



Consejo Shores Limited

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These Covenants apply to all single-family residential properties within the "Outlined Relevant Developed Area" of Consejo Shores. This is a private, planned community. The Protective Covenants are designed to maintain and enhance the quality/value of our community. Property owners agree to abide by the following:

CONSEJO SHORES PROTECTIVE COVENANTS Revised July 11, 2018

1. Lots designated "single-family residential" shall be used for single-family residential purposes only, unless otherwise designated, in writing by Consejo Shores Limited (CSL).
2. There shall be no re-division of single-family residential lots to make a building site smaller than existing size.
3. All property owners must adhere to the Government of Belize Central Building Authority rules and regulations, including "Documents Required Prior to Construction," and sign, and adhere to the most current Consejo Shores "Procedures for Building Construction", prior to any construction or additional construction on their property.
4. All property boundary survey monuments must be verified before starting or contracting work on your parcel.
5. Prior to commencement of construction, a temporary operating toilet or onsite sanitary facilities must be built on the subject property for use during the building construction, in accordance with the Government of Belize regulations, and shall be subject to inspection during construction, and to approval by CSL before use. Water must be supplied to the toilet.
6. No building shall be erected less than ten feet from the side, back and front lot lines. If you own adjoining parcels and wish to encroach on the 10' foot setback area for building purposes, the parcels will have to be merged into one parcel prior to submission of architectural plans.
7. Once commencement begins on construction of a building on a subject property, the property owner has 18 months 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.
8. 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, dump-ages of debris, 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, 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. If a property owner chooses to extend their driveway with gravel over this 10' area (due to poor drainage from roadway), it is their responsibility and expense to remove/replace such driveway in the event that access to this area is necessary.
9. 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 Consejo Shores Parks and Roads (CSPRTL) (and/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.)
10. Boundary fences or hedges are to be constructed/planted on the inner side of owner's property line. Boundary fences are not to exceed 6 feet height above natural ground level so as not to obstruct view or wind.

