



REGULATIONS AT BIO CARIBE

The following regulations of Bio Caribe residence must be complied by all property owners, the management and all visitors.

COMMON PROPERTY

- Common property areas are shared by all owners and include the security house, central water house, other central facilities, compost areas, paved areas, access roads, sidewalks and green areas.
- The common grounds and facilities are for common use and enjoyment of the owners. Damage to common areas must be paid immediately by the person responsible.
- Each owner will be responsible for any damage caused by his family, guests, employees or their pets. Any debris from damage must be removed and the damaged area or facility repaired without delay.
- Each owner is obligated to contribute to the payment of expenses of maintenance and general upkeep of common areas. These expenses are to be paid monthly. The fee shall be determined by the Bio Caribe Owners Association. These fees can be increased as agreed by the Owners Association in accordance with needs.
- The monthly maintenance fee includes a budget for a reserve fund to pay expenses for unforeseen maintenance of common areas.
- The trails and maintenance of the community forest are also a responsibility of all owners. The fees for this service will be charged at a rate determined by Bio Caribe management.

- Bio Caribe management will provide an itemized list of charges for services to be paid by owners. The monthly contribution will include maintenance of communal areas, settlement infrastructure, bridges and road repairs of the main street. If repairs to the main street are necessary, it is mandatory to make these repairs within eight working days after the damage. The repairs of the aqueduct, due to natural causes outside the property will be made at the expense of all owners. Any damage to the aqueduct by individuals in communal areas are to be repaired at the expense of the party responsible.
- The construction of the central water housing, water wells and common facilities are for the benefit of all owners.
- One reputable firm will be selected to provide residential cleaning services, maintenance of gardens and houses, to owners that want these services. Prices will of course vary, depending upon which services that are requested. There is a separate regulation for maintenance, rental houses, cleaning, etc.
- On the property is a designated dedicated area for livestock which can be used by the property owners. Property owners will be billed by the number of animals they keep. Prices vary depending upon on your animal and the space required for them.
- Bio Caribe is sub-divided in development zones. Depending upon the development area where your property is located, water and grid electric service may be installed. The objective of Bio Caribe is to develop the entire project to be carbon neutral. We encourage owners to generate their own energy and collect rain water.
- The “bosque comunitario” (community forest), public roads on the project, the recreational area, all livestock pasture areas, destined green areas to release your dog and all other common areas are owned by the Ecomare Azul S.A. All property owners can make use of these areas, but have no say in the development planning. The livestock pastures are not part of what is considered common areas. This development plan can change over time.

ELECTRICITY

- Connection to the electric grid is mainly facilitated for the purpose of selling electricity back to the company from home owner’s alternative electric sources. Bio Caribe encourages owners to maintain their houses “off the grid”. Connecting your solar installation to the grid offers any home owner the ability to sell electricity back to the grid and eliminates the use of expensive and polluting batteries. ICE, the

national electric company only gives you a credit on your electricity bill. They will not pay you any money for electricity stored on the grid.

- Bio caribe electricity provisions will be developed in 2 phases:

Phase 1

The following properties will receive access to grid electricity first.

39,43,44,45,46,47,48,49,50,51.

Phase 2

After Phase 1 is completed, we put effort into place to connect the following lots with electricity:

1,2,3,4,5,6,7,8,9,10,11,12,37,38,40,41,42. Lot #36 will be connected as close as the property line. Electricity service to lots in Phase 1 and 2 has the highest priority in the development of Bio Caribe. With the electric grid connection of these first properties, we will have supplied over 55% of all lots with grid electric connection.

To fulfill to our carbon neutral commitment we encourage all lot owners to go 100% "off the grid" and install alternative energy. In order to motivate this we will not connect grid power lines to other parts of the development. Our goal is to develop one part of Bio Caribe totally independent and totally off the grid.

WATER

- All properties come with a guarantee of access to potable water. Due to our low discounted rates for the lots, Bio Caribe management offers the services of building private wells, but at the lot owners expense. The cost of digging a well is between \$1500 and \$3000, depending on the depth of the well.
- On lot #13 we recently installed a rainwater collection tank with 40,000 liter water capacity. Together with a rainwater filter installation, this combination kit provides you with clean drinkable water all year round. The construction and filter installation together have a cost of \$6000. (at cost)
- We do not promise central water delivery to each property. From our central water system, we deliver water by gravity. Some properties may not have enough elevation to guarantee sufficient water pressure. However, each property is sold with water guarantee. Later, water will be supplied from 3 predestined locations.

They are located at higher altitudes on the property. The 3 locations reserved for eventual central water housing are: corner of lote 33-38 and 35. On top of the hill at property 15-17. And last on the side of property 21. On the property map you can find these locations with a small green landmark.

- The cost for each connection to this water aqueduct depends upon the total development cost of the water network. These costs will be divided among the number of lots served by this system. Construction of the water storage and delivery system will start when enough houses show interest to share the construction cost. Central water houses is no priority and will only be implemented if no other options to acquire water are possible.

Water Phase 1:

From the first water storage location (corner lote 33-38 and 35) we will have the capacity to supply water to the following properties:

36,37,38,39,40,41,42,43,44,45,46,47,48,49,50,51,6

Water Phase 2:

- The second water housing is built below the sandbox tree near to property 17-15. From this storage location, we can supply water to the following lots:

15,16,17,14,13,12,11,10,9,8,7,1,2,3,4,5,28,29,30,31,32,33,34,35

Water Phase 3

- The last water tank will be installed on the site of lot 21. From this location water is will be supplied to the flowing lots:
- 18,19,20,21,22,23,24,25,26,27.
- We recommend every property owner to install a rain water collection system. Rain water can be stored in tanks below your house and helps to keep your building cool. With proper particle filters and UV purification, you can purify your water 100%.
- Water is a community resource and should therefore be used with awareness and with the intention of avoiding waste. Each property that is connected to the public water service will have a water meter and your water consumption should be paid in accordance with the rates appointed by the administration.

- All water from the community system should not be considered drinkable at any building site and should be filtered before consumption. This water is from a well and not treated.
- Community water cannot be used for swimming pools or hot tubs. Owners can produce their own water with a management approved well, or by rainwater collection.
- Horse and cattle pasture areas should be located away from natural potable water sources.
- Rainwater is picked up for irrigation, animal bathing and domestic uses through filters, tanks, and water collection canals around the roofs.
- Pool design must contemplate the use of ecological resources, its capacity must not exceed 18000 gallons and it must stock from natural sources, such as rain.
- Pool water treatment must not damage surrounding flora or fauna. Water reuse mechanisms are a must.

INSURANCE

- The public buildings are to be permanently insured against fire and earthquakes. The administration must proceed to secure the insurance policy on these buildings and pay premiums. These costs will be built into the assurance fee that lot owners pay for maintenance. Similarly, it is recommended that each owner insure his property for his own sake and for the community.

OBLIGATIONS FOR PROPERTY OWNERS

It is forbidden to:

- Use the individual lots and common areas for uses contrary to Costa Rican laws.
- Non compliance with this policy and other provisions as determined by the management.
- Bio caribe's and government regulations must be fulfilled during construction.
- All property owners must sign this document and comply with the policies.

- Depositing or storing explosives, flammables, harmful chemicals or any form of asphyxiating pollution.
- Depositing building materials, goods and furniture in common areas.
- Leaving any liquid or solid items outside of an individual's lot.
- It is not allowed to deposit chlorine or detergents in septic tank
- Make sustained noise that disturbs the peace of wildlife and neighbors.
- Block the streets, sidewalks or parking lots
- Perform any act that disturbs the tranquility of the other owners.
- Hunting is not allowed either in communal or on privately owned forest
- TVs or radios that are used in common areas must keep their noise levels to less than 50 decibels from 7:00 am to 10:00 pm and less than 45 decibels from 10 pm to 7am 10 meters away from the emitting source. This guideline will help allow all owners the opportunity to appreciate the sounds of nature, as well as minimize disturbing wildlife species.
- Place anywhere on Bio caribe's residence grounds: signs, ads, advertising banners, awnings, or objects affecting the comfort of neighbors.
- Artificial exterior lighting should be limited and controlled to avoid disturbing plants and nocturnal animals, to reduce energy expenses and reduce light pollution.
- Cut trees with a diameter greater than twenty centimeters without permission of the management. Trees any bigger need permission from Minaet.
- Bio Caribe preserves the surrounding wildlife.
- Bio Caribe forbids damaging, altering, disturbing, poisoning or killing trees. Every tree must be kept and preserved.
- Construction woods used in the project should come from ecologically managed wood farms.
- It is forbidden to paint any stone or rock, tree trunk or root inside the project.
- Grown shadow trees should not be near piping systems, sidewalks or building bases or exceed their available area.

- Bio Caribe will not allow the use of products coming from companies that allow abuse and mistreatment of its employees, children employment, lack of a healthy environmental regulation or use unnecessary packaging.
- The clothes drying areas, external air conditioning units, water and gas tanks, warehouses, workshops, nurseries, housing for pets and garbage containers may not be exposed to common areas or neighboring properties.
- It is recommended to use natural hedge fences on perimeter boundaries or division.

VEHICLE CIRCULATION AND TRANSPORTATION

- The few vehicular routes built through Bio Caribe are designed and properly signed to have a maximum velocity of 25km per hour.
- It is totally forbidden to use landscaping to clean vehicles

PETS

- Residents may have "household pets" only. The owners must keep their pets within their property, or as otherwise specified below.
- Domestic pets can be walked on a leash inside the common areas, accompanied only by the owner or designee. The exception is in the designated fenced "dog park" area where they can walk freely. Each owner is responsible for collecting the fecal waste of your pets on community grounds. Owners are not allowed to walk their dog off the leash in protected forest areas. Dogs can scare or harm indigenous wildlife.
- It is illegal for anyone in Costa Rica to have caged animals such as birds or any wildlife species.

GARDEN

- It is the obligation of owners to keep their gardens and landscaping in good shape.
- If the owners fails to maintain the conditions established herein, management will provide maintenance and the owner will be charged the cost plus an additional fine for noncompliance.
- Owners are not allowed to water their garden plants with community water; the owner must use its own water source for this purpose. (rain water collection or private well.
- Natural entrances and separations between properties are recommended to support our " green development ". we recommend to not build any construction within the last 5 meter property line.

GARBAGE RECYCLING AND COMPOSTING

- Trash and recycling bins will be located within the property. Destined to separate trash in 5 different categories: plastic, glass, aluminum, paper and organic waste.
- Trash and items to be recycled must be deposited in an orderly fashion to insure safety and health. It is required to separate trash from recycling as indicated by the collection bins. The deposit of organic material should be done on your property and properly composted.
- Garbage should be placed on certain days in community dumpsters located at both entrances to the property.
- Every homeowner is obligated to deposit its trash in the community dumpsters not more than 12 hours before collecting day.
- Every home owner is obligated to pay their municipality fees for picking up the trash.

RESPONSIBILITY ECOMARE

- All land in Bio Caribe, until individual lots are sold, is owned by the corporation Ecomare Azul. S.A.

- Once 60 percent or more of the individual lots are sold, the obligation for maintenance of common areas will be delegated to the property owners of Bio Caribe, through the establishment of a Home Owners Association. The board of the Bio Caribe Home Owners Association will assume the responsibilities which come with the management of Bio Caribe. Ecomare Azul S. A from this point will only direct its activities to further sales of the last properties.
- Ecomare Azul, in an agreement with Armonia Nature Preserve, has agreed to provide maintenance for a part of the private access road that allows lot owners who pay Armonia for access, to pass through Armonia for a short route to the beaches. After 60% of lots in Bio Caribe are sold, the maintenance responsibility shifts to Armonia Nature Preserve.
- Please see the terms of this agreement on attached document with Armonia.
- Bio Caribe includes specific areas providing shelter from the rain on trails and paths.
- Bio caribe will minimize the damage caused by trails, paths or roads crossing over rivers or streams.
- Self-sufficient lighting poles and solar lights are required on exterior common areas.
- Recycling facilities will be placed throughout the project to separate trash in 5 different sources: plastic, glass, aluminum, paper and organic waste.
- Neon or artificially lit signs will not be used at all in Bio Caribe.
- Discrete labels will be placed to identify trees and bushes around public areas and near trails. Home owners are recommended to do so around their house and garden.
- Environmental conduct codes will be displayed around the project in several places.
- Signs will be placed throughout the project to point directions on natural and scenic attractions (names and routes to take)
- Bio Caribe will include an organic growing area
- Bio Caribe searches ways to promote the maintenance of local wildlife, not exotic Wildlife
- Bio Caribe will create and/or restore vegetative and wildlife corridors following all natural local conditions. These corridors will be protected and development free permanently.

- Bio Caribe creates a wide landscaping plan on its perimeter to create boundaries between the project and its neighbors.
- Bio Caribe will restore natural elements on the landscape such as sick trees as needed.
- Buildings, public areas (gardens, pathways, groves) and green areas should have benches and other rest areas included, where people can sit down, chat and enjoy the view.
- A pathway network with proper labels including path names and routes to take is located throughout the project.

RULES OF CONSTRUCTION

- Owners must submit construction plans before any construction or repair.
- It is Costa Rican law that no construction or major renovations can be started without permits issued by the Governmental Institutions. Before construction, the owner must sign a document indicating that they will comply with these rules, as well as construction regulations specific to Bio Caribe.
- No owner may change or alter the common areas without permission. Each owner is obligated to repair or replace, at its own cost, all that can cause damage, harm and inconvenience to other owners of Bio Caribe.
- The construction schedule is from eight o'clock in the morning to five in the evening, Monday through Friday. No construction is allowed on Saturdays, Sundays or holidays.
- Construction supplies are to be delivered through the main entrance only. The beach access road through Armonia Nature Preserve is for personal access to the beach only.
- The use of the beach access is strictly limited to authorized property owners. All people who make use of this road need to be aware of the conditions under which they can cross Armonia's property.

- Septic tanks have to be appropriate. Recommendation to use T10 tank, the greater the septic tank and drains must be at least twenty five meters away from the boundaries with the private property of others.
- Bio Caribe forbids building on slopes bigger than 25%.
- Buildings have been placed over columns instead of the ground on places with difficult topography to minimize environmental damage and to maintain watersheds.
- The use of chemically treated woods should be minimum.
- The use of products that pollute the air must be minimum or null.

CONSTRUCTION PROCESS

- Constructors will not be able to park or storage any construction material outside the specific working area
- Contractors must design every access preventing any damage to flora and fauna caused by heavy equipment maneuvers.
- Flags or prominent signs must be placed on trees or lower branches that can be hurt when excavations, material transportation or fillings are being done.
- Tree trunks will not be removed from predominantly wooded areas due to the potential damage that can be caused by excavators to the surrounding trees and soil ecosystem.
- Sick trees or bushes must be removed to be treated, restored and watched to be replanted in a different place around the project.

ENDORSEMENT AND SPECIAL CERTIFICATIONS

- Contractors must reuse wooden moldings from 3 to 5 times when working with cement.
- Toxic cleaners are forbidden during or after construction.
- Contractors must establish a sustainable education program with every employee involved with Bio Caribe. This program must include subjects such as appropriate tool handling on natural environment, noise and dust control, respect towards nature and neighbors.
- Contractors must avoid excavations near tree roots.

- Contractors must install tall fences around trees and their exposed roots during construction.
- Noise control must be provided according to active Costa Rica's Environmental Quality Board regulations.
- Contractors should only use sustainable products or equipment.
- Frequent construction meetings between the owner, developers and/or contractors, architect and community groups must be held to reassure the fulfillment of the environmental protection agenda during the entire construction process.
- Contractors are required to prepare and implement a management program to separate, organize and minimize solid waste and to reuse and recycle it.
- Contractors must protect trees, vegetation and any other natural resource during construction.
- Appropriate signs will be placed throughout Bio Caribe to remind users about the importance of waste control.
- Construction contracts must specify bonus and penalty clauses to guarantee a proper response to the eco-touristic zone protection agenda.
- Contractors must use products and equipment with little packaging material.
- Contractors must avoid using products that can be harmful to the environment.
- Bio Caribe recommends Contractors to choose handmade work over machine work.

RESOLUTIONS OF DISPUTES

Commitment to mediation:

- The parties agree to go first to the mediation process set in regulations Center of Conciliation and Arbitration of the Camara de Comercio de Costa Rica.

RULES OF ADMINISTRATION

- The owners meetings are held for Bio Caribe residential owners and are intended to resolve matters of common interest. Meetings can be ordinary and extraordinary.

- The ordinary general meeting is held once a year. Any extraordinary meetings can be held when the administrator deems necessary, with sufficient notice to residents.
- The Administrator is responsible to convene meetings. The call for a meeting should indicate the agenda, the date, time and venue.
- The regular meetings will include the following:
 1. The annual report of the administrator, approve or deny.
 2. To approve or reject the budget of expenses common to the administrator for the next year of administration.
 3. Authorize the repairs or improvements are made in the common elements.

FORMALITIES ASSEMBLIES

- Meetings are chaired by a chairman and a secretary appointed by the owners. The entire assembly minutes will be kept in the book of Acts of Assembly of Owners.
- Owners may be represented at meetings by proxy, but their representative must have a notarized power of attorney or a legal certification.

VOTE

- A unanimous vote of all owners is required for the following:
 1. Modify the general destiny of the Bio Caribe residential community
 2. Appoint and remove the administrator
 3. Making new common buildings
 4. Acquire or vary the commons areas
 5. Any decisions to proceed with necessary improvements

ADMINISTRATION

- The administrator is appointed by the owners at the Owners Meeting. The term for the appointment will be five years.

- A breach of the duties assigned to the administrator will be sufficient reason for removal from office.
- The trustee (administrator) is the legal representative of Bio Caribe residence.
- Responsibilities:

The administrator must regularly inspect the project and the farms to check that subsidiaries are not committed infringements.

Keep Bio Caribe in perfect state of preservation, cleanliness and hygiene.

Hiring and firing staff as it deems necessary.

Must represent Bio Caribe to all government authorities and public organizations.