

Good afternoon homeowners and lot owners,

As of Jan 12 of this year a new policy was voted on by the board and passed for new construction efforts in the Costa Diamante development.

We have a new site engineer and a more comprehensive inspection process. This policy and engineering change were needed after numerous complaints and violations of the HOA image regulations. We are also in the process of re-writing those regulations using the original documents and clarifying any ambiguous language or standards.

For completely new construction, we have engaged a different engineer who will inspect construction at 5 different stages and follow-up with time-stamped documentation.

All approved documentation is to be sent to the administrator during each step of the process. The owner requirement is for new construction fees to be paid to HOA administration and not directly to the engineer.

Three fees required prior to construction:

- 1K for engineering services
- 1K for service connect fee. That fee will be used to pay for HOA overhead costs such as CFE electrical transformers, landscape modifications, sidewalk modifications, and trashcans
- 1K Deposit that is refundable after completion of construction and site cleanup is acceptable

This HOA non-refundable fee is still much less than the other developments which run can anywhere from 5K-12K

The engineering inspection process will be as follows:

- 1) Plan review – All pages, and will require a stamp/time at this point forward
- 2) Foundation site inspection
- 3) First floor roof pour inspection
- 4) Second floor roof pour inspection
- 5) Final sign off inspection and stamp

For existing external construction additions such as palapas, shade structures, or any expansion of an existing external structure, there will be a \$400 inspection fee to cover the engineer's inspections of plans, initial build, and final inspection steps.

Lastly, there has been an issue lately with homeowners lighting the exterior of their homes with bright white and direct lighting. Besides being a violation of the image regulations, it really does impact other homeowners' enjoyment of the night sky or evening relaxation when outside. Please use indirect lighting and in the more yellow portion of the spectrum as per image regulations. We will be sending notifications to HOA members that need to control their exterior lighting in the next few weeks.

Hopefully these changes will standardize and control the building process more comprehensively and help homeowners navigate the process with less stress and more complete information.

Thanks for your help and understanding

Costa Diamante Administrator and HOA oversight board