relations between the Community and its Neighbors,
  - b. Provide assurances to the Neighbors that certain stipulations will be placed on the Community, and, by extension, the residents of the Community, and
  - c. Outline to the Community those certain stipulations that will be implemented.
- B. The Policy is to be implemented in the following method:
  - a. The Policy is to be recorded with Countryside Modern Plat as a stipulation,
  - b. The Policy’s stipulations are required to be integrated and recorded as part of the Covenants, Conditions and Restrictions of the Community,
  - c. The Policy is required to be integrated as part of the lease agreement between the Owner and every resident of the Community, and
  - d. A management company is to be selected to monitor and enforce the Policy.
- C. The Community, and, by extension, its residents will abide by the following stipulations:
  - a. The primary purpose and use of the garages are for parking,
  - b. Although storage in the garages is permitted, residents must maintain enough space in the garages to park the number of cars for which the garage is sized. For example, if the garage is sized for two-car parking, then the resident must maintain enough space to park two cars,
  - c. Residents will be notified that parking in the adjacent church parking lot is not permitted,
  - d. Residents are not permitted to sublease their unit, and
  - e. Antennas and/or other signal reception devices, laundry, and storage are not to be visible from the street.
- D. The Community recognizes the importance of an available contact. A management company will be selected to respond to, and address, issues raised by Neighbors and the Community’s residents.  
In the event of a complaint, the following procedures will be implemented
  - a. Gather contact information of complainant,
  - b. Investigate complaint,
  - c. Enforce the stipulations of the Policy by utilizing the Covenants, Conditions and Restrictions for remedies,
  - d. Document resolution, and
  - e. Notify complainant of resolution.