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Good Neighbor Statement

East Avenue of the Fountains Mixed-Use Project
16740 E. Avenue of the Fountains, Fountain Hills, AZ 85268

Below you will find the Good Neighbor Statement for SUP25-000001, in conformance with the requirements of Fountain Hills Zoning Ordinance Section 2.02.4(a-f). In combination with the narrative submitted for SUP25-000001, this details the plans of Bondy Design and Construction, the Applicant, for ongoing collaborative management for the health and safety of owners and visitors to the Avenue of the Fountains district.

a. Property Owner Contact Information:

2820 Harrison St, LLC
16740 E. Avenue of the Fountains, Fountain Hills, AZ 85268
Phone: 734-775-0715
Email: 4727trumbull@gmail.com

b. Business Contact Information:

Bondy Construction & Design
15945 E. Ocotillo Drive, Fountain Hills, AZ 85268
Phone: 734-775-0715
Email: bondysconstruction@gmail.com
Primary Contact: Luke Bondy

c. Emergency Contact Information:

Emergency contact information, including a 24-hour phone number, will be clearly posted in a visible location at the front of the property to ensure neighbors and emergency personnel can reach onsite management promptly. This contact will also be shared with Town of Fountain Hills Neighborhood Services for quick mediation of any code-related issues if they shall occur. There is also potential for the use of a resident portal for those residents and tenants located on-site. The Developer is a local, dedicated community member who is readily available for discussion and quick resolution of any issues on the Project's site if they shall occur.

d. Mitigation of Potential Negative Impacts:

To minimize potential impacts such as noise, traffic, and parking congestion, this Project has been thoughtfully designed with onsite parking for residents and patrons, clearly designated delivery zones, and high-quality construction materials to reduce sound transmission. Operating hours for commercial spaces will adhere to city ordinances, and outdoor lighting will be designed to prevent light spilling into neighboring properties. Property management will be handled via Bondy Construction and Design's operating team for issues within the applicable lot. Issues in the common area will be resolved through coordination of the Bondy Construction and Design's operation team and the Tract 208 Association property management contractor.

e. Conflict Resolution Process:

Community concerns may be addressed directly to the property management team via phone or email. The Applicant is committed to acknowledging and addressing all concerns within 48 hours. When appropriate, the Applicant will facilitate meetings or discussions with concerned parties to find fair and timely resolutions. Conflicts within the Tract 208 Association will be managed via the Association's conflict resolution processes if need be. The conflict resolution process will be carefully detailed in the leases of residential and commercial tenants of the Project as well. This will include standards of contact and maintenance as well as the right of quiet enjoyment that must be agreed to by all residents and tenants.

f. Integration into the Neighborhood:

2820 Harrison St, LLC is committed to being a positive addition to the neighborhood. The Applicant plans to engage with local residents and neighborhood associations, host informational events about the Project, and support nearby businesses. The Applicant's goal is to build a development that enhances the community and fosters long-term neighborhood relationships. Bondy Construction and Design has done significant upfront outreach to surrounding neighbors, gaining their input and sharing his contact information in case of the event of a neighborhood issue. Significant engagement with the Tract 208 Association Board of Directors and Architectural Review Committee will be conducted and approved by the Association to ensure a speedy, low-disturbance construction and operation process for the Project. Bondy Construction and Design will be a team player, eager to work with surrounding commercial properties and the Town of Fountain Hills to maintain safety and enjoyment for the business owners, tenants, and customers of the thriving downtown area.