

# La Joya de la Costa

## Building Guidelines – January 22, 2007

1. Design Mission Statement: To provide building and land design guidelines to promote consideration of neighbors and protection of property values.

2. Prior to Construction:

(a) Three weeks prior to beginning of new construction, the perimeter building line, including all covered patios, and approximate pool locations, shall be marked with a chalk line. In addition, provide a double-width chalk line on the ground indicating the extent of the highest ridgeline, with a physical pole raised at actual height and location of highest point of structure. The following is to be posted on the Yahoo site SanPanchInvestors@yahoogroups.com three weeks prior to beginning of new construction:

(1) A site map depicting all items described in the paragraph above

(2) At least 2 photographs of the site from different angles, picturing the raised pole indicating maximum structure height

(3) A detailed description of the structure to be built

(b) All city building codes must be observed and all necessary permits obtained and construction processes performed per those codes.

3. Building Materials and Exterior Finishes:

(a) No reflective surfaces (other than hardware fixtures and glass) shall be used on exterior surfaces or any structure or any structure or improvements.

(b) No exterior building materials are to remain exposed. All construction must be finished and painted except for fine finish elements.

4. Outbuildings:

No basement, tent, shack, garage, barn or any other outbuilding or temporary structure or RV trailer, campers, trailers, or mobile homes shall be occupied or used as a residence either temporarily or permanently within the community, except during an active period of construction.

5. Construction Duration:

The erection and placement of any structure, once having been commenced, shall be completed in a workmanlike manner and within a two (2) year duration, unless matters outside the owners control prevent the completion (such as a hurricane, or natural disaster somewhere else that might prevent building materials being available).

6. Sanitary Facilities and Construction Debris:

Builder/ Contractor must provide sanitary facilities for on site construction crews, trash containers and adequate living conditions for their crews. No dumping or burning of garbage or construction material allowed. All debris must be stored in a trash container or hauled away on a monthly basis. The lot shall be free of debris upon the completion of the construction.

7. Damage to Residence:

Every Member is responsible for loss or damage of whatever nature affecting their designated structure and must commence re-building or repair of his designated structure within Ninety (90) days of the occurrence of any damage or destruction from whatever cause and shall proceed diligently to completion.

8. Miscellaneous Provisions:

- (a) There shall be an exterior faucet at the front and rear of each Unit for fire protection.
- (b) Exterior lighting must be provided at the front and rear of each house and also at any side entrance. The Design Committee may require exterior lighting to be altered if it is located or directed such that it unreasonably interferes with the use and enjoyment of the properties by other Owners.
- (c) Roof drainage shall be to the roadside of each house only, unless it is demonstrated that the drainage will flow to the road only and not to adjacent property.
- (d) Bathrooms must be vented or provided with an opening window.
- (e) Every Owner is responsible for protecting earthen banks that fall within, or upon, the property lines of the Structure to which he holds the trust interest or legal title, Where necessitated by elevation changes, the Owner may construct rock retaining walls within the property lines of any Parcel. Wrought iron railings may be built upon rock walls. No fences, walls, hedges or shrubs shall be allowed to obstruct the view seaward from other home sites.
- (f) Each Owner must provide for at least 1 (one) off-street parking space for each living unit. Parking on streets is limited to visitors.
- (g) All trash cans, service yards, woodpiles, laundry areas and storage areas shall be screened by adequate planting or fencing so as to conceal them from the view of neighboring properties and streets. Garbage cans are to be placed within the property lines and clear of setbacks.
- (h) It is encouraged by the Design Committee that all structures be constructed of "green" (environmentally friendly or sustainable) materials and the contractors practice "green" (environmentally friendly or sustainable) construction methods.
- (i) Generator, if any, must be enclosed in soundproof structure.
- (j) Water tanks, domes, skylights, solar panels, satellite antennas or any structure that may alter the roofline are subject to review by the Design Committee. Nothing may be placed upon a rooftop that will obstruct the view of other parties. Hot water tanks shall be concealed within the primary residence whenever possible.
- (k) Fire extinguishers, and adequate systems to extinguish fire, meeting criteria established by the Design Committee are required for all dwellings. These shall be kept up-to-date.
- (l) Landscaping of the Parcel is the responsibility of individual Members and must be attractive and shall be subject to approval by the Design Committee. (See main body of CC&Rs for landscape maintenance requirements.)
- (m) No sign shall be erected or maintained on any Parcel except:
  - (1) One sign (For Sale or For Lease or For Rent) may be located on any residence if such sign is not larger than .19 square meters (2 sq ft) in area;
  - (2) A residential Identification sign not larger than 1 square foot in area may be located on any residence subject to approval of aesthetic quality by the Design Committee.

9. Enforcement and Procedures:

A significant fine may be levied if these rules are violated. If questions arise as to the procedures for verification or if an Owner feels that the Building Guidelines have been violated, the Owner may contact the HOA or Advisory Committee at \_\_\_\_\_ where they can reference the specific longer document "La Joya de la Costa: Building Regulations, Restrictions and Guidelines." Unless superseded by new guidelines, regulations or rulings issued by the HOA or Advisory Committee at a later date, the longer document shall provide additional process and detail, as needed, to insure that any dispute is fairly and fully addressed.

10. Signature of Owner:

Owner acknowledges reading, understanding and conforming to these guidelines in all construction at La Joya de la Costa in San Francisco, Nayarit, Mexico.

\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Date

## **Addendum A**

### **San Pancho Building Code Requirements**

These requirements are subject to change by the municipality of San Pancho (San Francisco), Mexico. They are intended for reference only. These (to the extent that they are current) and all current applicable Building Code Requirements are also requirements of the La Joya de la Costa Building Regulations, Requirements and Guidelines.

- Maximum construction footprint: 70% of total land area.  
700 m<sup>2</sup> of a 1000 m<sup>2</sup> lot (includes house, patios, pool)  
Creating a 30% green area
- Maximum m<sup>2</sup> for house: 140% of total land area  
1400 m<sup>2</sup> maximum house size (15,064 ft<sup>2</sup>)
- Maximum height: 2 stories, plus a covered patio on the roof.
- Set back limitations:  
Front: 0 m<sup>2</sup>  
Laterals: 0 m<sup>2</sup>  
Posterior: 3 m<sup>2</sup>