



Welcome to Consejo Shores

CONSEJO SHORES PARKS & ROADS TRUST LIMITED (CSPRTL)

Consejo Shores Parks & Roads Trust Ltd (CSPRTL) welcomes you to Consejo Shores! Consejo Shores Parks & Roads Trust Ltd (also known as CSPRTL) is a nonprofit community association formed in 2010 to lease, control, maintain, and preserve parks and roads within the relevant development area within the Consejo Shores community.

Below you will find valuable information on community requirements, groups, CSPRTL information, Consejo Shores Limited information, and other resources:

- [CSPRTL – Annual Fees](#)
- [CSPRTL – RHUF Form](#)
- [CSPRTL – Parks & Roads Use Guidelines](#)
- [Relevant Developed Area Map](#)
- [Consejo Shores Ltd \(CSL\) – General Website](#)
- [CSL – Protective Covenant](#)
- [Consejo Shores](#)
- [CSL – Procedures for Building Construction](#)
- [Consejo Neighborhood Watch](#)
- [CSPRTL - Facebook page](#)
- [Friends of Golf \(FOG\)](#)

Please visit the [CSPRTL webpage](#) to find more details on:

- Buying or Building in Consejo Shores
- Community Events
- Benefits of Being a CSPRTL Member
- Map of Consejo Shores

If you have any questions, please contact us by email at consejopnr@gmail.com.

CSPRTL Board of Directors

- Catherine Gagnaire - Chair Person
- Tracy S Perreault – Treasurer
- Richard Halsey - Secretary
- Jeff Ervin - Parks Director



Consejo Shores Limited

P.O. Box 35 Corozal Town, Belize, Central America
 Phone: 011-501 423-1005 consejoshores@gmail.com
www.consejoshores.com

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. 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.
5. 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.
6. 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.
7. 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.
8. 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.)
9. 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.

Please Initial

10. 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.
11. 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 July 11, 2018.

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

Parcel #s 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 Name

 Purchaser's Signature

 Date

Witness

Date

 Print Name

 Purchaser's Signature

 Date

Witness

Date



ANNUAL FEE (Revised June 3, 2023)

The Annual Fee is \$350 BZD (effective July 1, 2023) per year for each single-family parcel.

Annual Fee funds are used for maintenance and improvements of the parks and roads, or as otherwise approved by the CSPRTL Board in accordance with Consejo Shores Limited and CSPRTL terms. Annual Fees are due by January 1st of each year, or upon closing of purchase for new parcel owners.

New Parcel Purchases:

New parcel owners: Annual Fees are prorated to the end of the year for new parcel owners, based on the month of purchase. The pro-rated fee of \$29.00 BZD per month is due at closing.

Month and Year of Closing: _____ Annual Fee Amount Due _____

NOTE: The Annual Fee may be revised in the future.

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I agree to pay the Annual Fee to Consejo Shores Parks & Roads Trust Limited for each successive year that I own each parcel.

**Signature:** \_\_\_\_\_ **Date** \_\_\_\_\_

**Print Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**Phone:** \_\_\_\_\_

**Parcel Number:** \_\_\_\_\_



## ROAD HEAVY USE FEE (Revised September, 2022)

Construction projects pose an additional burden on our roads, resulting in a need to collect a Road Heavy Use Fee (RHUF). Road Heavy Use Fees are used to offset the costs of maintaining our community roads to the highest standards possible.

### New Construction Projects:

As described in Item #1 of the Consejo Shores Procedures for Building Construction rev. Nov. 26, 2018 for parcels within the Relevant Developed Area (RDA):

A Road Heavy Use Fee (RHUF) has been calculated for single family and other than single family residential parcels. RHUFs are based on square footage of the architect's plan for: house/residence, garage, swimming pool and multi-use structures. The fee is to be paid to Consejo Shores Parks & Roads Trust Ltd. (CSPRTL) and will be collected before the project begins.

- RHUF is: \$0.55 BZD per construction square foot.

Fees are valid for two years from the date of issuance of the building permit by the Central Building Authority (CBA). Fees are subject to revision in the future. Within the two year window of initial construction, provided the items are on the approved building plan, the above fee includes the following: cisterns, septic tanks, fences, landfill, topsoil, pilings and cave repairs.

Note: Not included in New Construction project RHUFs are: Property clearing, sea walls, retaining walls and non-construction landfill (landfill other than under the building footprint), these are charged separately.

### Additional Construction Projects:

Property clearing, sea walls, retaining walls and non-construction landfill (landfill other than under the building footprint, examples: rock, whiterock, soil, marl, etc.) are not included in New Construction Projects RHUFs and are charged separately. Whenever possible the number of loads will be reasonably estimated and paid in advance.

- Property clearing, sea walls, retaining walls and non-construction landfill - RHUF is \$5.00 per load

Either not on the original building plans, not within the two year construction time frame, or for any property owner with an existing residence:

- swimming pool, cistern, garage or multi-use structure - RHUF is \$0.55 BZD per square foot
- fences and docks/piers - RHUF is \$0.25 BZD per linear foot

### Other than single family residential parcels:

Because non-building construction projects on parcels other than single family residential can be large, an additional RHUF will be required. Such additional fees will be negotiated between CSPRTL and the parcel owner and will be included in the calculations shown below if applicable.

**Note 1:** RHUF does not apply to parcels NOT using Consejo Shores community roads.

**Note 2:** Park land CANNOT be used for access during the construction period without prior authorization from CSPRTL.

**Note 3:** RHUF may be revised by the CSPRTL Board of Directors.



**ROAD HEAVY USE FEE CALCULATION PAGE (Revised September, 2022)**

PARCEL NUMBER:

**CALCULATIONS:**

☐ New Construction: **Square Footage x \$0.55 BZD = \$**

☐ Property clearing, sea walls, retaining walls and non-construction landfill: **# of Loads x \$5.00 BZD = \$**

☐ Swimming pool, cistern, garage or multi-use structure: **Square Footage x \$0.55 BZD = \$**

☐ Fences and docks/piers : **Linear Feet x \$0.25 BZD = \$**

☐ Other than single family residential parcel - **negotiated RHUF \$**

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Verified by CSPRTL Board Member:

Date:

I UNDERSTAND AND AGREE TO THE ROAD HEAVY USE FEE TERMS:

Parcel Owner Signature:

Date:

CONSEJO SHORES LTD.
Consejo Shores Procedures for Building Construction

Revised Date: Nov. 26, 2018

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 at .55 BZ. (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.~~

Please Initial

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.

Print Names

Agreed to by Purchaser(s)/Owner(s) _____ Date _____

Agreed to by Purchaser(s)/Owner(s) _____ Date _____

Agreed to by Contractor(s) _____ Date _____



**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 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 travelled 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 travelled 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 travelled 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.

- Travelled 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).
- Entranceways 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.

Consejo Shores Parks and Roads Lease and Administration Agreement
Plan of Consejo Shores Limited subdivision showing Relevant Developed Area
outlined in black as of 6th August 2018.

