

**Good Neighborhood Agreement
The Bellwether House
and Its Neighbors**

The Good Neighborhood Agreement is entered into effect as of July 29, 2021, between The Bellwether House and its neighbors.

The purpose of this agreement is to ensure that The Bellwether House meets the expectations of the communities and is operated in a lawful manner that does not unreasonably impact the neighborhood in a negative way.

In addition, this agreement ensures that all parties will work together to make sure listed concerns are addressed on a regular basis and that City of Savannah regulations, requirements, and laws are met and maintained.

1. General:

- a. Per the City of Savannah Zoning Ordinance, The Bellwether House is a non-conforming inn because it has 16 rooms. In all other respects it is an inn as described by the City of Savannah Zoning Ordinance.
- b. This Good Neighborhood Agreement works in conjunction with the City of Savannah Alcohol Ordinance and the Zoning Ordinance. It is not intended to repeal, abrogate, or impair any existing requirements of those ordinances. However, where this Agreement and the Ordinances conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

2. Responsibilities of The Bellwether House:

- a. Follow the partnership commitments set forth in the Good Neighborhood Agreement (GNA);
- b. Agree to meet at least six months after signing the neighborhood agreement to ensure goals are being met.
- c. Participate in follow-up meetings (as needed and/or when requested);
- d. Follow up promptly on any valid neighborhood concerns related to the business with the neighbors;
- e. Notify the neighbors if the business changes owners;
- f. Provide 24-hour, 7 days a week onsite staff who are available to receive neighbor concerns by phone and email;
- g. Provide the relevant content of the GNA to all staff of the inn and incorporate it into the business plan and training material of the Bellwether House;
- h. Revise and maintain all marketing of the inn (to include the website) so that it is consistent with the GNA;

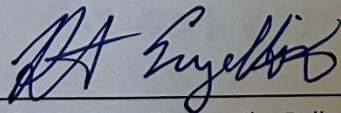
- i. Shall not run a commercial catering kitchen that provides catering for off-site events.
- j. Serve alcohol only to the occupants of the inn and its invited guests except during an "event" as outlined below;
- k. Serve food only to the occupants of the inn and its invited guests except during an "event" as outlined below;
- l. Re: events:
 - i. shall have no more than six events per calendar year. For purposes of this agreement, events are defined as "meetings, parties, or events," regardless of the number of people, and are further defined as follows:
 - 1. And/or any time the total number of occupants of the inn and/or their guests exceeds 40 people, excluding staff;
 - 2. And/or where music is played outside over 50 dB;
 - 3. And/or where dancing occurs outside in groups;
 - ii. Shall notify the neighbors of scheduled events at least one month prior to the event; and
 - iii. Shall limit the number of occupants of the inn and/or their guests during an event to a maximum of 50 people, not including staff. The Bellwether House may exceed 50 guests during an event without exceeding fire marshal occupancy limits with approval from the neighbors.
- m. Re: Trash:
 - i. Provide adequate size and number of trash containers for the proper functioning of the inn to include during an event;
 - 1. Trash to be screened per the city of Savannah's Zoning Ordinance, Historic District Requirements; and
 - 2. Trash to be picked up at intervals adequate to prevent any accumulation of debris in the lane.
- n. Re: Parking:
 - i. Shall maintain in perpetuity a minimum of 20 parking spaces, dedicated solely for the use of the inn and their guests;
 - 1. Any changes to the parking shall meet The City of Savannah's Zoning Ordinance requirements for number of spaces and distance from the Bellwether House.
 - 2. Spaces to be properly maintained, marked, etc.; and
 - ii. Notify the neighbors if there is any change in the status of the remote parking at least 30 days prior to the change.

3. Responsibilities of the Neighbors/residents:

- a. Shall adhere equally to all provisions above in reference to events;
- b. Maintain an ongoing relationship and open communication with The Bellwether House, its owner, and employees;
- c. Report any nuisance issues or concerns to the owner and/or employees;
- d. Follow the partnership commitments set forth in this agreement;
- e. Agree to meet at least six months after signing the neighborhood agreement to ensure goals are being met.
- f. Participate in follow-up meetings (as needed or when requested);
- g. Work with The Bellwether House owners to resolve issues and concerns based on personal observation and/or information as opposed to opinion, hearsay, feelings, belief, or speculations;
- h. Facilitate meetings and mediate possible minor disputes among parties if requested; and
- i. Designate two neighbors, that are owners of owner-occupied properties within a 300' radius of the Bellwether House, as contacts for communications.

4. Signatures:

- a. By the signatures below, page 4, business owner and neighbors agree to abide by the Good Neighborhood Agreement.
- b. Signatures are as of the date indicated. Those persons signing for the neighbors are to be reviewed at the six-month meeting to assure proper representation of the neighborhood. Signers may be updated as required.



Robert Evangelista, Owner, The Bellwether House

Address: 402 E Victory Drive, San GA 31405

Email: robert@bellwetherhouse

Phone: 678-571-2906

8-4-21

date

Victoria Leputa

Victoria Leputa, Manager, The Bellwether House

Address: 211 E Gaston St.

Email: victoria@bellwether.house

Phone: 256 996 3210

8.5.2021

date

Barbara Presley-Davis

Barbara Presley-Davis, Neighbor

Address: 210 E. Gaston St

Email: barbarapresleydavis@gmail.com

Phone: (912) 238-4804

8.3.2021

date

Monica Mastrianni

Monica Mastrianni, Neighbor

Address: 219 E. Gaston Street

Email: mmastrianni@greenlinearch.com

Phone: (912) 658-3204

8.3.2021

date

Daniel E Snyder III

Daniel Snyder, Neighbor

Address: 216 E. Gaston St.

Email: daniel.e.snyder.iii@gmail.com

Phone: 912.659.8484

8/3/21

date