

Good Neighbor Tips

(Last Revised June 8, 2024)

As Posted on our website elmiradorhoa.com

El Mirador is a community of neighbors, who have chosen to live in a community governed by mutually agreed-upon policies and procedures. Residents of all ages live here and we encourage everyone to live life to the fullest!

In order for everyone to enjoy the same level of freedom yet still live in close proximity, it is necessary for us to comply with the basic rules. It is really easy to accomplish this by simply being good neighbors and treating each other, our individual properties and our community with kindness and respect.

Here are a few areas where following the rules benefits **everyone!**

Health and Safety:

- 1) El Mirador supports Neighborhood Watch and has a chapter in our community. Our Sheriff's Auxiliary representatives encourage everyone to report suspicious events to 911.
- 2) To aid in coordinating emergency communications or support, we ask everyone to file the Emergency Contact Form with our Community Manager. See our website "Documents" page.

Common Recreation Areas:

- 1) We are fortunate to have a beautiful pool area which contains a huge pool, ramada entertainment area, spa and sculpture garden. To the east, down a flight of stairs, is our overlook plaza which has beautiful mountain and desert vistas and is great for hosting small parties. At the southwest corner of our community is our horseshoe court, which is great for a quiet game to work off the stress of the day. We hope everyone will take advantage of these amenities and observe the guidelines for use which are posted on our website, on the bulletin board at the pool, and at each area. Enjoy!
- 2) There is no lifeguard on duty; watch your surroundings and for anyone in distress!
- 3) For safety reasons, **no glass** is allowed in or around the pool area or other recreation areas.
- 4) Pima County **specifically forbids dogs in the pool area**, even on a leash! This is important to the Pima County Health Department, and we have agreed to abide by this rule. "Certified" service animals are of course exempt.
- 5) For everyone's safety, please always lock the gates even when you're standing 5 feet away from one!
- 6) The ramada and overlook are available for parties and can be reserved on our website at no charge. A \$50 cleaning fee will be assessed if the pool area is not returned in the condition which it was received.

Pets:

- 1) El Mirador residents love their pets, and we are a pet-friendly community; but we also know they need to exercise and to relieve themselves. So out of respect for our non-pet-owning neighbors, and even other pet lovers, we are all expected to walk our pets on a leash and pick up after them when they do their business.

Fire Safety Issues – this topic is to be observed strictly by the books!

- 1) Propane and natural gas grills and appliances are allowed for use; subject to the manufacturer's instructions for set-up, use and maintenance.
- 2) Open flame burning and bonfires are strictly prohibited anywhere within the community.
- 3) Chimineas and fire pits are prohibited in or on all private property and common areas (with the written exception for use at the overlook).
- 4) Chimineas and fire pits are allowed for use at the overlook plaza area, subject to the rules as posted there and on the website. Please read these and plan to observe them prior to firing up.

Garage Doors:

- 1) Garage doors are required to be closed at all times, unless occupant is present and working inside the garage. It looks much nicer and keeps the desert critters out!

Landscaping, Repairs & Maintenance:

- 1) The only areas residents need to care for are the entry courtyards and their back patios.
- 2) All other areas, including front yards, are cared for by El Mirador. Please report anything you feel needs to be addressed on the website.
- 3) Please don't try to give any of the landscape crews instructions. Simply report issues on the website.

Rental Properties:

- 1) While the community welcomes tenants, there are some policies we feel are important for all of us to follow; so we ask all owner/landlords make all the community CCRs, Rules & Regs and Good Neighbor Tips available to your tenants. These can be found on the El Mirador website on the Community Doc page.
- 2) Because of the nature of landlord tenant laws, please understand that all official communication regarding tenant behavior must be between the HOA and the owner/landlord. All correspondence therefore will be directed to the owner/landlord and not directly to the tenant.
- 3) Owner/landlords must report tenant information to the Community Manager.

Trash Pick-Up

- 1) The Community pays for trash pick-ups. Please check the website for regularly scheduled pick-up days and for holiday or other atypical times.
- 2) Our service provider requests that all trash be contained in appropriate bags or containers that are animal-resistant and left out the night before or by 7am the day of the scheduled pick-up.

Vehicles:

- 1) Remember, we have no sidewalks! Our children and older adults are walking through our neighborhood, so please drive slowly and carefully.
- 2) Partly for the care of our roads and partly for aesthetics, we ask that everyone park either in your garage or on your driveway (if room), and not on the road.
- 3) Guest parking is temporary parking for guests only. Short term (14 days or less) or Long Term (greater than 14 days, at \$100 per month) may be requested by completing a parking permit request on elmiradorhoa.com.
- 4) To prevent damage to our roads from soaps, detergents and other chemicals, and to conserve water usage, we must ask you NOT to wash your vehicles in your garage or on your driveway. We are trying to reduce water costs and stretch out the cost of road repairs as long as possible, and this is one of the most effective ways of doing both.
- 5) If your car or a guest's car leaks, you are responsible for mitigating driveway or road stains.
- 6) Please park your work trucks or vehicles with business advertising inside your garage and not on your driveway. An exception is official "first responder" vehicles.

El Mirador is a caring and collaborative community that has worked hard to create reasonable and common sense expectations of behavior. The framework for our friendly "Good Neighbor Tips" is found in the El Mirador Townhouse Association CC&Rs, By Laws, and Rules and Regulations, which are supported by enforcement policies, including fines, found on the EMTA website. Because we all slip up from time to time, we ask that you simply reach out for assistance when you're not sure of something. The Board and our Community Manager are always available to offer guidance.