

Villas del Centenario Design Guidelines

Purpose of These Architectural Guidelines and Limitation

- The purpose of these guidelines is to assist owners of homesites in Villas del Centenario in planning their homes so as to harmonize the appearance of their building with the overall standards and style of the neighborhood and to enhance property values for all homeowners.
- The application of the standards outlined in this document should be fair and uniform for all property owners. This being said, a “spirit of reasonableness” should prevail. Exceptions may be granted in special cases, subject to approval by the Design Review Committee, in which the overall aesthetic integrity of the neighborhood remains safeguarded.
- This document may be amended by due process of the Property Owners Assembly as outlined in the Association Bylaws.
- This document is complementary to the dispositions of the Villas del Centenario Condominium Bylaws. In the event that any content of this document conflicts with the Bylaws, the Bylaws will supercede this document.
- Any construction activities within Villas del Centenario shall comply with the applicable laws and regulations established by the Municipal, State, and Federal Governments. These requirements are not addressed in this document.

Design Review Process

The design review process has been established to ensure that any construction within Villas del Centenario follows the guidelines set forth in this document and the accompanying Bylaws. This review covers site planning, architecture, and landscaping. The Design Review Committee will make every attempt to respond to all inquiries within 48 hours. An administrative fee of \$5000 MXN will apply for the review process.

The design review process is divided into three steps:

1. Design Orientation
2. Conceptual Design Review
3. Construction Documents Review

All requests for review approvals must be submitted in writing to: info@villasdelcentenario.com or

Calle Aceso s/n, entre Calle 6 y Calle 12
Fracc. Villas del Centenario
Col. El Centenario
La Paz, BCS CP 23205

Two (2) sets of drawings must be provided with each submittal. One set will be returned to lot owner upon approval. Any drawings submitted for design review and approval must include the following information:

- Lot number
- Name, email address, and phone number of lot owner or primary contact.

1. Submission Requirements

- a. **Design Orientation** – Before any design begins, an orientation session is recommended between a representative of the Design Review Committee and the homeowner, design architect, landscape architect, engineer and/or contractor as necessary. This session will include a discussion of the design concept and guidelines for Villas del Centenario and the review and approval process. This orientation will provide valuable information that will assist the owner and architect in expediting approvals.
- b. **Conceptual Design Review** – When the initial design for the project has been prepared, conceptual drawings must be submitted to the Design Review Committee for review and approval. This review covers site planning, architecture, landscaping and grading. The purpose of this conceptual design review is to provide the owner and designer with written assurance that the fundamental design is acceptable, before going to the effort and expense of detailed plans. It also provides a clear list of any issues that must be resolved before final approval to construct is granted. The following documents should be submitted for the Conceptual Design Review:
 - i. Overhead view plan showing property lines, setbacks, buildings, walls, driveways, walkways, pools, patios, garage, and any other above-ground development.
 - ii. Show height of all structures and their floors.
 - iii. Profiles views of the home, including façade, sides, and back.
 - iv. Fence and wall plans.
- c. **Construction Documents Review**
 - i. When the final construction drawings and specifications for the project have been prepared, they shall be submitted to the Design Review Committee for approval. This review covers all design necessary for construction, including site development grading, utilities, architecture, landscaping, walls, and pools.
 - ii. The purpose of the construction documents review is to provide the owner and designer with written assurance that the final design is acceptable for construction, and to identify any issues that must be resolved during the construction process.
 - iii. Documents Needed
 1. Final Site Plan for Homesite: indicating the location of all structures on property.
 2. Architectural Plans for Homesite: indicating full dimensions of home.
 3. Drainage Plan: indicating the source and runoff of water.

Appeals Process

2. Should a lot owner be denied approval on a project design by the Design Review Committee, the lot owner may alternatively collect signatures representing the ownership of at least 51% of registered lots, developer lots excluded, in Villas del Centenario in order to override the committee decision.
 - a. One owner's signature is allowed per lot.
 - b. Signing parties must acknowledge, in writing, to having fully reviewed home design in question, as well as to having reviewed "Reasons for Non-Approval Document" issued by the Design Review Committee.
 - c. The above requirement may be met by use of a standard petition form.
 - d. Fax and Email are also acceptable means of signature collection.
 - e. "Reasons for Non-Approval Document" will be issued upon denial of approval, along with a current list of registered lot owners and their basic contact information.

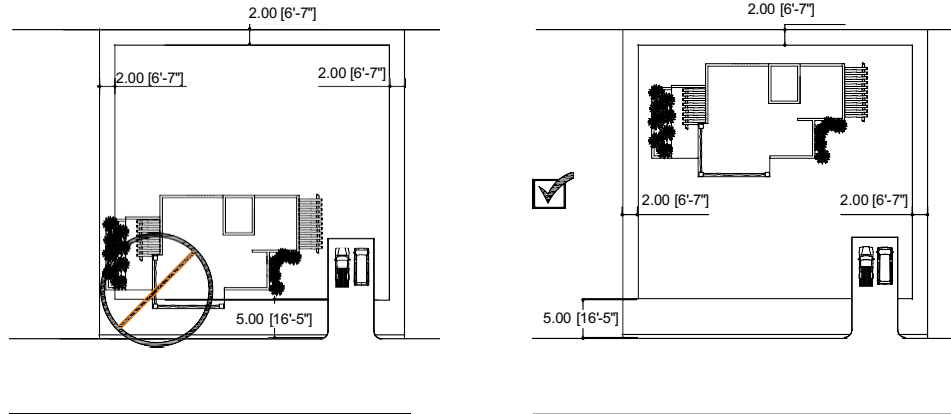
Fines

Any owner who either directly or indirectly by means of a representative, attempts to override the Design Review Committee by applying for a building permit directly with the municipal authorities will be subject to a fine levied by the Administrator and Board of Directors for the sum of \$2000.00 pesos M.N. for each calendar day that the construction is carried out without the required approval of the Design Review Committee after a period of 5 calendar days following the reception of a written warning.

Architectural Standards

3. General Design Features
 - a. Villas del Centenario is to be an attractive neighborhood set amongst the desert vegetation. A general rustic architectural styling will tie together homes of Villas del Centenario and accentuate the raw beauty of this neighborhood overlooking the La Paz Bay.
 - b. The owner is obligated to construct a house with a minimum surface area of 130 square meters (1,401 square feet).
 - c. The maximum size (footprint) of the house to be constructed should not exceed 25% of the size of the lot.
 - d. The areas not covered by buildings must be left fully natural or landscaped so as to preserve the natural vegetation.
4. Setbacks
 - a. Property lines facing streets – 5 meters (16 ft. 5 in.) (does not include wall, driveway)
 - b. All other setbacks – 2 meters (6 ft. 7 in.) (does not include wall/fence)

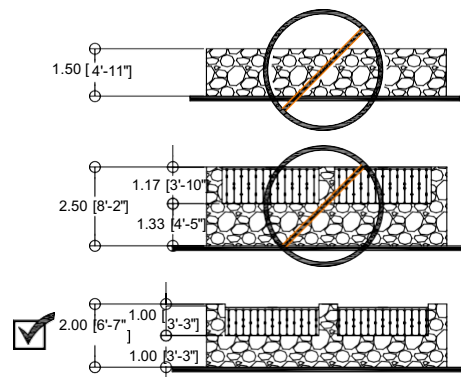
SETBACKS



5. Walls and Fences

- a. A streetscape wall is permitted along all street frontages in Villas del Centenario. In addition, walls and fences may be used elsewhere on site to provide privacy, delineate outdoor spaces, screen mechanical equipment and retain slopes.
- b. A wall can be built along street frontages in Villas del Centenario. The design and location of this wall shall conform to the following criteria:
 - i. Streetscape walls are optional.
 - ii. The wall must be constructed of rock or masonry.
 - iii. The wall must be located on one's own property, set along the property line.
 - iv. Maximum overall wall height is 1.5 meters (5 ft. 7 in.) above grade.
 - v. Any wall extending above 1.2 meters (4 ft.) must employ wrought ironwork to extend the remainder of the height.
 - vi. Chain link fences and un-plastered cinder block walls are not permitted.

STREETSCAPE WALL RESTRICTIONS



c. Side Yard Walls and Fences

- i. Side yard perimeters facing a street frontage must be treated according to the previous section.

- ii. Side yard walls and fences are to be located along the inside of the property line, unless a shared wall or fence, centered on the property line with an adjacent lot, could be mutually built by adjacent landowners; subject to easement agreement between owners.
 - iii. Solid walls between neighbors and at the rear of the properties may be of the same specifications as “5b”, or of pre-fabricated metal fencing (the material that is used for the community perimeter fence). Cyclone galvanized fencing and chain link fences are prohibited. The Architectural Review Committee may grant approval to other materials, provided the fence does not obstruct the panoramic view of neighbors and that it has a quality and permanent appearance.
- d. Retaining Walls
- i. Retaining walls visible from the street must be faced with stone or plaster finish.

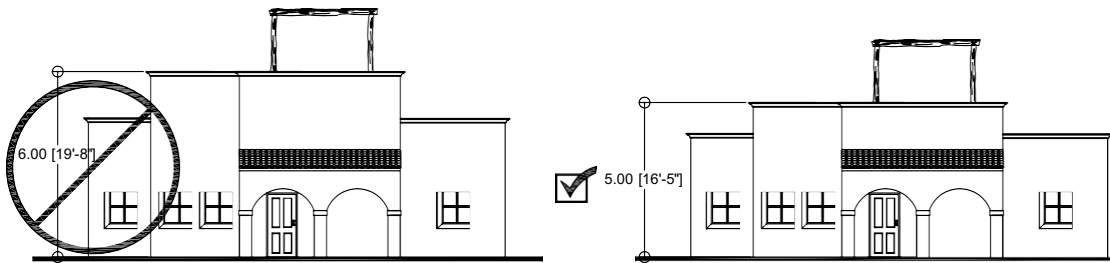
6. Architectural Character

- a. Architectural design at Villas del Centenario provides an opportunity to plan and build your home whether in a Mexican Rustic, Mediterranean, Tuscan, or Spanish Colonial Style.
- b. All residential planning, design and construction in Villas del Centenario should observe and apply the following design characteristics.
 - i. Required Characteristics---The key components of Villas del Centenario design should include:
 - 1. An integration of barrel tile or variegated tile slant roofing.
 - 2. The appearance of thick building walls.
 - 3. Horizontal, rectilinear massing and proportions.
 - ii. Unacceptable characteristics:
 - 1. Post-modern eclectic forms.
 - 2. Visible high-technology forms and materials.
 - 3. Baroque style.
 - 4. French style.

7. Building Height Envelope

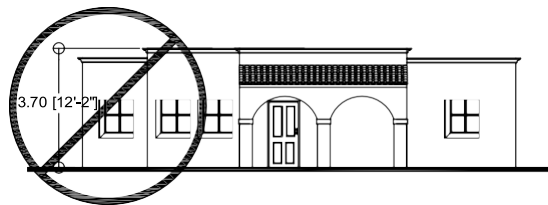
- a. In order to protect panoramic views, a maximum height has been established for each homesite. This enables buildings on higher parcels to look over and between buildings on lower parcels.
- b. The maximum allowable building height for each homesite is 5 meters (16 ft. 5 in.) above the natural grade reference point on all homesites. Natural grade reference point is defined as the level of the single highest natural topographical point within the home’s “footprint.”

MAXIMUM HEIGHT HOMESITE



- c. A small flat pergola wood shade may be built on the roof of the first floor of any home, provided it isn't a significant visual obstruction. Slanted and palm roof shades are not permitted.
- d. The minimum allowable building height is 3.8 meters (12 ft. 6 in.) above natural grade reference point.

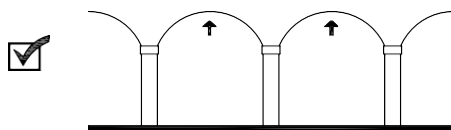
MINIMUM HEIGHT RESTRICTION



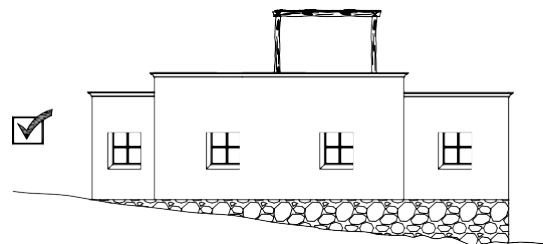
8. Building Structure

- a. Buildings should have a solid, thick wall appearance.
- b. Acceptable building structure design includes:
 - i. Use of columns, pilasters and arches.
 - ii. Solid enclosed building foundations.
 - iii. Simple structural forms and details.

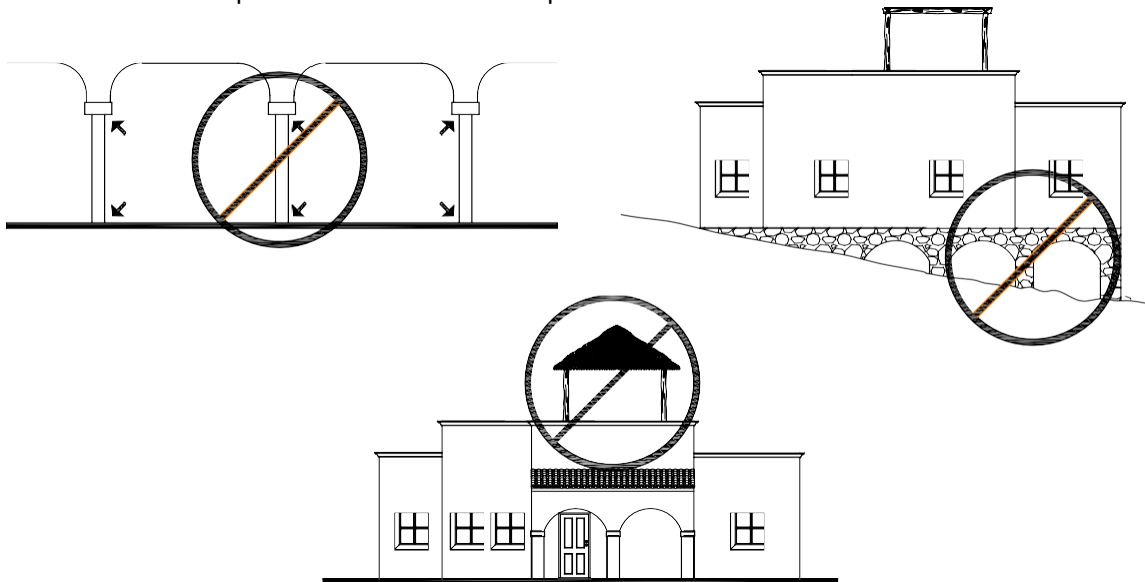
ROUNDED ARCHES AND THICK COLUMNS



SOLID ENCLOSED BUILDING FOUNDATIONS



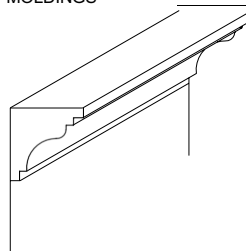
- c. Unacceptable structural expression includes:
- i. Disproportionately small or thin columns.
 - ii. Arches formed of horizontal straight lines.
 - iii. Buildings supported by exposed posts or columns instead of solid foundation walls.
 - iv. Large cantilevered building forms.
 - v. Palapa or slant roof shades atop roofs.



9. Building Facades

- a. Acceptable façade design includes:
- i. Plastered wall surfaces.
 - ii. Variation in wall plane.
 - iii. Well defined structural expression.
 - iv. Use of shadows to create a sense of depth.
 - v. Use of overhangs, projections and recesses.
 - vi. Use of moldings at overhangs.
 - vii. Simple decoration.
 - viii. Use of traditional style iron-work.

MOLDINGS



- b. Unacceptable façade design includes:
 - i. Overly bright colors.
 - ii. Non-plastered wall surfaces (other than natural stone).
 - iii. Unpainted concrete and non-plastered cinder block.
 - iv. Exaggerated decoration.

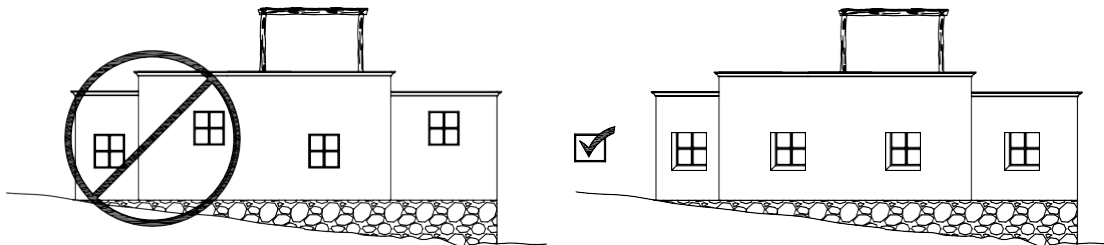
10. Main Entry Doors

- a. Acceptable main entry door design includes:
 - i. Wood or iron entry door.
 - ii. Protected and shaded door locations.
 - iii. Doorway opening trimmed with a raised stone frame.
- b. Unacceptable main entry door design includes:
 - i. Doorways flush with wall surface, no trim around the door.
 - ii. Plain, unarticulated door surface.
 - iii. Exaggerated forms, materials and colors.
 - iv. Sliding glass doors.

11. Windows

- a. Acceptable window design includes:
 - i. Window opening expressed as a deep recess in a thick façade wall.
 - ii. Balance of wall and window surface area.
 - iii. Uniform head heights above floor levels.
 - iv. Optional use of stone, traditional brick, cantera or cement molding around the window perimeter.
 - v. Optional use of Mexican decorative tile trim.
- b. Unacceptable window design includes:
 - i. Arbitrary window size and location.
 - ii. Frame flush with exterior wall surface.

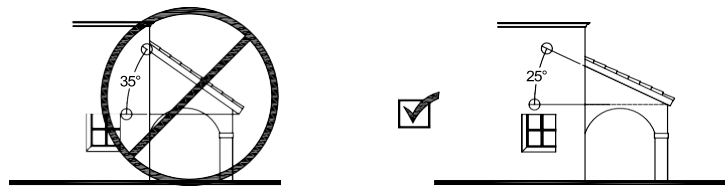
WINDOW PLACEMENT



12. Roofs

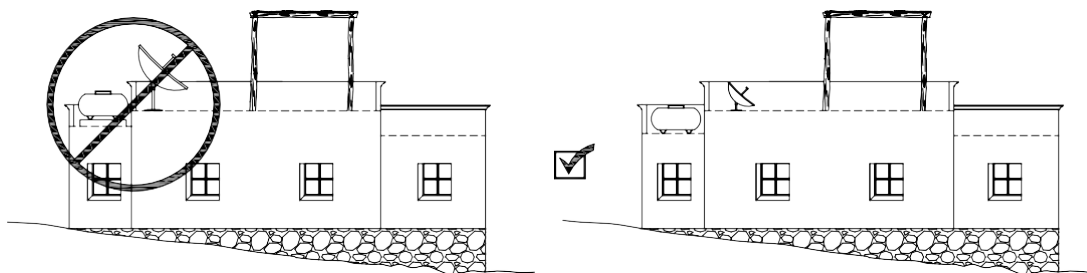
- a. Acceptable roof design includes:
 - i. Red clay, mission tile, barrel-tile roofing (a mixed shade is acceptable) having the overall traditional red as the main background.
 - ii. Shallow roof pitch not to exceed 28 degrees up from the horizontal plane (53% of the slope, or 6 3/8 inch rise per 12 inch run).
 - iii. Simple and thin plaster or decorative integrated molding shapes at roof edge.
 - iv. Flat roof, with stub wall façade
 - v. Balconies

MAXIMUM ROOF ANGLES



- b. Unacceptable roof design includes:
 - i. Shingles, shakes or corrugated metal roofing
 - ii. Exposed rolled or built-up roofing
 - iii. Glazed and non-barrel clay tile roofing
 - iv. Composite material.
- c. Equipment, such as satellite-dishes, antennas, solar panels, propane tanks, and air-conditioning units, must be set behind ridge lines or parapets and not be visible, except from a vantage point higher than the roof itself. Small point-to-point internet receiver dishes are exempt from this rule.

ROOFTOP EQUIPMENT



13. Exterior Materials

- a. Acceptable materials include:
 - i. Plastered surfaces.
 - ii. Masonry walls.
 - iii. Red clay or barrel tile roofing over sloped roof.
 - iv. Clear, gray, and bronze tinted glass.
 - v. Natural stone and traditional Mexican brick or decorative tile building details.
 - vi. Native rock walls.
 - vii. Tile or plain plaster on domes.

- viii. Architectural accents or details with decorative tile.
- b. Unacceptable materials include:
 - i. Ribbed or corrugated metal, plastic, fiberglass, glass reinforced concrete siding or similar roofing.
 - ii. Shingles, shakes or exposed rolled or built-up roofing.
 - iii. Non-barrel roof tile.

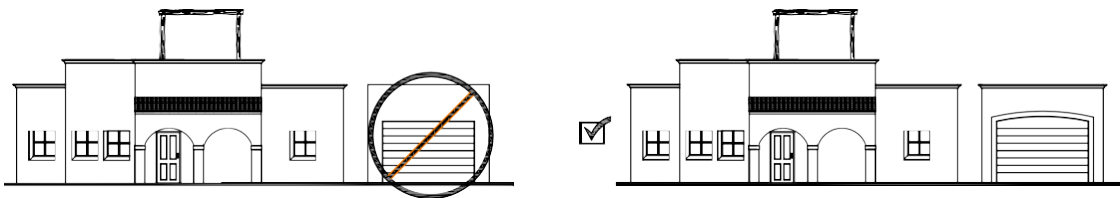
14. Exterior Colors

- a. Colors should adhere to the spirit of the development (Mexican Traditional Style)
- b. Acceptable color treatment includes:
 - i. Wood doors, windows and shutters should be stained or painted in a traditional Mexican color.
 - ii. All flashing, vents, stacks, pipes and exterior mechanical equipment shall be painted to match the adjacent roof or wall color, or screened from off-site view.
- c. Inappropriate color treatment includes:
 - i. Bare aluminum color windows.
 - ii. Exaggerated use of principal and accent colors such as pink, purple, and green.

15. Secondary Structures

- a. Garages, pool structures, storage sheds and other secondary structures must be consistent in design with the primary residential structure.

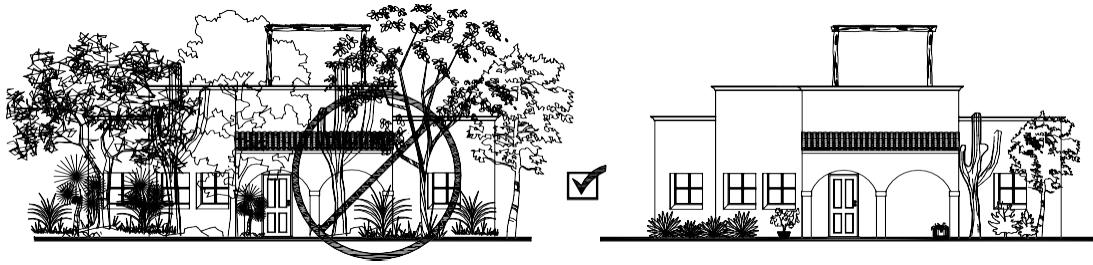
SECONDARY STRUCTURE



16. Homesite Landscaping Guidelines

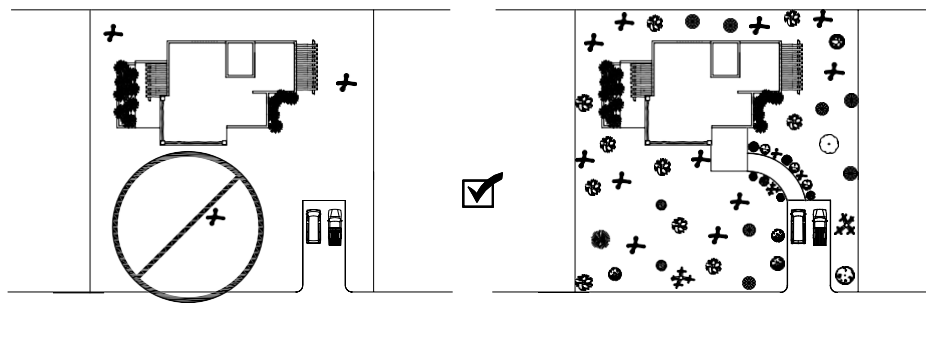
- a. Landscaping Character
 - i. Landscaping in Villas del Centenario is designed to extend the image of a semi-tropical grove combined with the native desert plants, while establishing a unified neighborhood environment and preserving ocean views.
 - ii. Landscaping must be maintained at a height that will not obstruct the views of other homes.

OBSTRUCTION OF VIEWS



- iii. Plant selection and irrigation systems must maximize water conservation.
- iv. **As mandated by SEMARNAT, all native vegetation on at least 50% of the area of each lot must remain intact.** Careful transplanting is suggested to integrate the remaining vegetation into the landscaping theme.
- v. **All tagged vegetation must be protected and preserved.** Vegetation marked with metal tags have been designated by SEMARNAT as protected specimens.

PRESERVATION OF NATURAL VEGETATION



17. Site Drainage

- a. During construction, measures must be taken to control soil erosion. On-site storm water drainage must be designed to prevent erosion and uncontrolled flows off site. This is the responsibility of the owner.

18. Sewage

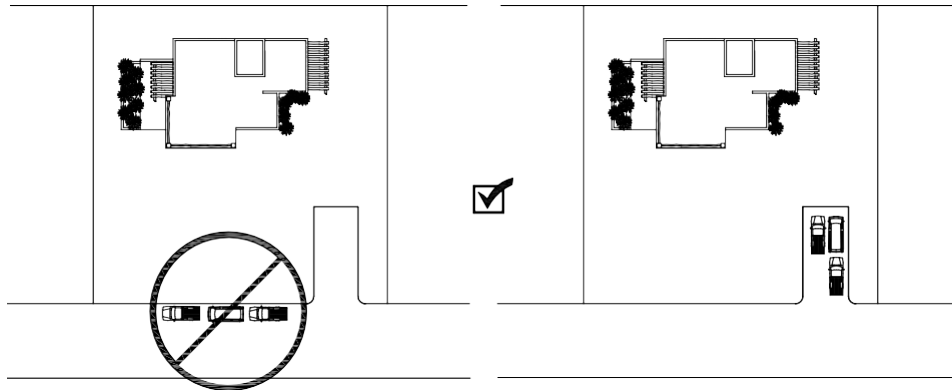
- a. Every homesite shall either be connected to the municipal sewer system or have a government approved Septic System.

19. Construction Practice

- a. During Construction:
 - i. The maximum time for the construction of the house should not exceed one year from the time the construction began.
 - ii. Construction activity is permitted only between 7:00 AM and 6:00 PM, Monday through Saturday.
 - iii. All work must be executed in a safe and orderly manner.
 - iv. The builder must supply their own water source for the duration of construction.
 - v. Grading and construction activities may not adversely impact adjacent sites and public areas.

- vi. Steps must be taken to control dust, water runoff and soil erosion, and protect designated plants or natural features.
- vii. Parking of all construction and personal vehicles must be done in a fashion that does not obstruct the flow of street traffic in any way.

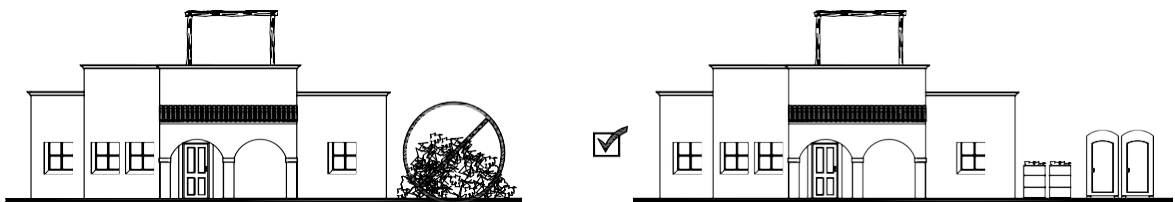
DO NOT OBSTRUCT TRAFFIC FLOW



b. Repairs and Cleanup

- i. The contractor is responsible for avoiding damage and making full repairs to any common areas, developed or undeveloped lots, streets, utilities, lighting, signage and/or landscaping in the vicinity of the construction site.
- ii. The contractor is responsible for maintaining an orderly construction site and cleaning up all remnants of construction activity, material, equipment and debris at the completion of construction. General order and cleanliness must be maintained throughout the construction period.
- iii. The contractor is responsible for providing workers with mobile toilet facilities.

DISORDERLY CONSTRUCTION SITE PROHIBITED



BY SIGNING THIS AGREEMENT, THE PURCHASER(S) AGREES TO ACCEPT AND ABIDE BY THE ARCHITECTURAL STANDARDS OUTLINED IN THIS DOCUMENT, AND AGREES TO UNDERGO THE AFOREMENTIONED DESIGN REVIEW PROCESS IN ORDER TO RECEIVE WRITTEN APPROVAL BEFORE BEGINNING ANY CONSTRUCTION ON HIS/HER LOT.

CLIENT:

CLIENT:

Please Print Name(s):

Date: _____

Date: _____

WITNESS: _____

Date: _____

Witness Print Name _____