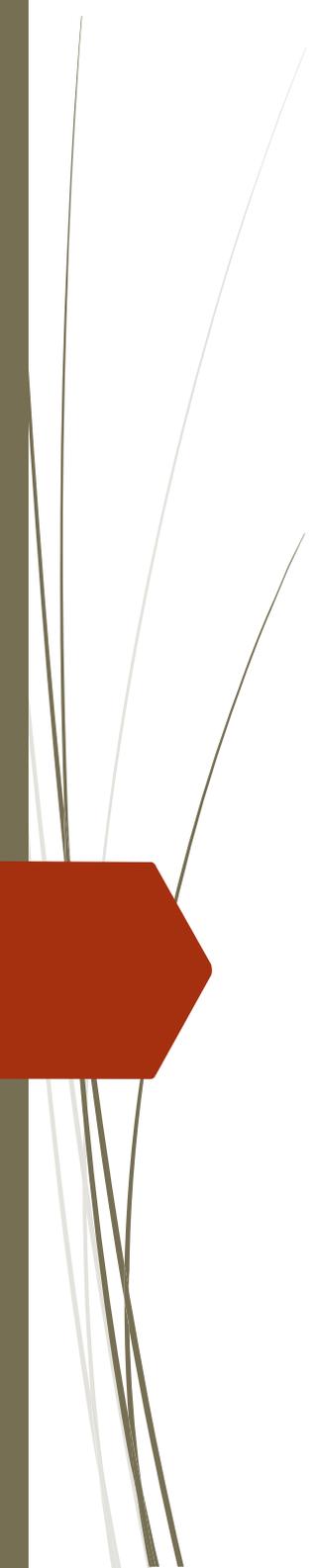


Costa Diamante

The Jewel of Sandy Beach

DESIGN REGULATIONS





These Design Regulations have been created with the main purpose of assisting you and your design team in the development of your project at Costa Diamante.

These regulations have been conceived to favor the design philosophy of the development in an outstanding environment of natural beauty, and to benefit the preservation of a unique style in which the desert meets the ocean.

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Introduction to Costa Diamante

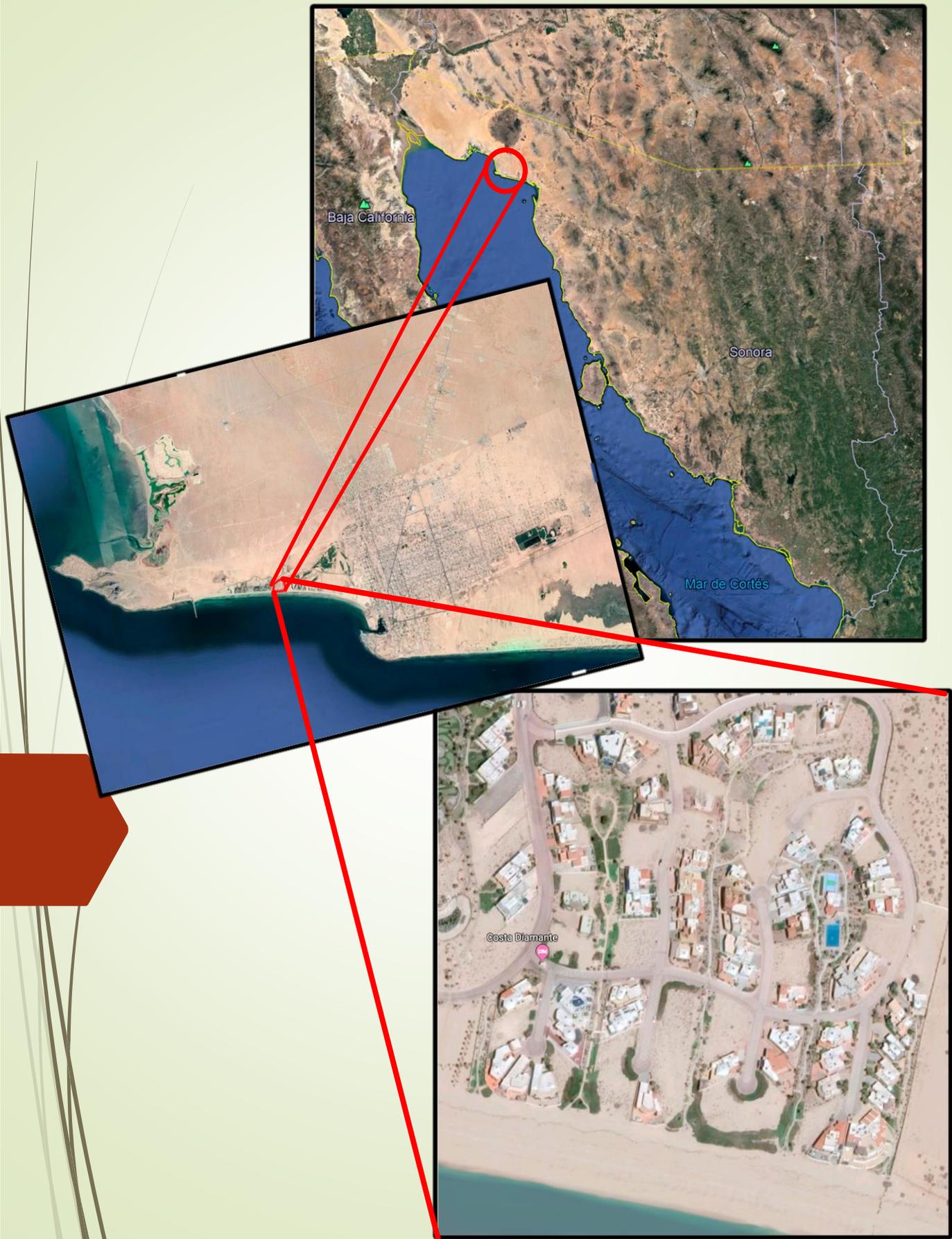
The best single-family housing development not only in Sandy Beach but in Puerto Peñasco. Founded in 1997, Costa Diamante has the distinctive and unique status as the most desirable single-family housing development in Rocky Point, our future lays on a stable base so that you can invest or enjoy it as your “paradise by the Sea”

In 2008, the Costa Diamante owners put together a House Owners Association with the name of “Administradora del Condominio CD A.C.”

Costa Diamante has increased its capital gains in houses and properties and keeps growing in the financial marketing.

*¡Costa Diamante is still
the most kept secret in
Sandy Beach!*

Location blueprint



DESIGN PHILOSOPHY

The philosophy for the layout and design at Costa Diamante was conceived under the premise of creating a place to live in harmony with nature and the environment.

In order to achieve this goal, its unique natural beauty must be taken under consideration, as well as the adaptation of the human activity that will be developed in place. The purpose is understanding, respecting and preserving the prevalent ecosystem, local culture, weather, and all the factors that can be affected by the development.

In order to achieve such goals, its general design was made considering the following aspects:

All the design elements and edifications must be embedded into the natural environment in such way that the user would be able to have a direct connection with nature. These elements have been placed pondering and respecting the conditions of the place, being the main objective preserving and promoting the ecosystem of the existing nature.

The Costa Diamante community must take a sense of belonging to this place, its history and its regional geographical position under consideration, taking into account traditions and culture of life in the desert and ocean.

To do this, it is necessary to use materials, colors and ways of construction that would inspire a reminiscence to the zone in a modern interpretation of its past and environment.

THE DEVELOPMENT

Located right in front of the beach on the pristine zone of Sandy Beach, Costa Diamante consists of 112 lots and eight common areas with an exuberant landscape. Each property is oceanview. The development has underground utilities, paved roads, regular trash pickup, 24 hours security, and full time maintenance employees who keep landscapes and roads looking nice.

Healthy coexistence and respect among the community has been taken under consideration in the design of the development in order to foster a harmonious environment, through the implementation of several measures and concepts such as low density, the proper mixtures of applications and the preservation of privacy in the emplacement of all the elements that create it.

The design features in the buildings of the development must be guided in order to maximize the welfare and quality of life of its inhabitants. Its planning has been conceived in order to facilitate these concepts through certain necessary actions for them to be fulfilled, such as the privilege of the landscapes and the uniformity of the architectural styles all around the development.

The Costa Diamante development must be pro-sustainable. The implementation of sustainable practices in the use of water and energy must be encouraged in order to maximize in the most efficient way the natural resources and the preservation of the habitat.

RESPONSIBILITIES OF THE PROMOTER

The Costa Diamante Promoter will provide the design and construction of all the infrastructure required in all the common areas all the way to the boundaries of each lot. Such infrastructure includes:

1. Roads and access pedestrian walkways for each lot in the development.
2. Pipelines of potable water and sewer, as well as rainwater drainage in the common areas of the development.
3. Cable ducts for the power supply and distribution of pipelines for voice and data.
4. Main access routes towards the access of the development altogether.
5. Control of main access and entrance to the development, green common areas, open spaces and buffer areas.

There is a condominium system for the control and managing of the community in the development. The Promoter will assign an administrator who will be responsible of such managing.

General Regulations of the Development

INTRODUCTION

The creation of these regulations are based upon the following fundamental principles:

1. Creating residential communities in an environment of exclusiveness and high quality.
2. Offering diverse opportunities to maximize the spectacular landscapes of the place.
3. Propose the necessary conditions towards a healthy coexistence and harmony, as well as the prevention of conflicts amongst the residents.
4. Preserving the natural conditions of the place as much as possible.
5. Assist your team in the design and construction of your community or residence.

The orientation and relation with the property when it comes to place a construction are critical aspects in order to define the scale and character of the development at Costa Diamante.

The preservation of landscapes without affecting the privacy will be of great relevance, and the natural attributes of the site have been studied by the developer in order to be able to define the parameters related to the size of the buildings, size and shape of the lots, and their corresponding restrictions. All of these factors have been taken under consideration knowing that each lot is different, with a view to preserve the design concept in the vision of Costa Diamante and its consistency with the buildings of the diverse projects that will be planned in the development.

ASSEMBLY MAP OF THE DEVELOPMENT



- Emblematic Map
- Some particular traits could be subject to changes.

OCCUPATION OF SOIL AND BUILDABILITY

The maximum permitted occupation of the lot is based upon consideration of the planning criteria and zoning of the local ordinances, the objectives and philosophy of the development and the preservation of the natural environment.

The criteria to determine the maximum surface to occupy and utilize is established by the combination between the local regulations, the maximum percentages allowed of impermeable surfaces, the restrictions in common areas and adjacent lots, and the density of utilization of the lot. .

The maximum percentage of occupation allowed has been determined by the developer in strict accordance and follow-up of the local regulations on environmental impact and urban planning, according to the Floor Area Ratio.

FLOOR AREA RATIO (FAR)

The Floor Area Ratio (FAR) is the instrument that controls the maximum area that can occupy an edification on a lot. It is determined by the factor that once multiplied by the total area of the lot determines the maximum buildable area of the lot (Gross Floor Area) .

The following elements are included in the determined area by the FAR:

- Enclosed habitable buildings (only lower floor).
- Any covered structure set on the ground (only lower floor).
- Exterior rooms (only lower floor)

The maximum percentage of usable land allowed for a lot has been determined by the developer in strict accordance and follow-up of the local regulations on environmental impact and urban planning, according to the Land Use Coefficient (LUC).

Land Use Coefficient (LUC)

It is the instrument that controls the maximum area of construction that a lot can have. It is determined by the factor that once multiplied by the total area of the property , determines the maximum area built on a lot.

The following elements are included in an area determined by the LUC:

- Enclosed habitable edifications (total area in all levels).
- Any covered structure on the ground (total area).
- Exterior rooms (total area).

The following elements are excluded from the areas established by the FAR and LUC:

- Exterior areas without vertical construction (patios, terraces, squares and uncovered parking lots).
- Gardens and areas with natural landscape elements.
- Roads, sidewalks and pedestrian walkways.
- Light structures or provisionals such as shadings, canopies or pergolas.

Urban Coefficients:

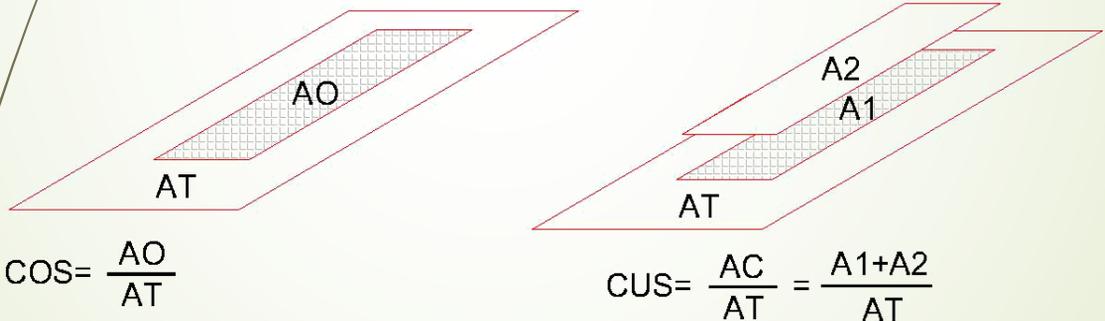
For the single-family Beach Housing and Single-Family of Common Areas, the maximum floorspace of the buildings will have a Floor Area Ratio equals to 0.45.

The maximum area built for the Beach Single-Family housing will have a Land Use Coefficient of 0.45 of maximum land built on, on one level.

Example:

Total Area of the lot= 690.77m² x 0.45 = 310.84m² of area built on.

The maximum area built for the Single-Family Housing on Common Areas will have a LUC of 0.60, which allows a second floor as a maximum out of the 0.15 from the total built (lower floor 0.45 + upper floor 0.15= 0.60 LUC).



AO= Area Ocupada

At= Area Total de Terreno

AC= Area Construida Total (AC=A1+A2)

Example: Lot of: 562.04m² (AT)

562.04m²(AT) x 0.45 = 252.91 m² Lower Floor(A1);
562.04m² x 0.15 = 84.30m² Upper Floor(A2)
336.49m² maximum area built on.

Use of Soil

The Use of Soil allowed in the FIRST PHASE, will be for the single-family housing lots; they will be able to be within the beach zone or associated to the common areas and to the system of walkways related.

One floor houses will be allowed in the **beach zone** and **two level houses** will be allowed **in neighbouring lots to common areas**.

Single-family Beach Zone

Mz. A Lots 1 to 8
Mz. B Lots 1 to 10
Mz. C Lots 1 to 9
Mz. D Lots 1 to 10

Single-family neighbouring to Common Areas

Mz. D Lots 11 to 15
Mz. E Lots 1 to 21
Mz. F Lots 1 to 49

Densities:

Low densities will be:

Beach single-family	15 Hou/Ha	Up to one level
Single-family Common Areas	20 Hou/Ha	Up to two levels

The intensity of each lot will be
one house per lot

EMPLACEMENT AND RESTRICTIONS

The emplacement of each building on the corresponding lot has great importance for the definition of the scale and architectural character of the development. The restrictions for each type of building have been established in order to give way to creativity, exclusiveness and diversity without affecting the concept and design philosophy of the development.

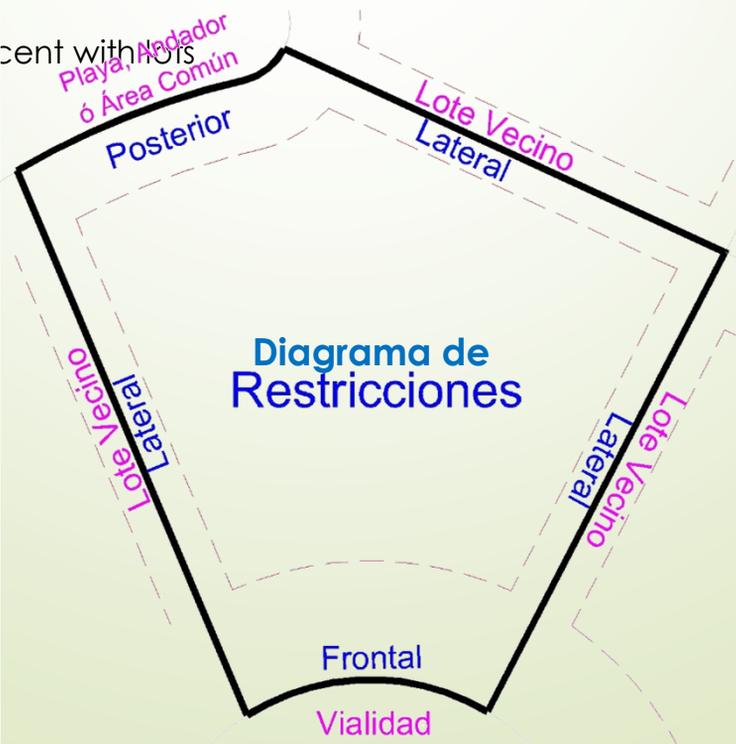
The main objective of these restrictions is to maintain uniformity in the overall architectural scale of the different areas and communities that create the complex, in order to foster success and quality in the project.

The volume of buildings and facilities built, should not block the landscapes on every existing edification on the neighbouring lots, therefore height regulations, FAR and LUC will be enforced, as well as the lots restrictions.

Restrictions:

It refers to the dividing strip of each lot, measured from the alignments in which building will not be allowed and depending on the type of lot:

- Front:** Adjacent to the access roads .
- Back side:** Adjacent to the beach, pedestrian walkways or common areas .
- Laterals:** Adjacent with lots



Frontal Restriction-Access Zone

This restriction defines the overall assigned area for the vehicle and pedestrian access towards the lot, as well as the visual buffer area between the access roads and common areas of the development with the first construction line.

The entrance to each lot will be determined and designed trying not to affect the permeability of its natural conditions, and through the implementation of permitted native flora.

The elements that are allowed to be placed in that zone are:

- Permitted native flora by the authorized vegetation palette.
- Pedestrian access roads with pavement materials permitted.
- Vehicle access roads with pavement materials permitted.
- Covered or uncovered parking lot with pergolas, agreeing to meet lateral restrictions to adjacent lots as to the number of parking spaces according to the size of the building indicated in the Parkings section.

In case of having lots in front of two streets at a corner, they should meet the Frontal Restrictions in both fronts.

Only open-air or semi-covered installations will be allowed; overhangs and projections in the frontal and back restrictions could not be more than 1.50m and the lateral restrictions could not be more than 0.60m.

40% of gardening area will be destined in the resulting strip of the restrictions of each lot as a minimum.

According to the indicated uses, the Restrictions will be the following:

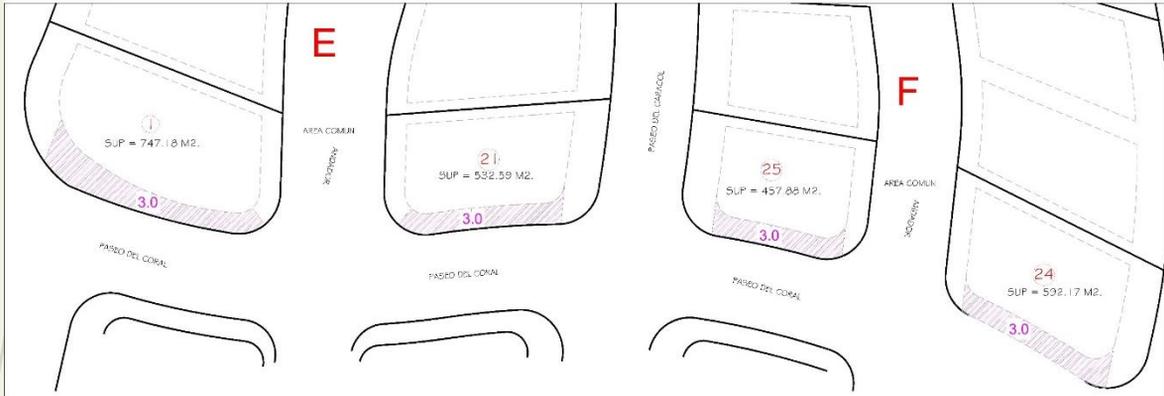
Single-family Beach Zone	
Frontal Restriction	5.00 m
Back restriction (to the beach)	6.00 m
Back restriction (to the walkway)	Specials according to Landscapes Analyses (see graphic attached, restrictions plan)
Lateral Restrictions	1.50 m

Common Area Single-family	
Frontal Restriction	5.00 m
Back Restrictions to the Beach)	3.00 m
Back Restrictions (to the walkway)	Specials according to Landscapes Analyses (see graphic attached, restrictions plan)
Lateral Restrictions	1.50 m

Special Cases

In the Common Area zones:

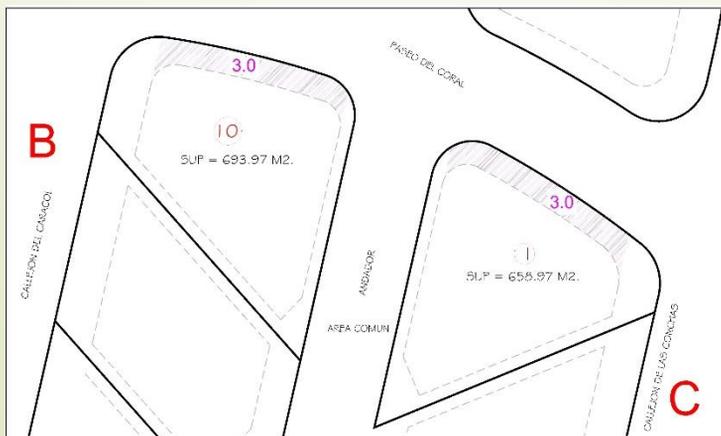
In the corner lots of Block E (1 and 21), Block F (24 and 25).



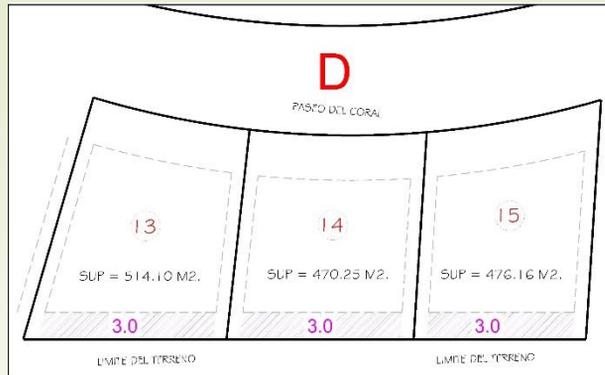
The Lateral Restriction adjacent to the local roadways will be up to 3.00m.

Beach Zone:

In the Corner Lots of B Block Lot 10 and C Block Lot 1, the adjacent lateral restriction with the local roadway will be equal to 3.00m.



The adjacent back restriction with the limit of the lots 13, 14 and 15 in the D Block will be equal to 3.00m .



When a maximum of two lots are incorporated into one, the restrictions will be applied in the resulting lot having to be registered to the Real Estate Public Registry as one property only, likewise, neither lot will be subdivided.

Lateral Restrictions – Native Vegetation Zone

Keeping privacy and exclusiveness amongst neighbouring lots is pivotal.

Therefore, the lateral restrictions have been established to keep the native vegetation as a buffer area among the buildings or privative areas. The owner will be the one in charge of maintaining these areas free from inert vegetation and rubbish at all times. As well as any kind of construction or architectural elements.

The allowed elements to place in this zone are:

- Native vegetation allowed by the Authorized Vegetation Palette
- Pedestrian walkways made out of permitted pavement materials
- Control access railings to the front of the property with a maximum height of 1.20m, only at the access point, according to the frontal restriction.

Back Restriction

The back restriction of the lot defines the minimum area assigned of protection to the back part of the property, which will be landscapes areas y recreation.

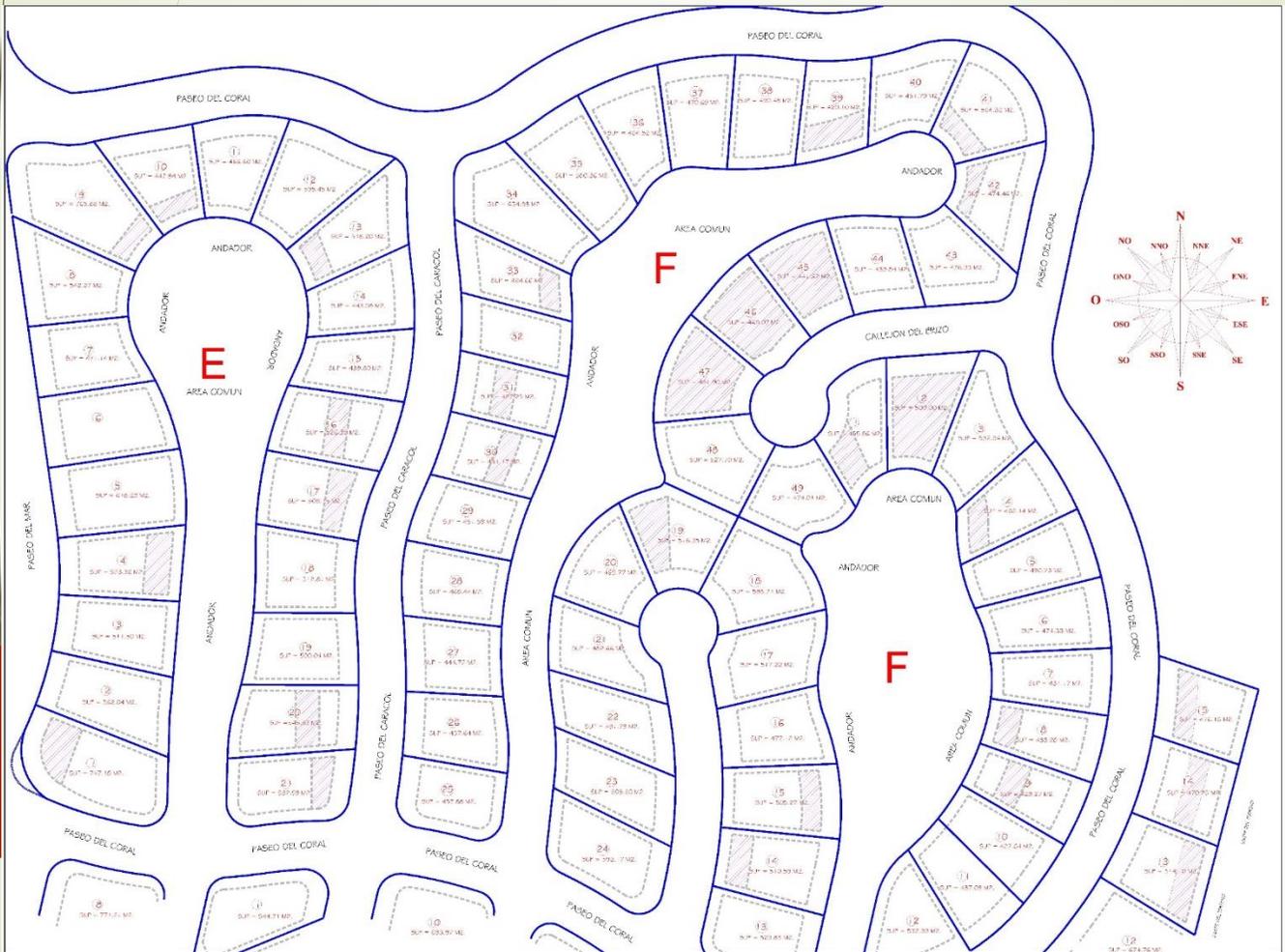
The allowed elements in this zone are:

- Native vegetation permitted by the Authorized Vegetation Palette.

Buildable Trace on second Plant.

For the purpose of establishing and keeping the landscape of each parcel from getting affected, Costa Diamante establishes a Trace in which a second plant could be built. This is only for adjacent lots to common areas.

The above will be with no detriment to the different restrictions described in this document.



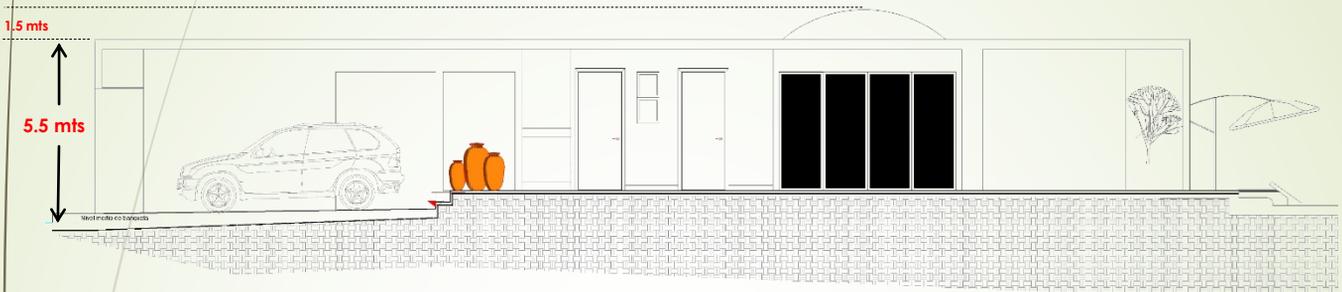
The cross hatched areas in the blueprint have restrictions of Trace on second plant

Before designing a house, the owner of the lot should contact the Committee in order to find out which one is the buildable trace on the second plant.

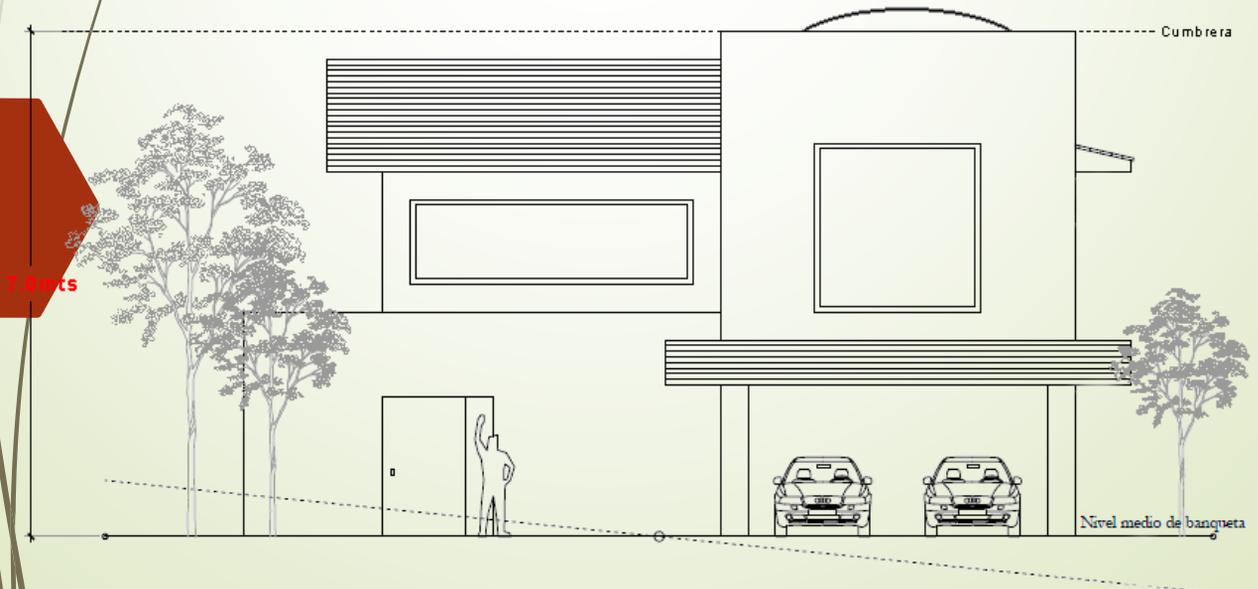
Maximum Allowed Height

The maximum allowed height will be measured from the average street level adjacent to the built-on lot involved.

According to the land use and zoning regulations the single-family house of beach area will have only one level, the buildings with sloped roofs will have a maximum height of 5.50m. The adornment elements such as domes, fireplaces, etc, will jut out 1.50m from the lintel level.



In the Commn Area housing zone, the buildings will be able to have two levels, the lintels in sloped roofs will have a maximum height of 7.00m. The adornment elements such as domes, fireplaces, etc., will jut out 1.50m from the lintel level



In any of both zones, the areas with flat roofs will be 4.0m from the top of the roof. The parapets will jut out 0.60m from the top of the roof.

Parking lots:

Parking spaces per house will depend on the construction volume of the buildings according to the following ranges:

House Dimension:	
Up to 200 m ² house	1 parking space per house
201 to 300 m ² house	2 parking spaces per house
Houses larger than 301 m ²	3 parking spaces per house

- The covered parking lots should follow the frontal restrictions of each lot.
- On the other hand, the uncovered parking lots are allowed in this zone, under the established conditions in the restrictions section.
- Parking for residents or visitors on roadways or common areas of the development not allowed under any circumstance.
- Each developer or owner should consider the required parking spaces for visitors and residents according to the local regulations existing in the inside of their property.
- The current guidelines should be applied in same way for any motorized vehicle whether electric or gas driven.

3. Back Restriction – Amenities Zone, Beach.

The back restriction of the lot defines the minimum area of protection assigned to the beachfronts and/or amenities which will be the main landscape and recreation areas for the majority of the lots. These areas are particularly sensitive in regards to the ecological balance of native flora and fauna, so the impact on such should be the minimum required. Only to allow the view and pedestrian access. The allowed elements to place in this zone are :

- Native vegetation allowed by the authorized vegetation palette.
- Pedestrian walkways uncovered or with light shade structures such as pergolas, parasols or canopies.
- Allowed amenities such as swimming pools.
- Any other use in particular must be revised by the construction committee of the development.

Perimeter walls, railings and access gates

Perimeter Walls

Avoiding the use of perimeter walls as much as possible is strongly recommended. Costa Diamante development intends to offer an open and safe community within itself, thus the promoter has implemented various safety measures outside the development with this purpose.

For the purpose of keeping privacy between properties, the decision of using perimeter walls will be allowed only in boundaries between lots and fronts toward streets and avenues, following the frontal restrictions corresponding to each lot with a maximum height of 1.20m measuring from ground natural level. In addition to that, it is allowed to place vegetation, railings, 60cm height lattices on the perimeter wall, in lateral boundaries between lots, as elements used to keep privacy of landscapes among neighbours.

The use of handrails of the balustrade type or elements made of concrete or stone is not allowed for such superior elements. The design must be oriented and previously authorized by the construction committee of the development.

Railings and Access gates

The design of the Railings and Access Gates must procure the use of natural materials, and must be oriented and proved by the construction committee of the development. Gates and railings made out of iron are not recommended due to exposure to corrosion. It is strictly prohibited to place perimeter walls or railings higher than 1.20m towards the beach fronts.

Architectural Character

INTRODUCTION

The objective of this section is to provide guidance for the design and construction of your project at Costa Diamante.

The purpose of the design architectural guidelines is to inspire the designer to incorporate elements that would increase the quality of the buildings in the development and region, and at the same time allow the necessary flexibility to express creativity, intentions and style of the owner.

As these guidelines are applied in a building, the owner and the designer will be able to incorporate various architectural elements that will help attain the basic principals of the design philosophy at Costa Diamante, providing a proper response of adapting to the place and the respect of the ecosystem, a sense of belonging to the place and to the region, and establishing an order towards harmonic coexistence of the residents.

Architectural Image

Architecture and Design at Costa Diamante must be inspired in various basic elements of desert and sea life, created to exalt the outstanding natural beauty that prevails in this place.

The integration to the natural surrounding in shapes, colors and aesthetic resources must be expressed through a blend of elegant and simple modernity with materials, details and organic styles that would reflect tradition and craftsmanship of the local culture, in order to establish a proper and distinguished identity in the whole development complex.

In essence, the buildings must express continuity of the landscape and the surrounding culture, in an environment of modernity and comfort for the welfare of the residents and total respect and harmony to the biodiversity of the place.

ELEMENTS OF BASIC STRUCTURE

It is suggested that the overall structure of the design of the buildings should be based on the following fundamental concepts:

1. Simple and informal volumetries, structures preferably horizontals and low heights (according to the number of levels allowed by typology, based on the adjacency with common areas or beach.)
2. Big openings with structural expressions of foundation reasonably limited in a vertical direction.
3. Ample spaces of shades in walls and exterior facades made by overhangs and eaves, as well as other resources such as pergolas, trellises and mullions.
4. Lighting preferably natural in most or in all of the interior spaces.
5. Walls and simple vertical levels, clear and continuous lines, simple geometry.
6. Continuity of the interior and exterior space. Interior spaces in ample openings towards the outside, and exterior spaces with transition elements towards the interior such as terraces, balconies and porches.
7. Overall volumes of modern lines, blended and opposed with vernacular details of local craftsmanship.
8. Sights towards water fronts and vast natural landscapes of the place.
9. Harnessing of superior landscapes and the particular trait of desert sky at Costa Diamante, by means of the use of patios, terraces, balconies and the use of open rooftops as spaces of relaxation and coexistence.
10. Encourage the use of construction colors and a design appearance blended and mixed in with the desert nature of the place.
11. Encourage the use of predominantly natural materials on facades and exterior and interior spaces.

HEIGHTS

Specific height restrictions have been established for the various types of buildings with the following goals:

- Minimize the visual impact in every building in order to ensure its subordination and integration with the surrounding landscape.
- Make sure the potential of the sights from all the lots is preserved as much as possible.
- Promote a healthy coexistence and equal conditions for all the residents, mainly between contiguous properties.

Heights must be measured in a vertical line from ground level to the highest point of the construction, regardless of which one is it.

For measuring effects of total heights in buildings, the finished ground level in the lower floor must be measured from a maximum limit of 30cm from medium level of the sidewalk in front of the lot.

Particular restrictions

Rooftops in buildings can be used as terraces, with the possibility of including canopies solely in white color, or pergolas or open trellises (without slabs and without impermeable materials such as crystals or polycarbonates) with a maximum of 2.6m height additional to the total height permitted, and covering as a maximum 70% of the total area of the rooftop on the upper level in projects.

Walls or slabs are not allowed on rooftops, except the minimum required for the exits of stairs from the lower floor, a half floor on that level, and the supports for the elements described of shade. Its design must be oriented and approved previously by the construction committee of the development.

In the case of projects with sloped roofs, the maximum height permitted for such roofs will be 15% additional to the total height permitted.

ROOFS, OVERHANGS AND EAVES

The natural and climatological conditions of the region where Costa Diamante is located allow a simple configuration for roofs on buildings in relation to the rainfall, which is scarce in most part of the year.

In contrast, the intense condition of sunlight that prevails in that place is the most important factor to deal with, which needs to be mitigated through various elements that will allow shade projection in exterior and habitable spaces, and a proper thermal insulation in interior spaces. In this sense, it is recommended that roofs are conformed, the majority of them, to flat slabs, with overhangs and eaves towards exterior facades.

The use of sloped roofs it is also permitted, according to the parameters of slope, materials, and areas mentioned in the following restrictions:

The particular restrictions for roofs, overhangs of slabs and eaves are these...

1. Overhangs and Projections could not be more than 1.5mts in the frontal and back restrictions, moreover, in Lateral restrictions could not be greater than .60 mts.
2. Shorter than 2.30m slabs, eaves, or overhangs are not allowed, measured from finished ground level to the lowest point.
3. Apparent concrete structures are not allowed as support for eaves and awnings, such as beams or concrete chains on the upper or lower part of the eave, exceptional cases could be assesed and approved by their design eventually by the construction committee of the deveopment.
4. The use of sloped roofs is allowed in all cases.

Particular Restrictions for roofs, slabs hangovers and eaves (Cont) :

5. The allowed roof covering consists of half-round tile or flat tile made of clay or organic materials, in light orange, sand, beige or light brown colors. Red, yellow, green, purple, white or black not allowed. In the same way, ceramic or glossy tiles not allowed.
6. The maximum allowed slope angle for roofs is 22.62 (ratio 5:12), measured from the horizontal line in all cases. A 18.43 (ratio 4:12) slope is recommended.
7. It is allowed the use of domes on roofs, however the amount of such domes should not take up an area larger than 50% of the rooftop area, and the allowed exterior coating must be made of plaster and paint with the permitted colors. Exterior ceramic coatings on domes not allowed.
8. In case of using domes on the upper level of the buildings, such domes must reach as a maximum height 15% additional to the total height allowed.

NOTE: Any solution in the use of roofs, hangovers and eaves different to the ones listed herein could be appraised by the construction committee of the development.



ACCESSORY STRUCTURES

The use of accessory structures to provide shade and to protect buildings from the sun such as pergolas, canopies, kioscos, etc., is permitted following the overall design guidelines previously described.

Particular specifications with regard to these and other accessory decorative elements in exterior areas of the buildings. Its final design and possible inclusion must be oriented and approved by the committee.

Palapas and palm leaf roofs

The palapas or roofs that are made out of palm leaves are permitted in any case. Their possible inclusion could be oriented and approved by the CC (construction committee).



ACCESSORY STRUCTURES (Cont)

Porches or Roof Terraces

It is recommended for roof terraces on back facades or porches to utilize wide eaves in order to provide shade.

Pergolas

The use of pergolas or similar elements to provide partial shade in exterior areas is permitted, through light and open structures not covered with glass, acrylics or polycarbonates.

They must be made of wood, white aluminum or pvc with wood coatings and colors. The use of iron, aluminum with different colors or pergolas made of concrete is not allowed.

Railings

Railings in balconies, terraces, rooftops and exterior stairs are recommended in a minimum height of 90cm starting from the finished floor level, made out of wood in natural tones and/or tempered glass completely clear with minimum thickness of 9mm. The use of railings made of iron is not recommended due to corrosion exposure.

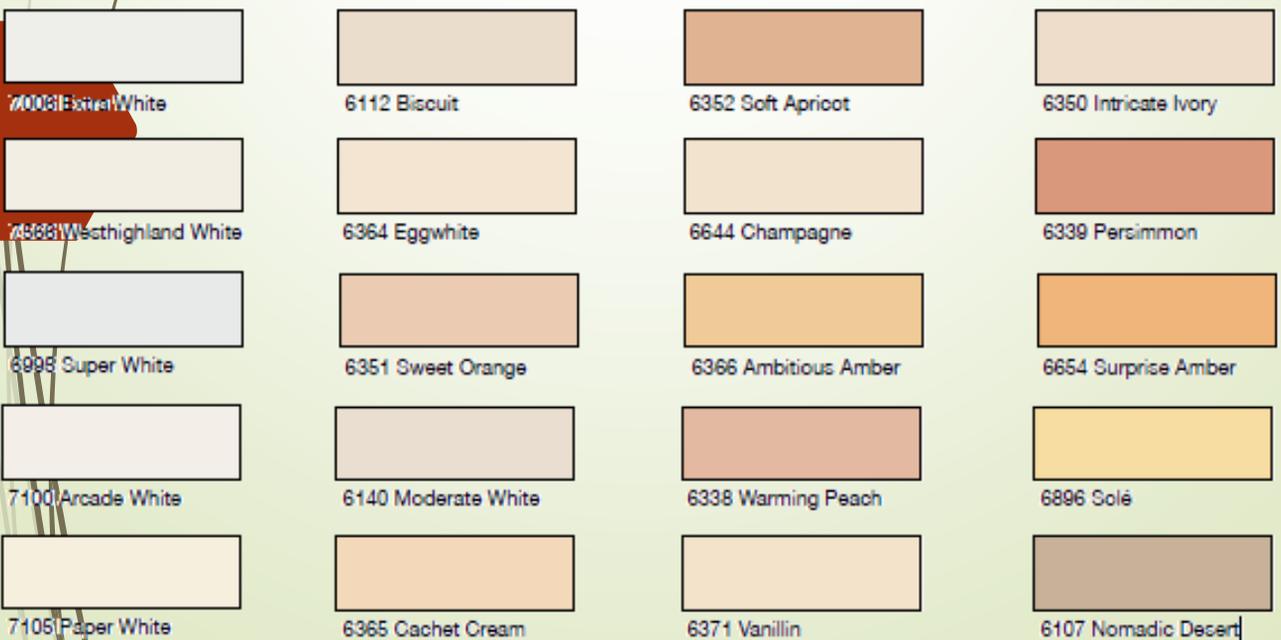
Fire places

The use of fire places is allowed, however, it is recommended the exterior column of such fire places is embeded into the exterior walls of the rest of the construction protruding 80cm maximum, according to the maximum height of the edification. The use of firewood in fire places not recommended.

EXTERIOR COLOR PALETTE

Costa Diamante recommends the use of construction colors and design that would mix and blend with the desert nature of the place. On the other hand, it is suggested that the color used on natural materials such as stone or wood would be inherent to their natural status. Stains can be used to protect wood from weather as well as to provide fine texture or change of color tone. Glossy and black coatings not allowed. The types of wood and stones to be used as apparent coatings must be carefully selected, making sure their natural colors would blend with the landscape of the place.

The reference palette to show the allowed colors for the wall paint, has been selected from the Sherwin-Williams Color Palette. Any brand or type of paint different to this could be permitted, and before it is applied, the color must be approved by the Committee.



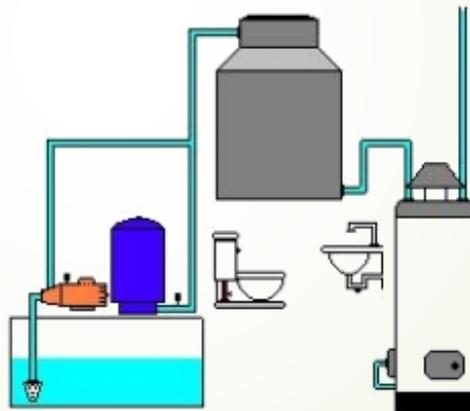
INSTALATIONS AND EQUIPMENTS

The design of the buildings in Costa Diamante should consider various architectural resources having as main objective avoiding high consumption of energy and high costs on investment and maintenance of instalations and equipments.

Every equipment and instalation of the electrical, hydraulic, sanitary and gas systems, and any other relative to the edification, must be hidden from the public areas of the development, as walkways, green areas and beach. Taking the necessary precautions is recommended during the design process in order to consider the location of each one of these elements within the main volume of the edification and non visible areas.

Machine Room

The intended areas for machine rooms and utility zones for instalations must be planned out in each lot according to the emplacement of he buildings and connection points with the main network, and must be determined during the design process with the approval of the Committee.



Water pumps and cisterns

Every building in Costa Diamante must have a cistern that would guarantee water storage for three days (5000 lts) to ensure permanent supply in the event of shortage. The location of such cistern will depend on the emplacement of the construction in the lot, preferably in an area close to the connection with the main network of the development.

The pumping equipment must be installed in a way that they will not be visible from the public areas of the development, in the same way, noise pollution must be minimized through the selection of the corresponding systems in order to prevent its noise impact in the community.

Service Networks

Discharging in public areas, neighbouring lots and ocean is strictly prohibited.

Sanitary discharges will be connected to the general sanitary drainage system. Septic tanks are prohibited.

Every construction should have a sink trap and garage drains, before connecting to the general sanitary drainage system, according to the Official Mexican Standard (NOM-CCA-032- ECOL/1993).

Wastewater discharges in water bodies before being treated will not be allowed. Automatic irrigation is recommended during the time of lesser evaporation with the goal of optimizing the use of water.



Mechanical Equipment

Every equipment for basic services must be resistant to the local weather.

Condensation units for the air conditioning systems must be integrated in the design of the building, whether in rooftops or adjacent to lateral walls, and must be hidden from the public areas or neighbouring lots by low walls, parapets or any other resource such as vegetation panels or lattices.

Air condition units require sound panels 30 cm above the equipment, and at least 1m to the sides. Materials and construction must be compatible with the style and character of the adjacent building, and must be oriented and approved by the Construction Committee of the development. In the same way, these equipments must stay hidden from public areas in the development or adjacent lots.

General location of other equipments and instalations

In the same way as above, the location of all the components of the rest of the instalations must be placed in hidden areas from the public, as the following elements:

1. Designated areas and trash and recycling containers.
2. Air conditioning units and compressors.
3. Antennas and satellite dishes.
4. Propane tanks.
5. Water storage tanks.
6. Any other infrastructure and similar equipment.

In case any equipment or instalation described herein needs to be placed in visible areas due to unalterable limitations by the functioning conditions, the lot where they are placed, or the disposition of the building as a whole, must be hidden in a discrete way by architectural resources or landscape treatments such as decorative walls, vegetation panels, rails, parapets, etc.

In regards to trash containers, they must be covered to avoid bad odors and must be placed in easy access service zones.

Methods and design of mechanisms to accomplish those objectives in this section must be authorized previously by the COMMITTEE.

MAINTENANCE

Every building and elements within lots in Costa Diamante should be properly serviced, in order to preserve the overall appearance of the development and comfort for the rest of the community.

Every owner should be responsible of keeping this principle within the lot, and not to harm any infrastructure corresponding to public areas of the development, especially common areas, beach or roads.

Littering or contaminating public areas is strictly prohibited in Costa Diamante.

Landscape areas with vegetation in lots must be properly maintained, irrigated and fertilized according to the requirements of every plant species.



Materials and Architectural Elements

INTRODUCTION

Careful selection of materials to be used in the buildings is very important at Costa Diamante, in order to preserve the overall appearance in the development and for it to be in tune with its principles and design philosophy.

The use of materials and construction systems related to the region and preferably from sustainable sources is highly advisable, as well as the construction practices that foster respect for the ecosystem that prevails in this place.

In the same way, it is intended that a proper attention to the selection of materials and architectural elements provide as a result the integration to the natural environment in shapes, colors and aesthetic resources, in such way that buildings provide continuity to the landscape and proper characteristics of the desert and ocean.



PAVEMENTS

Paved areas are merely floors on exterior spaces. Ideally, pavements should contribute to the general character of the edification without overtaking the visual experience. Color selection must be based on sand tones, similar to the natural colors of the place.

These areas can be made of high level materials such as marble or granite, treated wood or good quality common materials such as gravel, natural stone or colored concrete.

The use of pavements based on asphalt or natural color concrete is not allowed.



Pavement on exterior spaces must be limited to the minimum necessary and sufficient for the proper pedestrian and vehicle circulation towards the interior of the properties, as well as terraces and exterior areas, in order to preserve as much possible the naturally permeable areas of this place.

Options for various materials and final coatings on pavements are open to the design proposals of the owners, and must be approved by the Construction Committee of the development.

Loose pavement areas

The easiest way to cover an area is through loose granular material, placed to define the transition between paved areas and vegetation areas. These loose areas are porous and do not require drainage infrastructure. They are ideal to be used on roads from the access roads of the development to the main entrances in lots of significant size.

Monolithic pavement areas

Various applications can be made for the amenities areas and vehicle and pedestrian circulation. Monolithic areas are installed pouring concrete and must be treated and/or mixed with color pigments or colored aggregates in sand or dirt tones such as sand gravel or marble grain. Other decorative aggregates can be included in the design such as sea shells or rock salt to add visual interest to the area.

Modular pavement areas

They consist of individual pieces placed in design patterns. (*clay tiles, concrete pieces, natural stones pieces, flagstone, etc.*).

These pavement methods can be used in different spaces highly recommended by COSTA DIAMANTE.

RAILINGS AND EXTERIOR WALLS

Must be made with the same finish on both sides and must be considered as an extension of the adjacent building. They should keep the same style and typology. As a result, materials, colors and finishes applied must be compatible with the rest of the property.

The selection of materials must be based on the best aesthetic and durability conditions. Its specification could be oriented by the Construction Committee of the development, as well as its authorization.

Lot numbering

Lot numbering or address signs can be placed discreetly anywhere on the main facade of the building at a maximum height of 2m, or at the front of the lot on a separate element at a maximum height of 80cm from ground level of finished floor visible within a garden or landscape area. The specification for its design, shape and size must be authorized by the Committee.

Informative or advertising signs

Not allowed in public areas or the interior of lots on visible zones to public areas of the development.

Any request about any exceptional case must be submitted to consideration of the Construction Committee of the development.

SWIMMING POOLS AND WATER CONTAINERS

Swimming pools and water containers such as spas, jacuzzies, etc are allowed in Costa Diamante, and must be placed preferably on the back part of the lot.

It is recommended the inclusion of vegetation or low walls in surrounding areas in order to keep privacy. Such elements can be designed as integral part of the exterior areas in order to be integrated into the landscape and the overall style of the building.

The equipment and diverse mechanical elements of the facility must be hidden from public areas and preferably placed in underground areas or under the pool area. Location of swimming pools and water containers within the lots must according to the restrictions assigned for the frontal, lateral and back areas.

The drain system of any pool must be hooked onto the sanitary system of the property. Discharging on adjacent lots, open areas or ocean not allowed.

LIGHTING

Costa Diamante is a community in direct contact with nature in which the particular characteristic of desert and coastal sky should be valued and harnessed as a distinctive amenity. Additionally, the preservation of the dark night sky benefits the natural conditions of the habitat of various animal species, plants and insects, consequently it is important using low light intensity levels on the exterior of the buildings.

Lighting in beachfront lots

Buildings must adapt to their natural surrounding, this philosophy must be applied at night time, therefore it is important to control light coming from them. Buildings built on beach front lots must keep low light levels in order to not affect any animal species around the area.

Exterior lighting

Exterior lighting whether fixed or as an integral part of the building must provide minimum lighting necessary for security of entrances, patios, sidewalks and exterior circulation spaces. Subtle light for vehicle access or signage is allowed. Lighting in gardens and landscapes must come from hidden light sources in those areas such as embedded lamps in the ground.

Any type of raised lighting or fixed on roofs are not allowed, as well as neon lights, fluorescent or yellow highway lights.

Visual contamination by artificial light must be minimized. The installation of spotlights aimed at any superior direction is not allowed, in order to preserve the essence of the night sky in Costa Diamante.

In general terms, indirect lighting is recommended, and the exterior lights must be hidden from public areas as much as possible in such way that the thing visible would be the illuminated object.

The lighting design as well as the location of its support components must be authorized by the Construction Committee of the development during the corresponding approval process prior to construction. It must be on a blueprint showing the location of each element and their technical specification.

EXTERIOR ACCESORIES

Curtains and blinds

Curtains, blinds, or lattices on windows of exterior facades should have discreet colors and designs, preferably plain and without patterns. Only white and beige permitted. Blinds made of wood or aluminum are only allowed in wood or white color.

Fountains, sculptures, and exterior decorative accessories

Any accessory or exterior decorative object inside the lots should be placed in the back part of the building. The Construction Committee of the development will have the authority to either approve or reject any of the elements visible in public areas.

Accessories and pet cages

Accessories or pet cages, dog crates, birdcages, etc must be hidden from public areas of the development and from neighbouring lots. Exotic animals or endangered are not allowed in Costa Diamante.



INTRODUCTION

Landscapes designed within the development must regard the native Sonoran Desert, as well as the environment of the Sea of Cortez and the unique beauties that are in this unique place. The range of native flora should predominate bolstered by plant materials tolerant to salt and grass areas.

The design of gardens and/or landscapes, as well as the assortment of plants within the development will be subject to the approval of the Construction and Design Inspection Committee. This includes garden projects blueprints or landscapes areas and/or renovation plans and/or replacement of withered plants previously approved by Costa Diamante.



LANDSCAPE CHARACTER AND PLANT SPECIES

The design of gardens or landscape areas must have as a goal to strengthen the appearance of Costa Diamante by creating a garden desert setting that protects and enhances the quality of the desert setting already existing, that preserves the ocean views, that promotes the identity of the Mexican rural community and incorporates the development of new buildings onto the property.

Plant Species

Condominiums at Costa Diamante must use local plant species in their gardens and/or allowed exotic species according to charts A and B described in this section.

For the introduction of exotic species allowed according to the species indicated in chart B, the Condominium will be directly responsible, which must provide proper care to keep plants from crossing over other parts of the project, in case the owner ignores following this actions, the administration will take the necessary actions against the owner of such exotic plant.

In the same way, it is strictly prohibited to Condominiums the use of exotic plant species prohibited by the Secretary of Environment and Natural Resources, in the same way, highly invasive species mentioned in charts C and D respectively, described in this section.

This has the purpose of avoiding the introduction of species that may harm the ecosystem of this place, in the same way, avoiding the violation of the Mexican Laws that have as main objective to protect, as well as to avoid the excessive consumption of irrigation water, and besides would allow to promote Costa Diamante as a socially responsible tourist development.



In light of this fact, the introduction of these forbidden species will give way for the administration of Costa Diamante Condominiums to be able to take the corresponding actions for its immediate eradication, without prejudice to the sanctions incurred by the corresponding Authority and the administrator herself.

The allowed plant species under these guidelines listed in the Official Mexican Standard "NOM-059-SEMARNAT-2010, Environment Protection-Native Species in Mexico of wild flora and fauna-Risk Categories and specifications of inclusion, exclusion or trade- List of Endangered Species," will only be utilized if the Condominium is fitted with the document that certifies legal provenance of plants. A copy of such document must be submitted and approved by the Committee, being under the exclusive and sole responsibility of the Condominium the understanding and compliance of such Standard, moreover the Condominium will undertake the costs and expenses generated in case of infringement of the rule.

Condominiums in compliance of the government dispositions must utilize as much as possible fertilizers, compost, pesticides, fungicides and herbicides of organic origin or biodegradables. If not possible, only legal chemical compounds will be permitted.

All protected plant species, whether plants, trees or cacti, will not be transplanted by non-authorized personnel and without the authorization of the Committee.

Purchase of protected species must be done by authorized personnel and a purchase voucher must be required and sent to the Committee.

LIST OF ALLOWED AND FORBIDDEN PLANTS

List of exotic native flora approved by the Secretary Of Environment and Natural Resources (SEMARNAT).

Costa Diamante recommends the use of desert native species in which the development is located, due to low water demand, maintenance and affinity with the environment.

Chart A. Allowed native species.

#	COMMON NAME	SCIENTIFIC NAME
1	Canutillo	<i>Ephedra trifurca</i>
2	Jano	<i>Koebertinia spinosa</i>
3	Tacote	<i>Viquiera deltoidea</i>
4	Gondrina	<i>Euphorbia leucophylla</i>
5	Melón de coyote	<i>Cucurbita palmata</i>
6	Siempre viva	<i>Dudleya purulenta</i>
7	Pitahaya	<i>Lemaireocereus thurberi</i>
8	Buena mujer	<i>Aster spinosus</i>
9	Beldo	<i>Celosia floribunda</i>
10	Pasto	<i>Cenchrus palmeri</i>
11	Pasto	<i>Muhlenbergia sp</i>

(Cont.)
LIST OF ALLOWED AND FORBIDDEN PLANTS

Chart A. Allowed native species (cont).

12	Lechuga de alambre	Stephanomeria paucifolia
13	Trompeta del desierto	Eriogonum inflatum
14	Chamizo	Atriplex canescens
15	Jumate	Asclepias subulata
16	Chacate	Krameria grayi
17	Toloache	Datura sp
18	Chuparosa	Acalypha californica
19	Biznaga (se requiere certificado)	Ferrocactus acanthodes
20	Viejito	Mammillaria dorica
21	Cordón (se requiere certificado)	Pachycereus pringlei
22	Sinita (se requiere certificado)	Lophocereus shottii
23	Cholla	Opuntia colla
24	Cholla de dedos	Opuntia ramossisima
25	Hierba del queso	Hymenoclea salsola
26	Arbusto dulce	Bebbia juncea
27	Hierba del burro	Ambrosia dumosa
28	Jojoba	Simmondsia chinensis
29	Incienso	Focelia farinoca
30	Lavanda	Hyptis emoryl

(Cont.)
LIST OF ALLOWED AND FORBIDDEN PLANTS

Chart A. Allowed native species (cont).

31	Gobernadora	Larrea tridentata
32	Ocotillo	Fouquieria splendens
33	Palo verde	Cercidium microphyllum
34	Mezquite	Prosopis glandulosa
35	Torote	Bursera hindsiana
36	Palo humo	Psoralea argemone
37	Palo fierro	Olneya tesota
38	Uña de gato	Acacia greggii

Note: Every kind of seedless citrus permitted.

Exotic plants approved by Costa Diamante Conmdominium and by the competent authorities that can be used in the design and construction of gardens and landscapes according to the design and construction guidelines or decisions made by the Committee.

Chart B. Exotic species approved .

NOMBRE COMUN	NOMBRE CIENTÍFICO
PALMTREES	Washingtonia robusta
	Phoenix dactylifera
	Phoenix canariensis
TREES	California Pepper
	Brazilian Pepper
	Tamarisco (no invasivo)
	Olivo
	Prosopis spp
	Cercidium spp.
	Acacia spp.
BUSHES	Adelfa enana
	Lycium spp.
	Salicornia spp
	Atriplex spp
	Romero
	Bombáceos [Acacia spp Ceiba, Álamo, Virbuno]
	Bombáceos [Acacia spp
	Ceiba, Álamo, Virbuno]
	Asparagus spp
	Carissa enana
	Prosopis enana
	Wedelia trilobata
	Drosanthemum
Malephora	

Chart B. Exotic species approved. (Cont.)

GRASS	Spartinia spp.
	Disticilis
	Paspalum spp
PLANT COVERINGS	Sesuvium rojo
	Sesuvium verde
	Batis spp.
	Salicornia spp.
	Mesambrentamus spp.
	Heliotropo
	Enredadera de campanillas
Romero officianalis	
ORNAMENTAL PLANTS	Limonium spp
	Sea Aster
	Plántago marítimo
	Juncus spp.
	Gilardia
	Girasol
Beach Dais	

Chart C. Exotic species strictly prohibited.

COMMON NAME	SCIENTIFIC NAME
Eucalipto	Eucalyptus polyanthemos
Casuarina	Casuarina equisetifolia
Thuja	Thuja occidentalis
Higuera Llorona	Ficus benjamini
Ligustrum sp.	Ligustrum japonicum
Spathodea sp.	Spathodea campanulata
Tamarix sp.	Tamarix sp.

NOTE: Possession, trading, traffic, selling or purchasing rare species or endangered species or species under special protection strictly prohibited by mexican laws.

Chart D. Invasive species strictly prohibited within the project.

SCIENTIFIC NAME
<i>Eichhornia crassipes</i>
<i>Acacia mearnsii</i>
<i>Clidemia hirta</i>
<i>Fallopia japonica</i>
<i>Hiptage benghalensis</i>
<i>Ligustrum robustum</i>
<i>Mimosa pigra</i>

The architecture of the landscapes must be kept always in good conditions:

1. Proper seasonal irrigation and proper use of fertilizers.
2. Frequent and timely trimming and cleaning.
3. Proper control of pestes and weeds.
4. Regular cleaning and raking of areas without vegetation.

Approval and Inspection Process

REFERENCE NOTE

Inspection and Approval of the projects for the Costa Diamante Condominiums is subject to the evaluation of the Construction and Design Inspection Committee of the development; the only regulatory body imposed and authorized for such purpose.

Such evaluation will be conducted based on the particular dispositions relating to this process established in the current Condominium System .

Such dispositions will be provided by the Committee by request of the Condominium, once the Condominium indicates the intention of initiate the inspection and approval process corresponding to the project.

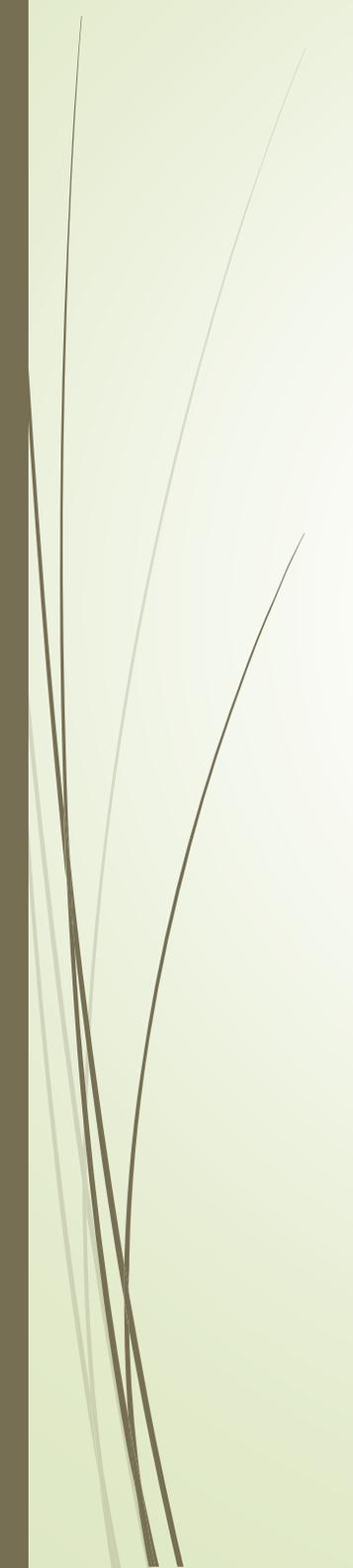
It is the Condominium responsibility to verify and monitor the fulfilling of the project following the Design Guidelines previously requested for the inspection and approval by the Committee.

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