

March 8, 2023

Good morning, 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 neighborhood is the quality of life and aesthetic appeal of our spacious homesites, waterfront parks, green spaces, and private roads.

The Consejo Shores community has had several long-standing policies designed to maintain and enhance the quality/value of our community. These include the Consejo Shores Protective Covenants, Procedures for Building Construction, and CSL's No-Objection letter to the Central Building Authority for issuance of a building permit for approved structures. These policies also include CSPRTL's Annual Fee Agreement and Road Heavy Use Fee Agreement. (Please see attachments for clarification.)

We need our property owners to work within the established protocols to maintain the quality and prestige of our neighborhood. 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 Consejo Shores Protective Covenants, Procedures, and Consejo Shores Parks & Roads Trust Ltd. (CSPRTL) policies hurt all of us.

I am asking each of you to do your part so that we all may continue to enjoy this special place.

Sincerely,

Carol Gabriel (Wildman)

Consejo Shores Ltd.

P.O. Box 35, Corozal Town, Belize

Phone: (011) 501 423 - 1005

## *Consejo Shores Limited*

P.O. Box 35 Corozal Town, Belize, Central America

Phone: 011-501 423-1005 [consejoshores@gmail.com](mailto:consejoshores@gmail.com)

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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-age 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.

11. All buildings and property shall be maintained in good repair, free of debris; stored goods, Unsightly vehicles and trailers, shacks, tents, etc. shall not be permitted except during construction, and then only for a maximum of 18 months. Lots with or without buildings shall be kept grass-cut and tree-trimmed, including the area of property up to the edge of road surface. There is to be no burning of any kind (trash, brush, garbage, etc.) on lots Consejo Shores.

12. Only domestic animals are permitted, and these must be contained on the owner's property or on a leash, and, in any case, not disturbing other residents (e.g. barking).

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.

14. It is the responsibility of the property owner to provide their contact information, to the Consejo Shores Parks and Roads Trust Ltd (CSPRTL). CSPRTL email is consejopnr@gmail.com, P.O. Box 412, Corozal Town, Belize.

15. It is a Sellers'/Seller's representative's responsibility to inform prospective purchasers/transferees that this is a private, planned community. New purchasers/transferees are to sign the most current Protective Covenants, including Attachments, prior to closing, and, provide executed and dated originals to CSPRTL as soon as feasible.

16. "Villa Lots" and "Wavesongs Lots" are subject to prior variations of covenants.

17. These attachments may be changed from time to time by agreement between the developer (CSL) and a representative of the Association that represents the community (currently CSPRTL). This amended version is in effect as of April 10, 2018.

**I have read, understood and agree to these Protective Covenants.**

Parcel # \_\_\_\_\_ Consejo Section, Block 1, Corozal District.

Each time any of these documents are revised, they will be given (emailed or mailed (if e-mail address is unavailable) to all property owners within the Relevant Developed area of Consejo Shores with a request for acknowledgement of receipt by the owners.

Agreed to: \_\_\_\_\_  
Print Names

\_\_\_\_\_  
Purchaser's Signature Date Witness

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\_\_\_\_\_  
Purchaser's Signature Date Witness

## *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. (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.

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Print Names

Agreed to by Purchaser(s)/Owner(s) \_\_\_\_\_ Date \_\_\_\_\_

Agreed to by Purchaser(s)/Owner(s) \_\_\_\_\_ Date \_\_\_\_\_

Agreed to by Contractor(s) \_\_\_\_\_ Date \_\_\_\_\_

## **Building in Consejo Shores Documents Required Prior to Construction**

Residential and commercial development in Belize is regulated by the Central Building Authority (CBA) by means of a building permit process. 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 be issued by CBA after receipt of a "No Objection" letter from Consejo Shores Ltd. (CSL).

Consejo Shores is a private, planned community. The Protective Covenants and all attached documents are designed to maintain and enhance the quality, value and integrity of our community.

Current forms required to be completed by the property owner/contractor are available below. These should be submitted to CSL, along with your architectural building plans. Plans must include a combination of all square footage "under roof" which includes garages, porches and guest units. (Guest units are approved by CBA for residential use only. In addition, if you are a QRP resident, the Belize Tourism Board clearly states that: Qualified Retired Persons shall not be engaged in gainful employment or have an investment that generates income in Belize. See QRP Application Form #8.B.)

The 10 (ten) foot building setbacks are mandatory on each parcel. 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.

Signed and dated documents required along with submission of the architectural drawing for review by CSL are:

### **Consejo Shores Protective Covenants**

### **CSL Procedures for Building Construction**

After CSL's review and acceptance of the architectural drawings and receipt of the above, the owner will need to meet with Consejo Parks and Roads Trust Ltd. (CSPRTL) for signed approval of the following documents, and payment of all applicable fees.

### **CSPRTL Annual Fee Form**

### **CSPRTL Road Heavy Use Fee Form**

Upon completion of the above, the owner(s) will have to re-submit all signed documents to CSL with copies of paid receipts of applicable fees prior to issuance of CSL's "No Objection" letter which is required by CBA for the building permit within the current Relevant Developed Area of Consejo Shores. The related documents below must be signed as "Read and Acknowledged".

We have tried to simplify this process but all documents are mandatory. If you have any questions, please contact Consejo Shores Parks and Roads Trust by email at or Consejo Shores Ltd. at Consejo Shores Ltd.

# SAMPLE

## *Consejo Shores Limited*

P.O. Box 35 Corozal Town, Belize, Central America  
Phone: 011-501 423-1005 [consejoshores@gmail.com](mailto:consejoshores@gmail.com)  
[www.consejoshores.com](http://www.consejoshores.com)

To: Central Building Authority  
Director of Building Control  
117 North Front Street  
Second Floor, Belize City

Re: Consejo Shores and Central Building Authority – Letter of NO OBJECTION

This will serve to confirm that Consejo Shores is a Residential and Commercial Development, which was approved by the Ministry, and surveyed in the early 1970's, under the auspices of W.N.Wildman LLS. (Bz), O.L.S, C.S.L., has Protective Covenants which have been amended several times over the years. It may be noted that there is no valid homeowner's association/management authority as yet, that has the authority to certify that the applicant's building construction architectural plans adhere to the CBA regulations, so I am signing, on behalf of Consejo Shores Ltd., with respect to the terms of the said Covenants.

This letter confirms that \_\_\_\_\_, property owner(s) of Parcel # \_\_\_\_\_, \_\_\_\_\_, Consejo Shores, is/are applying for a building permit with CBA and are in compliance with the building procedures and their property boundary survey monuments are verified for the Relevant Developed Area (RDA) of Consejo Shores.

Please see attached Consejo Shores Protective Covenants.

Permit application plans are to erect/alter/change a building (circle one):

1. Square footage of residence \_\_\_\_\_
2. Addition to main residence \_\_\_\_\_
3. Square footage of garage \_\_\_\_\_, shed \_ \_ \_ \_ \_
4. Square footage of guest unit \_\_\_\_\_

All Guest units are approved by CBA for Residential Use only.

5. Carport – pool – pier – fence (circle applicable items)

Permit application plans to erect/alter/change a building, guest unit, garage, carport, fence, pier and pool should be made directly to the Central Building Authority if they are not included in this NO OBJECTION letter. Compliance with the building procedures for the RDA still applies to any additional construction.

Thank You,

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Carol Gabriel (Wildman) ... for Consejo Shores Ltd. Date