

TAN 202
1988

RANCHO LOS ZACATITOS

The architectural and building restrictions of this development are designed exclusively to protect the land and homeowners, herein referred to as "OWNER", and to maintain the value and appreciation of their investment. The architectural committee will be formed by the homeowners.

Preliminary restrictions and building regulations to be incorporated within the covenants, conditions and restrictions of the master development plan that will be submitted to the government from the developer and the homeowner association.

- 1.) EACH PARCEL TO BE NO SMALLER THAN 3/4 ACRE AND CANNOT BE FURTHER SUB-DIVIDED IN ORDER TO KEEP THE AREA LOW DENSITY AND IMPROVE THEIR VALUE.
- 2.) ON EACH PARCEL SITE A MAXIMUM OF ONE PRIMARY RESIDENCE IS ALLOWED. OWNER MAY ALSO ELECT TO CONSTRUCT GARAGE, STORAGE AREA, DECKS, SHADE STRUCTURES AND HOUSEKEEPER OR GUEST HOUSE WHICH MAY OR MAY NOT BE CONTIGIOUS TO THE PRIMARY RESIDENCE. THIS RESTRICTION IS APPLICABLE FOR RESIDENTIAL AREAS DESIGNATED WITHIN THE MASTER DEVELOPMENT PLAN.
- 3.) THE MAXIMUM AREA TO BE CONSTRUCTED PER LOT WILL NOT BE MORE THAN 50% OF THE TOTAL AREA OF THE LOT.
- 4.) OWNER IS PERMITTED TO USE RECREATIONAL VEHICLES OR CAMPERS AS A PRIMARY RESIDENCE FOR A PERIOD NOT TO EXCEED THREE YEARS FROM THE DATE OF ASSIGNMENT OF RIGHTS. A MOTORHOME MAY REMAIN ON PROPERTY IF IT IS LATER ENCLOSED WITHIN A STRUCTURE AND CANNOT BE SEEN FROM OUTSIDE OF PROPERTY.
- 5.) OWNER AND/OR HIS CONTRACTOR IS REQUIRED TO PUT UP A CONSTRUCTION BOND OF \$1,000.- U.S. IN AN INTEREST BEARING ACCOUNT AT A LOCAL BANK IN THE NAME OF THE OWNER(OR CONTRACTOR) AND THE HOMEOWNERS ASSOCIATION.
- *
6.) OWNER AND/OR HIS CONTRACTOR MUST ABIDE BY LOCAL AND STATE BUILDING CODES AND SUBMIT PLANS FOR APPROVAL AND OBTAIN PROPER BUILDING PERMITS.
- 7.) BUILDER/CONTRACTOR TO PROVIDE SANITARY FACILITIES FOR ON-SITE CONSTRUCTION CREWS, TRASH CONTAINERS AND ADEQUATE LIVING CONDITIONS FOR THEIR CREWS.
- 8.) ALL STRUCTURES TO BE ONE LEVEL WITH DECKS PERMITTED ON TOP OF ROOF.
- 9.) ALL CONSTRUCTION TO HAVE A HEIGHT LIMIT NOT TO EXCEED 5 METERS (16.4 FT.) MEASURED FROM THE FOUNDATION TO THE PEAK OF THE ROOF. IT IS PERMITTED TO HAVE VARIOUS LEVELS IF THE HEIGHT REMAINS WITHIN THE RESTRICTIONS SET FORTH ABOVE. BUILDING SETBACKS MUST BE TWO METERS FROM ANY PROPERTY LINE.
- 10.) ALL HOMES MUST HAVE WATER TANK SYSTEM SUFFICIENT FOR THE SIZE OF THE HOUSE AND SEPTIC SYSTEMS MUST BE BUILT ACCORDING TO SPECIFICATIONS WHICH WOULD ALLOW THE REUSE OF SEPTIC WATERS. (NO HOLDING TANKS)
- 11.) FACADE OF HOUSE AND SURROUNDING STRUCTURES ARE TO BE DESIGNED WITH MEXICAN, HACIENDA, SPANISH OR MEDITERRANEAN STYLE WITH CONCRETE OR TILE ROOFS. COLORS TO BE EARTHTONES.
- 5 * THIS IS TO INSURE THAT DEBRIS AND CONSTRUCTION MATERIALS ARE REMOVED AT THE TERMINATION OF WORK. THE BOND WILL COVER THE COST TO REPAIR ANY DAMAGES INCURRED IN BUILDING.

LOS ZACATITOS

Preliminary restrictions and building regulations continued.

- 12.) EXTERIOR PATIOS, TERRACES, OUTDOOR SHADE AREAS CAN BE COVERED WITH PALM, WOOD, BAMBOO, OR LIKE MATERIALS. NO CORRUGATED METAL, REFLECTIVE MATERIAL OR UNFINISHED CONSTRUCTION MATERIALS.
- 13.) WATER TANKS, DOMES, SKYLIGHTS, SOLAR PANELS, SATELITE ANTENNAS OR ANY STRUCTURE THAT MAY ALTER YOUR ROOFLINE, MUST BE APPROVED BY THE ARCHITECTURAL COMMITTEE.
- 14.) ALL RETAINING WALLS ARE TO BE CONSTRUCTED OF ROCK, BRICK, OR PLASTERED BLOCK. ANY OTHER MATERIAL TO BE APPROVED BY THE ARCHITECTURAL COMMITTEE.
- 15.) DIVIDING WALLS BETWEEN PROPERTIES SHOULD NOT BE HIGHER THAN 1.10 METERS (3.6 FT.)
- 16.) NO DUMPING OR BURNING OF GARBAGE OR CONSTRUCTION MATERIALS ALLOWED. ALL DEBRIS IS TO BE HAULED AWAY.
- 17.) TRASH CONTAINERS, WATER HEATERS AND LAUNDRY AREAS SHOULD BE ENCLOSED SO THAT THEY WILL NOT BE SEEN FROM THE EXTERIOR OF THE PROPERTY.
- 18.) IT IS RECOMMENDED TO HAVE THICK GLASS PANES AND SMALLER WINDOWS TO PREVENT BREAKAGE DURING WINDY SEASON. PLACE WINDOWS TO RECEIVE ADVANTAGE OF CROSS WINDS TO PREVENT NEED OF AIR-CONDITIONING.
- 19.) IT IS THE RESPONSIBILITY OF THE OWNER TO MAINTAIN THEIR ROADS WITHIN THEIR PROPERTY AND TO KEEP THEIR GROUNDS CLEAN.
- 20.) HORSES AND DOMESTIC ANIMALS (DOGS, CATS, BIRDS) ARE PERMITTED AS LONG AS THEY ARE CONTAINED AND DO NOT CREATE A NUISANCE TO NEIGHBORS. ANIMAL AREA MUST BE KEPT CLEAN.
- 21.) NO VEHICLES OF ANY KIND (AUTO, 3 WHEELER, DUNEBUGGY OR MOTORCYCLES) ARE ALLOWED ON THE BEACHES EXCEPT FOR BOAT LAUNCHING AT DESIGNATED AREAS.
- 22.) NO SIGNS LARGER THAN .8 M2 (8.60 sq. ft.) ALLOWED.
- 23.) ALL PROPERTIES MUST HAVE A MINIMUM OF TWO PARKING SPACES WITHIN THEIR PROPERTY.
- 24.) EACH HOME MUST BE EQUIPED WITH A FIRE EXTINGUISHER OR OTHER SYSTEM TO EXTINGUISH FIRE.
- 25.) GENERATORS TO BE ENCLOSED IN A SOUND PROOF STRUCTURE.
- 26.) ALL GUESTS MUST STAY ON THE OWNERS PROPERTY, NO CAMPING ON THE BEACH OR IN THE ARROYO.
- 27.) RENTERS TO ABIDE BY THESE COVENANTS, CONDITIONS AND RESTRICTIONS.
- 28.) NOISE LEVEL RESPECTFUL OF NEIGHBORS.