



Consejo Shores Limited

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CONSEJO SHORES LTD.

Revised Date: Nov. 26, 2018

Consejo Shores Procedures for Building Construction

Residential and commercial development in Belize is regulated by the Central Building Authority (CBA) by means of a building permit process. All building within Consejo Shores are to be built in compliance with the CBA regulations.

Consejo Shores has Protective Covenants as well regarding some conditions of development within the Relevant Developed Area of the community. The two entities are mutually supportive of this process, and building permits should only issued by CBA after receipt of a "No Objection" letter from Consejo Shores Ltd.

The letter will not to be signed by CSL until submittal to, and approval of architectural plans by CSL, plus the following:

The owner(s) is required to submit signed, current applicable forms and receipts for fees paid, prior to receipt of this letter. These include: Consejo Shores Protective Covenants, Consejo Shores Procedures for Building Construction, CSPRTL Annual Fee, and the CSPRTL Road Heavy Use Fee. For further information, please see [Building in Consejo Shores](#). Also, these additional documents shown be signed "Read and Acknowledged": Sample of the CSL "No Objection" letter, CSPRTL Parks and Roads Use Guidelines, Relevant Developed Area Map, CSL Burn Pile Agreement.

1. All property boundary survey monuments must be verified before starting or contracting work on your parcel.
2. A Road Heavy Use Fee is to be calculated, approved and paid to CSL Road Maintenance Fund before issuance of the "No Objection" letter. Starting January 1, 2014, payment will be made directly to Consejo Parks and Roads Trust Limited (CSPRTL). Construction projects place an additional burden on our roads. A Road Heavy Use Fee has been calculated for parcels based on the total square footage of the architect's plan for houses, garages and multi-use structures. The fee is to be paid to Consejo Shores Parks & Roads Trust Limited and will be collected before the project begins. Prices are subject to revision in future. The fee is based on the square footage of the building at .55 BZ. (Cisterns, septic tanks, fences, minor landfill, topsoil, pilings and cave repairs are included with building square footage. Please see the Road Heavy Use Fee Attachment.) (Square footage to be verified upon issuance of the CBA Building permit.)
3. During the initial phase of construction, a temporary operating toilet or onsite sanitary facilities must be built on the subject property for use during the building construction. Water must be supplied to a toilet.
4. High voltage electrical power will be provided by B.E.L. Low voltage wiring (from the meter bank to the individual property boundary) is the responsibility of the property owner. For clarification purposes, this wiring needs to run underground from the meter bank to the parcel boundary. If meter bank is on the opposite side of the road, it will need to be installed under the community road to the parcel, not overhead.
5. Construction site to be kept clean & tidy at all times for looks and safety of workers. No trespassing on adjoining lots. There must be a garbage container on property, contents to be continually removed to the Corozal dump by the contractor.
6. All building materials must be only on owner's property, not neighbour's property, road nor seafront 66' reserve, and for security reasons – all workers must stay on the building site property except when traveling to or from work.
- ~~7. Water pressure systems are not to pump directly from Consejo Shores system. The piped water systems may only be permitted to flow under its own pressure into a holding tank, to be re-pressurized by the user. As of July 1, 2018, CSL will no longer be providing piped water to the development.~~

8. No building shall be erected less than ten feet from the side, back and front lot lines. No structures are allowed on the 66' Government Reserve (Queen's land) on all waterfront parcels.
9. Once commencement begins on construction of a building on a subject property, the property owner has 18 months in which to complete construction. If construction is not finished within this time frame, without reasonable cause for delay, the Central Building Authority of Belize will be notified and they will proceed with their enforcement of this Covenant.
10. Traveled surface roadways may differ from the actual road right of way (66'). Please verify correct survey monuments when planning your construction. In addition, no trees, bushes, decorative monuments, sheds, carports, driveways, etc. can be placed within the road right of way area, without prior consent from CSL. It is the property owner's responsibility to maintain the area completely up to the traveled road surface. In most cases, there is a strip of grass between the edge of the road surface and your survey monuments approximately 10 feet wide. Because electric lines and water pipes run under this strip, it is important not to disturb it. Electric and telephone lines are also strung above the strip.
11. No one shall be allowed to perform any type of digging or trenching along any part of the 66' roadway area without prior consent from CSL (or their appointed representative entity). The performing party must return the road condition to the same road condition as prior to their activity. This may require additional work from the responsible party for up to nine months as the repair work "settles" in. (No speed bumps or divots.)
12. Amendments to these Covenants may be changed from time to time by the developer. This amended version is in effect as of Nov. 26, 2018.
13. Consequence of Non-Compliance – can be closing down of construction by CBA.

Parcel # _____ Consejo Section, Block 1, Corozal District.

I have read, understood and agree to this attachment to the Consejo Shores Purchase Contract. Each time revised, this is to be given (emailed or mailed (if e-mail is not available)) to all lot owners in Consejo Shores as well as CSPRTL with request for acknowledgement of receipt.

Print Names

Agreed to by Purchaser(s)/Owner(s) _____ Date _____

Agreed to by Purchaser(s)/Owner(s) _____ Date _____

Agreed to by Contractor(s) _____ Date _____