



COVENANTS, CONDITIONS & RESTRICTIONS

PERMITTED USES OF PROPERTY:

- Properties and buildings are for residential use only.
- Developing a property for the express purpose of renting to more than one lessee (e.g., developing multiple rental units on a single lot) is prohibited.
- Property owners are allowed to work remotely from their properties, but commercial activity that involves employees and customer meetings is not permitted.
- No unlawful use may be made on any properties including the Common Areas by CVE property owners, their guests, or renters.

DRAINAGE AND EROSION CONTROL:

IMPORTANT: The involvement of certified professionals in planning and implementing these measures cannot be overstated. Incorrect assumptions or DIY approaches in drainage & erosion management can lead to severe consequences and financial liabilities.

- **Property Drainage:** It is imperative that drainage systems, including gutters, downspouts, and landscaping, are professionally designed to minimize impact on neighboring properties and community infrastructure.
- **Erosion Control:** Employing structural solutions and maintaining vegetation cover to prevent erosion must be guided by experts. Their knowledge ensures stability of properties and common areas.
- **Liability for Damages & Landslide Responsibility:** Owners are liable for any damage caused to roads, other properties, or community areas resulting from inadequate drainage or erosion control, including landslides on their property. This includes, but is not limited to, the cost of repairs to damaged infrastructure and landscaping. Professional oversight is crucial in mitigating these risks.

RENTER REGULATIONS:

- Renters are subject to the regulations of the community.
- Property managers must be registered by submitting their business name, personal name, email, phone number(s), and identification document (passport and/or cedula) to cvepoaboard@gmail.com.
- CVE owners are responsible for the management of their properties, renters, and guests and agree to pay for all damages that occur from the conduct or actions of their guests, renters and/or property managers to any of the Common Areas of CVE. Renters must sign a waiver form prior to using the fitness center and/or court.
- The lot owner or property manager is required to provide the front gate with an updated accounting of guest information prior to their arrival. Failure to do so may cause delay and/or denial of entry until the information is received and verified. The following required guest information should be sent directly to the CVE front gate via it's What's App contact number +506 8363-2589:
 - CVE owners name & lot number
 - Renter's name and names of all guests in the rental party
 - Date of arrival: day/month/year
 - Date of departure: day/month/year
- It is strongly recommended that all initial arrivals are escorted by the owner or property manager.

CVE WORKERS ACCESS POLICY:

- Once the identification requirements are met, workers (property managers, cleaners, gardeners, etc.) can enter CVE at 6 am and must depart at 6 pm, apart from approved construction workers and caretakers who are staying overnight on the building site and or in the home. ***If a job is near completion and extra time is required beyond 6 pm, please advise the gate.***
- In case of property emergency maintenance, please contact the Operations Manager for access approval.
- Workers must use motorized transport to the CVE Property of employment, must stay onsite and are not permitted to walk around the roads of CVE.

CONSTRUCTION REGULATIONS:

- In general, each property is intended for one main house and one guesthouse for the purpose of residential living. Garages are also permitted. Please contact the board for exceptions.
- Roofing and other external surface colors should be selected using nonreflective finishes to maintain the natural ambiance of our rainforest surroundings.
- Solar panels on the roof are permitted.
- Construction hours are from 6am to 6pm Monday to Saturday.
- All construction workers must leave CVE by 6pm or remain at the building site overnight. Construction workers will not be allowed to enter or exit the CVE front gate outside of these hours without reason and prior authorization from the CVE manager.

CVE CONSTRUCTION PROTOCOL CHECKLIST:

Every property owner and their builder overseeing the construction project is requested to read and initial each line of the construction protocol.

- Prior to construction submit municipality permits for earth moving and or tree removal.
- Submit sewerage plan. The first structure built is the septic sewerage system to accommodate for the workers needs.
- Submit a copy of “El Permiso de Construcción” (a construction permit issued by the local government entity) and a copy of your legal water rights letter prior to breaking ground.
- Prior to construction, payment must be made for the construction assessment based on your El Permiso de Construcción’s square footage for structures (main house, guest house, garage) and the pool at \$1/square foot. This is also applicable to any changes in the building project and/or future renovations, i.e. renovations \$1 per sq ft for anything greater than the original foundation size and or floor levels (any increase in the number of stories) and \$0.50 per sq ft for all other renovations within the original foundation size and or floor levels.
- Submit name and contact information of the General Contractor/builder.
- Provide the Operations Manager a list of all employees, including the names, passports or cedula numbers, and police reports for each worker during the

construction project. This list must be kept current during the length of your construction project.

- You have read, and will abide by, the CVE truck delivery and access policy. **If you should require a special need that requires a non 4x4 delivery, please discuss with the Operations Manager in advance.** In addition, vehicles should be properly muffled and follow the posted speed limits.
- When filling swimming pools, pouring the foundation of the house or other tasks that require large amounts of water, **please alert the Operations Manager in advance.** This will avoid the potential of draining a water tank.
- Recommendations: plant hillsides in an effort to minimize the potential for erosion leading to a landslide as a result of your excavation; check your storm drains to be sure they have not become obstructed during your construction process, as this could not only cause damage to the roads, but to your property as well; hoses should be fitted with nozzles to inhibit the flow of water when not in active use.

MOTOR VEHICLES & ROAD RULES:

- All motor vehicles must have a functional muffler.
- Functioning 4-wheel drive vehicles are required for entry into Costa Verde Estates.
- The speed limit in Costa Verde Estates is 35 kph.
- Vehicles not in operational condition will not be permitted to remain in the development's common areas more than one week.
- Property owners are responsible for excessive damage to roads.

CVE TRUCK DELIVERIES & ROAD POLICY:

- Delivery hours: 7:00 am to 5:00 pm Monday through Saturday weather permitting.
- Deliveries to Oro Verde, Nispero, Teca, Islas, and Jardine roads must be made in 4x4 trucks.

Wet Season Deliveries:

- Three meters or less of materials in 4x4 trucks 6 meter in size or less.
- It is the responsibility of the suppliers and/or builders to call the CVE gate for a weather/road update prior to leaving with the delivery. If rain begins after approval, it will be allowed access. Those deliveries sent without calling in advance may be denied access pending weather/road conditions at the time of their arrival.

Dry Season Deliveries:

- Six meters or less of materials in 4x4 trucks 6 meter in size or less.
- It is the responsibility of the suppliers and/or builders to call the CVE gate for weather/road updates prior to leaving with the delivery.

Bi-Annual Road Work Deliveries:

- Deliveries of road materials to repair the CVE roads and property entrances for CVE are made in 12-meter non-4x4 trucks.
- Notice of the start dates will be posted in advance.
- At this time other 12-meter trucks will be allowed access for deliveries to CVE owners' lots.
- The deliveries to personal lots will be permitted until the CVE common road improvements have been completed in your area of development.
- It is the responsibility of the lot owner to coordinate these deliveries with the CVE manager.

Special Deliveries:

- When special circumstances arise such as needing access with a non 4x4 vehicle, before or after-hours delivery, or a wet weather delivery, contact the CVE manager for approval.

DISTURBING NOISES:

- Please be a good neighbor and maintain respectful levels of noise on your property.
- Construction noise is unavoidable, but care should be taken on construction sites to respect others by taking appropriate measures to minimize noise when possible.
- Motorized yard maintenance equipment should not be used on the weekends.
- Community quiet hours are from 10 PM to 6 AM every day of the week.

BURNING:

- The burning of structures, vegetation and trash is not allowed within CVE.
- An exception is made for approved controlled burning of construction waste.

WILDLIFE POLICY:

- Hunting of wildlife, feeding, and interacting with wildlife along with taming and or caging is ILLEGAL in Costa Rica and therefore is not permitted in CVE (please see our website costa-verde-estates.com for wildlife references).

PETS:

- Pets are permitted and include dogs, cats, birds, or other legal, small, and encaged animals, as long as they are not raised or bred for commercial purposes.
- It is recommended that all pets are maintain current vaccination records.
- Dogs must be kept within the confines of the owner's property, except when being walked in the Common Areas or on the roads, in which your pet must be kept under direct control (i.e. leash, command control, etc.).
- Excessive barking or chasing of wildlife is not acceptable and care should be taken to prevent pets from encountering wildlife.

DOMESTICATED ANIMALS:

- No raising of domesticated animals such as chickens, ducks, geese, pigs, goats etc. will be allowed
- No horses will be allowed unless approved by the CVE Board and would be allowed only on 4 hectare or larger properties located on the Mountain View section of CVE.

ANTENNAS AND TOWERS:

- No antennas or towers except for small devices to receive internet or TV.

EXTERNAL LIGHTING:

- Owners should take care that lighting is not directed toward another property or the sky. Downward-facing lights and/or shades to block any potential visual light disturbance are encouraged.
- Please be considerate of your neighbors and wildlife and turn lights off when retiring for the night.

SIGNS:

- Any sign posted shall not be larger than 6 square feet.

FIREWORKS:

- Fireworks are illegal in this area of Costa Rica.