

## **Homestead at Lehi Crossing**

### **GOOD NEIGHBOR POLICY**

**Oct 12, 2021**

The Homestead at Lehi Crossing is a proposed a 3-story multi-family community planned at Gilbert Road and Loop 202 in Mesa. The purpose of this Good Neighbor Policy is to implement best practices related to lighting control measures, noise attenuation, landscape maintenance, and site management for Homestead at Lehi Crossing.

#### **Contact Info:**

The developer recognizes the importance of an available contact. An onsite 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 onsite management company and the on-site security staff prior to commencing occupancy. The developer will distribute a copy of the final policy to the neighbors through a neighborhood representative.

#### **Landscape & Maintenance**

Any trees planted along the southern drive aisle shall be outside of the 24'-wide water line easement and shall be a minimum 50-percent 2-inch caliper, 50-percent 3-inch caliper large canopy drought-tolerant trees, which will be identified on a landscape plan approved by the City Planning Director after review by the City Design Review Board. Landscaping shall be maintained by the developer consistent with the Class A residential community which includes regular and consistent maintenance, trimming, replanting, and seasonal cleanup. The property shall be maintained by the developer in such a fashion as to be compatible in appearance with the other residential properties in the area in quality of materials used in landscaping and in maintenance of such open areas, landscaping and parking areas.

#### **Light Mitigation**

The developer shall implement the following items:

- No lit signage will be installed on the south face of any building.
- On-site lighting shall not exceed 0-foot candle at the development's property line.

#### **Noise Attenuation**

The developer shall provide 24-hour contact info in the event noise might occur that is unrelated to the normal and customary operations of a residential community. When a call is received, on-site management and/or security personnel will investigate and remediate the matter.

#### **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:**

Complaints regarding lighting, noise, landscape maintenance and site management requiring the attention of the onsite 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