

July 1, 2017

To All Consejo Shores Property Owners,

Last year, CSL informed property owners and CSPRTL of their intention to withdraw from administrative duties within the Relevant Developed Area (RDA) as of July 1, 2017.

Here is an update:

1. Consejo Shores Water Supply

As scheduled, CSL will discontinue all water supply on July 1, 2017. Most residents have taken the steps necessary to become self-sufficient.

During this past year, we had been pursuing alternative options, working with Rural Development and Belize Water Services to restore the system, but our efforts had seemed fruitless. Now, after many months of trials and tribulations, the Ministry of Rural development has begun the physical process to restore the functionality of the Consejo Shores water system. The goal is to provide water with sufficient water pressure, to the Consejo area via the Consejo Shores existing infrastructure, including future expansion, when/where feasible.

We thank Chris Loza, Consejo Village Chairperson for his efforts, persistence, and determination; and, the Ministry of Rural development for recognizing the significance of this project and taking the necessary steps to bring it to fruition. However, no real details have been determined/disclosed yet. CSL will keep you updated on usage availability and usage fees as they become known.

2. Community Center and Library – Parcel # 1278

The Community Center and Library will remain open until completion of the sub-division of the parcel. After the completion of the sub-division of Parcel #1278, CSL will notify property owners, and give thirty-day notice for closure.

As previously expressed, if the community decides to construct another facility and relocate to the main park, CSL will contribute towards its cost; but it must be a community-led and supported project.

3. CSL Protective Covenants

One area still of concern to CSL is the CSL Protective Covenants. No one wants to be the “enforcer”, but the quality of the neighborhood has been based on these basic guidelines.

CSL has made it clear to all purchasers and prospective purchasers that there are Protective Covenants within the community. We have even gone as far as to state on our website: “The Protective Covenants and all attached agreements are designed to maintain and enhance the quality/value of our community. Please take the time to read them thoroughly as they are contractually binding. By becoming a property owner here, you are agreeing to abide by them. If

you find these conditions unacceptable, please do not purchase property within Consejo Shores.” However, many property owners and/or their agents, choose to ignore the inclusion of these Covenants during the sale of their property. These Covenants are for the benefit of OUR (all property owners) community.

CSL feels that these should become Consejo Shores Protective Covenants, not CSL Protective Covenants. They are designed to maintain and enhance the quality of the community, as an expression of the property owners’ values. We urge CSPRTL to address this with its’ membership.

4. CSPRTL’s Annual Service/Maintenance Fee

This payment obligation has been the subject of many discussions, and the Covenants clearly state:

#13. As a Consejo Shores property owner, I agree to make the annual maintenance payment to Consejo Shores Parks and Roads Trust Limited (CSPRTL), which maintains the Common Areas/Parks, and, as of January 1, 2014, the roads within the outlined “Outlined Relevant Developed Area”, payable 1st January or prorated to end of year for new owners. Older Covenants have similar, yet abbreviated, verbiage. Please address your concerns/considerations to CSPRTL.

5. No Objection Letter

CSL will continue to be the entity to issue the “No Objection” letter to CBA for application of building permits. This authority extends to the entirety of the Consejo Shores development.

6. Water Well Situated on Golf Course Park

CSL will retain ownership and authority of the well on the golf course park until CSPRTL has the capacity to manage it.

After this year’s devastating fire in the Undeveloped Area, the well usage should become incorporated into a community fire control plan, to be used when/if needed.

7. Entryway Parcel - #1253

CSL had offered the entryway parcel to be included into the existing “park” areas. We feel that it is an important identifying signage area for visitors, guests, and emergency response vehicles. It also creates an initial “First Impression” for potential purchasers (Yes, at some time, most of you will have your property/home on the market.)

To date, we have not received a definitive response from CSPRTL regarding this matter. A definitive response would have been: support from the community, resulting in a Resolution from the CSPRTL Board of Directors to include Parcel #1253 in the current lease agreement, making arrangements to pay for the real estate taxes, pro-rated, and taking over the maintenance. Now, CSL will retain possession of this parcel and begin to plan for additional uses for it.

We hope that this update answers most of the questions or concerns regarding the above-stated items.

All Parks, Roads and Budgetary items should be addressed to CSPRTL @ consejopnr@gmail.com

Kindest Regards,

Carol Gabriel (Wildman)

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