

EL MORRO CC&R'S

Date: _____

I understand that I am part of the community and neighbors of Bahía El Morro, whose mission is to maintain the quality, harmony, and aesthetics of the development through ethical behavior, which leads me to assume the following commitments and responsibilities:

REGARDING CONSTRUCTION:

1. The lots will have to be merged before starting the construction project.
2. The lots that are purchased in part cannot be sold separately (lots from Blocks 2 and 3).
3. The construction of all residences will have a Mediterranean design with white exteriors and roofs with red clay or cement tiles. The architectural plans must be approved by the developer before the start of construction; once the project is approved, a compliance letter will be issued.
4. A space of five feet (1.5 mts) is required between the structure and the boundary of all lots to maximize the view of the bay.
5. The minimum square meters of construction will be 150 m² (1,615 Sq ft).
6. Each residence must be only one story, which may have a rooftop without becoming a two-story building.
7. For each residential lot, the installation of a septic tank with 3 cells is mandatory.
8. For each residential lot, the installation of a cistern for the domestic water service of the residence is mandatory.
9. The lots that are to be paid over two years may begin construction starting from the second year, once merged and titled.
10. The installation of solar panels may only be placed on the roof of the house for aesthetic reasons.
11. All fences will have a maximum height of 4 feet (1.20 mts).
12. All construction must be completed within a period of 18 months from the start date, with the obligation to remove all debris at one's own expense.
13. The established hours for contractors to carry out their work within the subdivision will be from 8am to 5pm M-F and 8-1 on Sat.

GENERAL REGULATIONS:

14. The use of the 5-foot (1.5 mts) eco-trail located along the federal maritime zone is for the benefit of all community members and their guests and must be respected by them.
15. No type of business, breeding facilities, or workshops may be established within the Subdivision, as the exclusive use of this development is residential.
16. No type of clotheslines or any other visible structure that deteriorates the overall image of the Subdivision may be installed.
17. No signage, flags, advertisements, awnings, or any advertising objects that may affect the image may be placed on the facades of the residences.
18. Common areas must be kept clean.
19. No common or exterior area may be altered at one's own discretion.
20. Garbage cannot be accumulated or kept outside the residence to avoid unsanitary conditions and bad odors, much less burned.
21. I commit to taking the waste to the special containers for garbage collection outside Bahía el Morro Subdivision, located on the main dirt road leading to Bahía el Morro Subdivision.
22. Vehicles may not circulate on the roadways inside the Subdivision at a speed greater than 15 km/h. (10 miles

p/h)

23. Vehicle horns may not be sounded in order to avoid noise pollution inside the subdivision.

24. All-terrain vehicles may not be operated recreationally within the subdivision.

25. All recreational vehicles, boats, trailers, CanAms, Razors, and towables must be kept inside a garage or within their lot, provided they are not visible to neighbors.

26. Antennas, satellite receivers, etc., must be installed in such a way that they do not constitute an unsightly element or obstruct the view of other lots.

27. The use of power generators is not permitted, as it implies noise pollution, except during the construction phase.

REGARDING PETS:

28. The only pets authorized within the subdivision are dogs and cats, with a limit of 3 per residence.

29. If a pet causes serious physical harm to any resident, the pet must be relocated outside the Subdivision.

30. The space designated for pets within the residences must be kept clean to avoid bad odors, pests, and unsanitary effects for the Subdivision.

31. The pet owner shall be responsible for any effect or damage that may occur to properties or individuals.

32. Pets must be on a leash and controlled by their owners when leaving private property.

33. The pet owner must immediately pick up their pet's feces when walking it through the common areas of the Subdivision.

DEVELOPER'S RESPONSABILITIES:

34. Maintain the streets and fences in good condition.

35. Maintain the cleanliness of common areas.

36. Provide security.

Date:

Signature of Agreement:

Developer