

Consejo Shores Protective Covenants, Building Procedures and Building Permits within the Relevant Developed Area – February 28, 2020

Good Afternoon Consejo Shores Property Owners,

Due to the vision, planning, determination and passion of “Mr. Bill” Wildman, many of us have had the pleasure of living in this incredible waterfront community. A large part of the appeal of our neighbourhood is the quality of life and aesthetic appeal of our spacious homesites, waterfront parks, green spaces and private roads.

Consejo Shores Ltd. (CSL) has had several long-standing policies designed to maintain and enhance the quality/value of our community. CSL had been the guardian of these policies. These include our Protective Covenants, Procedures for Building Construction and our No-Objection letter to the Central Building Authority for issuance of a building permit for approved structures.

Naturally, compliance with these policies requires enforcement, because not everyone complies. Sometimes, this is as simple as informing someone of their infraction or reminding them of their contractual obligations. At times, it is necessary to report violations to the Central Building Authority of Belize (CBA).

We need our property owners to work within the established protocols to maintain the quality and prestige of our neighbourhood. Success depends on each individual’s integrity and self-governance. Our policies are the very policies that have helped make our community the most reputable development in Belize. Selective disregard of CSL’s and Consejo Shores Parks and Roads Trust Ltd. (CSPRTL) policies hurt all of us.

CSL is no longer in a position to safeguard/enforce the Protective Covenants, Procedures for Building Construction, nor issue the No-Objection letter to the Central Building Authority for the single family residential parcels within the Relevant Developed Area (RDA).

We are now at a turning point in our community’s development. No one is willing to “police” their neighbour’s actions. This is a community issue, and the community will need to decide how they wish to proceed.

Effective immediately:

1. All structural activity on all single family residential parcels within the Relevant Developed Area will be governed by the regulations of the Central Building Authority of Belize, not Consejo Shores Ltd..
2. Self-governance will apply to the Consejo Shores Protective Covenants and Procedures for Building Construction* unless the community provides another option.
*Since CSL still owns the underground infrastructure located within the 10’ roadway setback, please notify CSL before digging or trenching in 10’ setback roadway areas.
3. Please direct all parks and roads questions, concerns and payments directly to CSPRTL. Their information, Annual Fee Agreements, payment methods and contact info can be found on the CSPRTL website - <https://consejopnr.wixsite.com/consejopnr>

All of the Consejo Shores Covenants, Building Procedures, etc. are available in the attached Purchase Contract packet, (just disregard page 1&2) or on the CSL website - www.consejoshores.com

Previous notices to property owners within the RDA can be obtained via the Consejo Shores Ltd. website at <https://www.consejoshores.com/notices-to-property-owners>

Respectfully,

Carol Gabriel (Wildman)
Managing Director
Consejo Shores Ltd.