



POLICY GUIDELINES FOR USE OF COMMUNITY PARKS & ROADS IN CONSEJO SHORES (Revised September, 2022)

CONSEJO SHORES PARKS & ROADS TRUST LIMITED (CSPRTL)

CONSEJO SHORES COMMUNITY PARKS - Tamay Park, Sunrise Park, Golf Course Park, Pelican Cove Park and Wildman Park

The right of access and use of the parks for recreational purposes is to guarantee to all Consejo Shores subdivision property owners, as noted on the individual land titles of these respective parks. The word “owner” is taken to include invited guests and or renters. Owners are responsible for the actions of their guests or renters.

CSPRTL, under a lease agreement with Consejo Shores Ltd (CSL), is required to maintain, repair and preserve the integrity of the parks and provides the following guidance:

1. Vehicular traffic in ALL PARKS is restricted to CSPRTL authorized maintenance contractors or volunteer crews organized by CSPRTL **ONLY**. The seaside parks, in particular, are prone to the development of caves that present safety risks to vehicles and drivers as well as significant potential repair costs for CSPRTL. Foot traffic only is permitted in the parks. Off- site parking is available at each park.
2. Encroachment on park lands by the dumping of waste materials such as marl, topsoil or yard trimmings, as well as unauthorized vehicle traffic, is not permitted.
3. All parks are essentially day-use and camping is not allowed.
4. Users of the parks should respect the rights of neighboring property owners. Be considerate and avoid excessive noise levels during use. Ensure ALL refuse is cleaned up and removed from the parks immediately after use.
5. The parks currently have no toilets and property owners must provide toilet facilities for their guests.

CONSEJO SHORES COMMUNITY ROAD SYSTEM - GENERAL USE:

1. All residents, guests, contractors and private service providers are expected to respect the multi-use nature of the community’s private road system and drive with due care and concern for the safety of pedestrian, vehicle, bicycle and animal traffic.
2. Observe posted speed limits.
3. Drive the crowned portion of the road where possible, avoiding softer areas on corners and ditches where runoff water may have accumulated.

ROAD USE DURING CONSTRUCTION, RENOVATION OR PROPERTY IMPROVEMENT ACTIVITIES:

1. [Road Heavy Use Fees \(RHUFs\)](#) are to be paid prior to commencement of construction activities.
2. Storage of construction materials including sand, gravel, stone dust, stone chip and rock are not permitted on the utility corridor or on the traveled portion of the roadway.
3. Activities potentially damaging to the road surface, including mixing of concrete and dragging of rebar or other construction materials on the roadway, are not permitted.
4. All tracked vehicles such as bulldozers and excavators are to be transported to the construction sites on trailers and may not travel on the utility corridors or the traveled portion of the roadway.
5. The property owner is responsible for the actions of his/her subcontractors, their employees and operation of the equipment with respect to these guidelines.
6. All property owners are required to consult with and obtain written authorization permission from CSPRTL **PRIOR TO** digging on any portion of roads, no matter the reason for digging.

UTILITY CORRIDORS IN FRONT OF RESIDENCES:

Utility corridors between the traveled portion of the road and the residential property line exists on both sides of the road to accommodate buried and overhead utilities including water, electrical or phone/internet lines.

The following are summarized excerpts from the [Consejo Shores Ltd. \(CSL\) Protective Covenants](#) and are provided here as a guide for activities within the utility corridor. Please see the CSL website for full details.

- Traveled surface roadways may differ from the actual road right of way (66').
- Verify correct survey monuments when planning your construction projects.
- No trees, bushes, decorative monuments, sheds, carports, *driveways, dump-age of debris, etc. can be placed within the road right of way area, without prior consent of 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, approximately 10 feet wide between the edge of the road surface and your survey monuments. 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.
- No one shall be allowed to perform any type of digging or trenching along any part of the 66' roadway area without the prior consent from CSL (and/or their appointed representative entity).
- Entrance ways to residential properties should not impede flow of runoff waters in roadside ditches and in some instances, may require driveway culverts.

*While driveway construction across the utility corridor has occurred prior to the guideline, neither CSPRTL nor CSL accepts liability for damage incurred to those portions of the driveway located on the corridor during maintenance or repair activities.