



COCONUT POINT
Redefining Caribbean Living

COCONUT POINT

ARCHITECTURAL DESIGN GUIDELINES

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TABLE OF CONTENTS

ARTICLE I – COCONUT POINT DESIGN VISION	1
1.1. Design Objectives	2
ARTICLE II - APPROVAL OF PLANS AND CONSTRUCTION	2
2.1. Prior Approval	2
2.2. Submission of Plans	2
2.3. Time and Standards for Approvals	3
2.3.1. Additional Information	3
2.3.2. Deemed Approval	3
2.3.3. Variance	3
2.3.4. Permits	3
2.4. Review Fees; Fines; Stop Work Orders; Deposits.	3
2.4.1. Design Board Review Processing Fee	3
2.4.2. Fines.....	3
2.4.3. Stop Work Order	4
2.5. Revocation of Approval	4
2.6. No Representations by the Design Board	4
ARTICLE III – ARCHITECTURAL DESIGN GUIDELINES	6
3.1. Site, Planning and Landscape Guidelines	6
3.1.1. Building Site	6
3.1.2. Setback Requirements.....	6
3.1.3. Combining Residence Lots	7
3.1.4. Clearing.....	7
3.1.5. Earth Change/Grading	7
3.1.6. Retaining Walls.....	8
3.1.7. Drainage.....	8
3.1.8. Driveways and Parking Areas.....	9
3.1.9. Coconut Point and Parking	9
3.1.10. Exterior Hardscape Design	9
3.1.11. Walls, Fences and Gates	10
3.1.12. Landscaping, Site Furnishing and Outdoor Art	10
3.1.13. Water Features, Spas and Pools	10
3.1.14. Tree Palm and Shrub Protection, Removal and Thinning.....	11
3.1.15. New Tree and Shrub Selection.....	11
3.1.16. Irrigation and Water Conservation.....	11
3.1.17. Exterior Lighting.....	12
3.1.18. Address Markers	12
3.2. Structure Design Guidelines	13
3.3. Building Mass, Scale and Form	13
3.4. Residence Sizes.	14
3.5. Roofs	14

3.6.	Exterior Walls	15
3.7.	Windows and Doors	15
3.8.	Balconies, Decks, Porches and Railings	16
3.9.	Mechanical Installations	16
	1. Mechanical System Noise	16
	2. Solar & Energy Storage	16
	3. Screening	16
3.10.	Sport Courts	16
3.11.	Towers, Antennae	17
3.12.	Wastewater Disposal	17
	4. Waste & Sewage Disposal	17
	5. Rainwater Harvesting	17
ARTICLE IV – CONSTRUCTION GUIDELINES		18
4.1.	Construction Procedures	18
4.2.	Construction Noise	18
4.3.	Clearing and Protecting of Plant Material and Natural Features	18
4.4.	Grading and Excavation	18
4.5.	Dust Control and Erosion	18
4.6.	Construction Trailers	18
4.7.	Construction Debris	19
4.8.	Construction Vehicles	19
4.9.	Sanitation Facilities	19
4.10.	Compliance with Laws	19
ARTICLE V - SECURITY CHECKS & PROCEDURES		19

COCONUT POINT ARCHITECTURAL GUIDELINES

The purpose of the Coconut Point Architectural Guidelines (the “**Architectural Guidelines**”) is to ensure that all structures and landscaping are compatible with the overall vision and design objectives of Coconut Point. The objectives include preserving and enhancing the natural setting of Coconut Point, protecting the security and privacy of its residents, while creating and maintaining an appropriate and tasteful design aesthetic throughout the community.

Coconut Point is a phased master planned mixed use and residential development; These Architectural Guidelines apply only to the development of single-family homes (“**Residences**”) to be built on home sites (“**Residence Lots**”). These Architectural Guidelines are provided for the guidance and benefit of all owners (“**Owners**”) of **Residence Lots** that wish to build a Residence.

These Architectural Guidelines for Coconut Point have been adopted by the **Design Board** (“**Design Board**” or “**DB**”) for protecting the value and desirability of Coconut Point for all stakeholders in the community.

COCONUT POINT DESIGN VISION

Coconut Point is located on a unique island property with mainland access, sheltered in the western lagoon near Gales Point, Belize, featuring a sandy beach, communal parks, canals, walking trails and 24-hour security. Coconut Point’s guiding principle is to create a unique, private community within its tropical setting, which preserves and enhances the integrity of the natural landscape and the wildlife and flora habitat for future generations to enjoy.

Belize embraces numerous influences from Mayan through to the British and more. However, its strongest influence is that of British West Indies. The vision is to create a vibrant Caribbean waterfront community, featuring elegant residences and manicured natural landscaping with a sense of pride and prestige and a respect for the natural surrounding and environment.

In creating a design vision for Coconut Point we must look closely at the past while accounting for changing design trends, all the while keeping our focus on asking one simple question, “Will any architectural design proposed be consistent with the Coconut Point standards and/or maintain or increase the value of the Coconut Point Brand?” The standard is designed with enough flexibility that will allow a contemporary upscale Residence to blend seamlessly with a neighboring Spanish or British West Indies style Residence.

To assist Owners of Residence Lots in the design of their Residences, the Developer/ Declarant has established these Architectural Guidelines to help shape the architecture of the Residences and landscape built here.

1.1. Design Objectives. There are four primary objectives to be considered when designing Residences in Coconut Point:

1. Preserve, protect, and enhance the Coconut Point brand.
2. Draw upon tasteful, upscale exterior architectural trends within the Central American, Caribbean, Indian Ocean, Southeast Asian and Florida Coastal areas. Design, construction methodology and structural engineering should be of a standard to ensure coastal, seismic and hurricane rated code (IBC 2009 or above). MEP design and engineering should follow best industry practices as to ensure, low flush toilets, grease traps, grey water recycling, solar hot water (where possible), LED Exterior lighting and other environmentally friendly practices.
3. Residences are to respond to climatic and environmental conditions. Building orientation, roof forms, window placement and sizes, and porch and deck locations are to consider rainfall, sun penetration and direction of prevailing winds in the siting of Residences.
4. Maintain and enhance views of the ocean and the landscape while minimizing and filtering views onto and from other Residence lots. Residences are to be sited to both preserve and take advantage of views of the landscape while minimizing major tree removal. Tree planting, trimming and removal are to be part of an overall landscape design, especially along property boundaries between Residences. Such trees must be maintained so that they do not minimize, or filter views of the ocean enjoyed by the Residential structures on neighboring Residence Lots.

ARTICLE II - APPROVAL OF PLANS AND CONSTRUCTION

2.1. Prior Approval.

Prior to preparing preliminary or conceptual plans or design schematics for any Residence structures, the Owner and the Owner's architect and/or engineer may request a meeting with the Design Board to discuss and review the Owner's concepts and plans and the Design Board's requirements for, and standards of review and approval. No construction of any kind whatsoever (including any exterior renovations or any clearing, grading, excavation or fill work) shall be performed or commenced on any Residence Lot without the prior written approval of the Design Board.

2.2. Submission of Plans.

Prior to the submission of any application, plans, specifications, drawings or other design or construction documents (the "**Design Documents**") to the Central Building Authority in Belize for approval, each Owner shall first submit the Design Documents to the Design Board for approval.

2.3. Modification of Submittal Items.

Any additions, modifications, deletions, amendments, variations or other changes to plans / design previously approved by the Design Board shall require approval by the Design Board prior to implementation of said change.

2.2.2. Time and Standards for Approvals.

Submitted Items consistent with these Architectural Guidelines shall be submitted to the Design Board for review and approval. No submittal need be reviewed by the Design Board and the time period for review shall not commence, until all items required herein have been submitted. In reviewing each submission, the Design Board may consider the quality of workmanship and design; harmony of external design with existing structures; the natural Coconut Point characteristics of the Residence Lot; its location in relation to and impact on surrounding Structures; topography; finish grade elevation; and other factors, as well as these Architectural Guidelines.

2.3.1. Additional Information. After the receipt of the Submitted Items, the Design Board may request any additional information or documents necessary to review the Submitted Items, provided that such request for additional information shall be made within thirty (14) business days, after receipt of the Submitted Items.

2.3.2. Deemed Approval. If the Design Board has not acted on an Owner's request within thirty (30) business days or, in the event of an act of nature such as a hurricane, then within a reasonable time, after the receipt by the Design Board of the last of the requested documents or information, then the application shall be deemed approved.

2.3.3. Variance. The Design Board may, upon request, approve construction plans which are not in compliance with the Architectural Guidelines, and such approval shall expressly grant a variance and provide reasons for such variance in writing. If the Design Board disapproves an application, it shall provide the Owner with a written report stating the reasons for disapproval not more than thirty (30) business days.

2.3.4. Permits. Owners shall file for all necessary permits for the construction within one hundred and twenty (120) business days of receipt of approval of their submissions from the Design Board.

2.4 Review Fees; Fines; Stop Work Orders; Deposits.

2.4.1. Design Board Review Processing Fee. The Design Board shall charge the Owner a processing fee Processing Fee shall initially be established at Two Hundred and Fifty Belize Dollars (\$250.00).

2.4.2. Fines. Without limiting any other remedies available to the Association, the Design Board or the Board, if an Owner commences construction of any Structures or substantially deviates in construction from the approved plans, without first obtaining the approval of the Design Board,

or if an Owner fails to comply with any other provision of this Article II, such Owner shall reimburse the Association for all costs and expenses incurred by the Association and shall be subject to a fine in the amount from time to time set forth by the Association which shall be levied as a Default Assessment in accordance with the covenants of Coconut Point.

2.4.3 Stop Work Order Without limiting any other remedies available to the Association, the Design Board or the Board, if an Owner commences construction of any Structures or substantially deviates in construction from the approved plans, without first obtaining the approval of the Design Board, or if an Owner fails to comply with any other provision of this Article II, the Association, the Design Board or the Board may issue a stop-work order, requiring that all construction activities immediately cease, and shall so notify Owner and contractor, and shall also “red tag” the construction site to provide notice to any subcontractors or employees of contractor or any subcontractors. The stop-work order shall provide a detailed description of the activities, which the Design Board deems to be in violation of these Design Guidelines. Immediately upon the issuance of a stop-work order, the Design Board shall schedule a hearing with Owner and contractor within ten (10) business days, which hearing shall allow the Owner, contractor and the Design Board to informally present their arguments with respect to the activities which initiated the stop-work order.

2.5. Revocation of Approval. All approvals of the Design Board may be revoked by the Design Board if the Owner has not commenced the construction of the Structures or work covered by the Design Board’s approval within twelve (12) months from the date of issue of all required government permits, or, if Owner has commenced such construction, then such construction shall have been interrupted for twelve (12) months. If so revoked, the Owner shall be required to comply with such further requirements as may be imposed by the Design Board (including the re-submission of Submitted Items), and the Design Board shall not be bound by any approval previously given by the Design Board. The Owner shall be deemed to have commenced the construction of the structures for purposes of this Section 2.5 when visible signs of construction have taken place. Interruption of construction shall be deemed to have occurred when significant construction activity has not taken place on the Residence Lot for thirty (30) consecutive business days.

2.6. No Representations by the Design Board. No review or approval by the Design Board of any item submitted to the Design Board pursuant to these Design Guidelines or the shall in any manner constitute the Design Board’s (or any member of the Design Board) or the Board’s or the Association’s or any of their attorneys’ or representatives’ representation, warranty or agreement that such item (a) has been prepared free of defects or is of good workmanship or design, or will result in improvements which are readily marketable or free of design or construction defects, or (b) complies with any or all applicable laws (including building code requirements), or (c) will result in any governmental or quasi-governmental agencies or any other person’s approval of the same. Neither the Design Board (nor any member thereof) nor Coconut Point Development Limited, nor the Association nor the Board (nor any member thereof) nor any of their respective attorneys or representatives shall be liable to any Owner or any other person for any damage, loss or prejudice suffered or claimed on account of ;

- (1) the Design Board's or any Design Board member's mistake in judgment or negligence,
- (2) the approval or rejection of, or the failure to approve or reject, any plans, drawings and specifications, or other request or item, whether or not defective,
- (3) the construction of any Structure or performance of any work, whether or not such construction or performance complies with the covenants or these Design Guidelines or the terms of any approval of the Design Board,
- (4) the manner, style or quality to or in which any Residence Lot in Coconut Point is developed, improved, landscaped, maintained or operated,
- (5) the erroneous execution of an estoppel certificate,
- (6) the failure of any plan, drawing, specification, or other item approved by the Design Board to comply with any or all laws, or
- (7) any other matter, decision, act or omission, provided that such members shall not act in bad faith.

ARTICLE III – ARCHITECTURAL DESIGN GUIDELINES

The following guidelines are provided to assist members of the Coconut Point community in the design of their Residences and landscaping, and are applicable to all construction, reconstruction and refinishing of Residences, and shall be complied with by each Owner.

The design of Residences at Coconut Point should draw upon the vernacular and historic architecture while seeking to preserve the existing natural environment and its ecology to the greatest extent possible, respond to the opportunities and restraints of the tropical climate, and preserve views for all Owners. A design standard must be set that will honor history, while being flexible enough to allow for innovative and contemporary design trends, such that real estate values for individual Owners and the greater Coconut Point community are preserved and enhanced.

The general design of all Residences should in some way reflect design roots and trends present in the British West Indies, French Caribbean, Southeast Asia, Indian Ocean, and other Coastal living regions. Modern interpretations of these designs are permitted.

3.1. Site, Planning and Landscape Guidelines.

3.1.1. Building Site. The guidelines in this Section 3.1 (the “**Building Site Guidelines**”) are set forth below and are intended to:

1. Maximize privacy.
2. Minimize grading.
3. Minimize visual intrusion of Structures into Common Elements and other Residences.
4. Minimize disruption to natural drainage patterns and control surface water runoff.
5. Preserve the dominance of the existing natural setting; and
6. Minimize the overall development impact on Coconut Point.

3.1.2 Setback Requirements.

All grading and Residences on a Residence Lot shall be constructed within the setbacks set forth below. Bayfront, or Canal Front are the types of Residence Lots described as such on the Plat.

1. **Bayfront Lots** - A minimum set back of thirty (30) feet from the 66 environmental setbacks from the mean high-water line of the Lagoon. A minimum side set back of Ten (10) feet with any other lot or Common Elements and a minimum set back of thirty (30) feet from the Road.

2. **Canal Lots** - A minimum set back of forty (40) feet from the Marina Canal. The side set back is set at Ten (10) feet with any other lot or Common Elements, and a minimum of thirty (30) feet from a Road.
3. **Preservation Area.** Compliance with setbacks from The Preserve Area as set forth in the ECP Plan and require canal front lots to maintain a 10ft environmental setback outside of the property line, this setback must be maintained by lot owner, however no trees or plants may be planted that overhang into the canals.
4. **Drainage Easements** Compliance with setbacks per Belizean Local Law currently thirty (30) feet from center of easement or twenty-five (25) feet from edge of easement, whichever is greater.

3.1.3 Combining Residence Lots.

Residence Lots may be combined for the construction of one (1) main Residence with the prior written approval of the Design Board. Requests for such approval shall be in writing and shall include conceptual drawings of the combined Residence Lots, along with measurements of the Building Envelope in the combined Residence Lots. If such request is approved, the Design Board may, as a condition to approval, impose amended setback lines, FAR limits, height limits or other amendments to these Architectural Guidelines.

3.1.4 Clearing.

Any clearing, thinning, or trimming of existing vegetation shall only be permitted in accordance with the Design Board approval of the landscape plan pursuant to Article II herein

3.1.5 Earth Change/Grading.

Grading shall be designed and constructed as much as possible to protect views and privacy of other Owners, retain the character of the property's natural topography, and blend new structures into the site. Grading plans shall be prepared by a civil engineer duly licensed in Belize. The Submitted Items shall include plans and drawings for grading, drainage, utility locations, erosion control, re-vegetation, and sedimentation control. Grading shall comply with the following guidelines:

1. Grading plans shall protect and retain as many existing trees, other existing vegetation, and rock outcroppings as possible.
2. Grading may not extend into setback areas, except for areas of driveways, minor paths, and utility Structures.
3. Cut and fill slopes are to be re-vegetated as quickly as possible with plantings appropriate to the site to blend them into the surrounding environment. Temporary mitigating measures are to be taken to prevent erosion of these slopes prior to final grading. These

include diversion, retention and/or control of surface water from uphill cuts, the placing of filter cloth or geotextile membranes or spraying with wood pulp or hydroseed.

4. Cuts and fills are to be balanced on site to the maximum extent possible.
5. Any surplus cut material is to be trucked off the property for disposal.

3.1.6 Retaining Walls. Landscape designs should minimize the use and height of retaining walls and should seek to blend retaining walls with the natural topography. All retaining walls shall be designed by a civil or structural engineer duly registered in Belize. When retaining walls are necessary, the following guidelines apply:

1. Walls which are visible from Common Elements or other Residence Lots shall be built of stone or patterned and/or colored concrete or stone filled gabions. Other materials may be approved at the discretion of the Design Board.
2. The tops of walls shall be shaped or stepped to blend with natural contours. Ends of walls shall be returned to create natural-looking transitions with existing landforms and vegetation.
3. Retaining walls are not to exceed three (3) feet in height. The Design Board may, at its discretion, grant a variance for higher walls, if doing so significantly reduces overall impacts to the site and/or adjacent land.
4. Retaining walls are not to be built within setback lines, except those required for driveway access or for erosion control.

3.1.7. Drainage. Drainage plans should maintain the natural drainage patterns, encourage percolation and on-site water retention, and minimize any potential for erosion and downstream water quality impacts. Drainage plans are subject to the following guidelines:

1. Household Drainpipes must be collected in rainwater harvesting cisterns.
2. Existing drainage patterns are to be maintained within the Residence Lot to the maximum extent possible, using dry creeks, broad swales, French drains and other means of dispersion. Gathering of surface water in cisterns for irrigation is encouraged.
3. Constructed drainage courses shall appear and function like natural drainage ways. Native vegetation cover is to be used to naturally filter runoff and promote infiltration and dispersion.
4. Impervious surfaces are to be minimized to the maximum extent feasible to encourage water percolation. The use of more pervious materials, such as crushed rock, porous pavement or open-celled pavers is encouraged.
5. Materials and sizes for all culverts, visible drainage structures and driveways are to be approved by the Design Board to ensure structures appear natural and blend into the

landscape. Headwalls shall be faced with natural stone or faced with colored and/or textured cement render.

6. Drainage across or under driveways is to be incorporated into driveway design and concealed with headwalls.
7. Drainage shall be designed to minimize any potential for erosion and consequent downstream negative impact.

3.1.8. Driveways and Parking Areas. Driveways and parking areas shall be designed to minimize their visibility from other Residence Lots and shall be blended into the terrain by following the natural grade. Maximum driveway width shall be twelve (12) feet except at the junction with Roads, and on switchback corners. Driveways and parking areas shall be subject to the following guidelines:

1. Driveways and parking areas shall be aligned and located to minimize their impact on existing vegetation and natural features, such as rock outcroppings and drainage courses.
2. Driveways and parking areas shall be constructed of solid materials such as pavers, concrete, stamped concrete, stone, asphalt or similar

3.1.9. Coconut Point and Parking. Coconut Point and parking areas shall be designed to minimize their visibility from any other Residence Lot. All parking is to be accommodated within the building setbacks. Coconut Point and parking design shall be subject to the following guidelines:

1. Boat trailers, small trailers, dirt bikes, and other vehicles designed for off-road use shall be parked in enclosed Garages or defined Trellis covered or suitably covered structures.
2. Large capacity trucks, motor homes, commercial vehicles, large trailers and similar vehicles which cannot fit through a standard single-bay garage door may not be kept on any Residence Lot except for loading and unloading as may be allowed by Association policies.
3. Parking may not occur on Common Elements, except for on designated Public Parking Areas, unless permitted during special Owner events.
4. Garage window and lighting design is to comply with those guidelines listed in Sections 3.7 (exterior windows) and 3.1.17 (exterior lighting).

3.1.10. Exterior Hardscape Design. Exterior hardscapes, including stairways, paths, courtyards and terraces, shall comply with the following guidelines:

1. Appropriate paving materials for exterior hardscape shall include native stone; faux stone which has the appearance of native stone; colored, stamped, or patterned concrete; pre-cast concrete pavers; decomposed granite or gravel; and composite decking materials.

2. Inappropriate paving materials for exterior hardscape shall include non-colored, un-patterned, asphaltic concrete.
3. Colors and finishes shall blend with the landscape and the Residences.

3.1.11. Walls, Fences and Gates. Walls, fences, and gates shall be designed to be as inconspicuous as possible and shall utilize materials to achieve this. Walls, fences, and gates shall comply with the following guidelines:

1. Fencing materials shall complement and/or extend from the Structure walls, site walls and/or landscape patterns.
2. Inappropriate fencing types include unfinished concrete block and barbed wire. Chain link may be used if used in conjunction with a natural vegetation hedge line, hedges must be maintained and must not exceed 8 ft in height from grade

3.1.12. Landscaping, Site Furnishing and Outdoor Art. Landscaping, site furnishings and outdoor art shall be subject to the following guidelines:

1. All pergolas, arbors, gazebos, pavilions, port cocheres, greenhouses and/or decks are to be located within the building setbacks, unless part of a non-permanent structure.
2. The height, color, materials, and style of outdoor structures shall be complementary to that of the main Residence.
3. In general, the same guidelines, which apply to the structures apply to landscaping.
4. Play structures shall be screened from view from other Residence Lots.
5. Courts for games and sports will be considered on Residence Lots on a Lot-by-Lot basis and will be approved at the sole discretion of the Design Board, if they do not visually intrude on, nor cause light migration to other Lots; and will not create excess noise audible off site and will not have significant negative impact on existing vegetation and terrain.
6. All Residential Lots shall be landscaped with enough plant cover to minimize exposure to sand or raw dirt, which may be a breeding ground of Sand Flies. Lawn will be required for covering sides, front and back of Residence areas that are devoid of cover. Acceptable Grass species shall be Zoysia or Bermuda Grass that will stand up well in this environment.

3.1.13. Water Features, Spas and Pools. Water features, spas and pools shall be designed in order to minimize their visual and audible off-site impact, and shall be subject to the following guidelines:

1. Water features are to appear as natural as possible except when located within the Building Envelope.

2. Swimming pools will be approved on Residence Lots on a Lot-by-Lot basis and are to be located to minimize their offsite audible impact.
3. Spas are to be recessed into the ground, terraces and/or decks.
4. Spa, pool, and water feature pumping equipment shall be enclosed in a Structure which is or appears to be an extension of the Residence, or they shall be located in underground vaults, basements, all so as to contain noise. Solid noise-absorbing covers for equipment may be required after installation if it is discovered that the equipment is audible from adjacent Residence Lots.

3.1.14. Tree Palm and Shrub Protection, Removal and Thinning. Maintaining the existing natural landscape and environment is a primary objective of these Design Guidelines. All landscape plans shall identify and preserve endangered plant species. Tree, palm, and shrub removal shall be subject to the following specific guidelines:

1. The removal of any tree with a caliber greater than six (6) inches, as measured four (4) feet above grade, any palm with four (4) feet or more of trunk, any shrub or group of shrubs taller than four (4) feet, any orchids, or any indigenous ground cover of more than fifteen (15) square feet in extent, must be approved by the Design Board.
2. Removal of any trees, palms, shrubs, etc. of the above-mentioned size without Design Board approval may result in a fine of \$250 per tree/shrub, in addition to any other tree/shrub mitigation as required by the Design Board. The fines stated above may be adjusted from time to time by the Design Board.

3.1.15. New Tree and Shrub Selection. The choice of plant material for new plantings will have a larger overall visual and physical impact on the environment of Coconut Point than the structures. The existing indigenous trees and shrubs have adapted to their environment. The selection of indigenous plant material species or cultivated varieties thereof is strongly encouraged. New plantings shall comply with the following guidelines:

1. No non-indigenous species or varieties are to be planted in any setback areas without Design Board Approval.
2. The use of non-indigenous exotic species in the Building Envelope is to be limited to not more than Thirty-five percent (35%) of new plantings.

3.1.16. Irrigation and Water Conservation. Landscape shall be designed to minimize the need for irrigation, if required it is recommended that it shall incorporate automated irrigation systems as needed which provide efficient water coverage and minimize water usage and runoff. Irrigation systems shall comply with the following guidelines:

1. Irrigation system design shall comply with all local water conservation requirements. All irrigation systems shall utilize recycled gray water as the primary source of supply and shall use potable water only in an emergency.

2. Permanent irrigation systems shall be below ground and fully automatic. Trenching for irrigation shall not encroach within the dripline of existing trees.

3.1.17. Exterior Lighting. All exterior lighting shall use fixtures appropriate to the house design and minimize intensity of their illumination, except as needed for safety and security. Exterior lighting shall comply with the following guidelines:

1. All exterior lights shall be shielded to project illumination, so that the light source is not visible from adjacent Residence Lots.
2. Exterior light fixtures shall not exceed seventy-five (75) watts unless a greater intensity is required for safety reasons or by Belize Local Law.
3. Pathway lighting fixtures shall be a maximum height of thirty (30) inches and a maximum of fifty (50) watts.
4. Driveway lighting shall be a maximum height of thirty (30) inches and a maximum of forty (40) watts unless a greater intensity is required for safety reasons or by Belize Local Law.
5. Except for driveway lighting, gate and address markers, all lighting must occur within the setback lines.
6. Pole-mounted lighting is not permitted.
7. No lighting source shall be directly visible from the Beaches, or any areas designated for ecological protection.
8. All exterior lighting shall be low energy consumption LED
9. The following items shall not be used for any exterior lighting:
 - a) Mercury vapor lamps or lamps which emit light of a similar character.
 - b) Neon lights.
 - c) Flashing and moving lights of any type.
 - d) Exposed fluorescent and metal halide or halogen lamps which are visible from an adjacent Residence Lot or any Common Elements. Where such lights are used, they shall be shielded to project light downward.

3.1.18. Address Markers. The design, finish and color of address markers and signs will comply with the following guidelines:

1. Street numbers or names shall be between five (5) and seven (7) inches tall, and shall be dark numbers on a light background, or visa versa.

2. The numbers on address markers or names shall be between twelve (12) and sixty (60) inches above the ground and shall not be obscured by vegetation.
3. Address markers may be illuminated at night, in compliance with the guidelines set forth in Section 3.1.17.

3.2. Structure Design Guidelines.

The architectural design at Coconut Point is designed to draw on the rich historic and cultural heritage of the Caribbean and respect and protect the existing natural environment together with the views of other Owners at Coconut Point. By drawing on the building massing, general proportions, roof profiles and the construction elements drawn from Central American, Caribbean, Indian Ocean, Southeast Asian and Florida Coastal Living, the built environment at Coconut Point will have an overall harmonious quality.

The basic design elements are to be a combination of the following:

1. Residences with steep pitched roofs, having minimal overhang, other than porches, to reduce potential hurricane impact.
2. Individual Residence masses can be articulated to each other, with shallower or flat roofs over the connecting elements.
3. Verandahs, porches, decks, patios, and terraces acting as links between different Structures, and extending the Residence out into the landscape. These same elements also provide covered/shaded outdoor living spaces that are responsive to the local climate.
4. Articulation of the building surfaces, to soften their appearance, using various architectural elements including cornices, string courses, door and window surrounds, pilasters, the staggering of the wall planes.
5. The use of hinged shutters or roll down shutters for hurricane protection.
6. Belize zoning regulations have created a maximum number of dwelling units for Coconut Point. These regulations define a dwelling unit as “any room or group of rooms located within a dwelling and forming a single habitable unit with facilities which are used or intended to be used for living, sleeping, and cooking.” However, the Design Board will permit a dwelling which may include several buildings connected or within a compound of buildings.
7. The use of recycled and maintenance free composite materials for siding, decking and wall coverings is recommended and encouraged.
8. All Structures must have a minimum elevation of three (3) feet above ground level.

3.3. Building Mass, Scale and Form.

1. Most of the sites for Lot Residences have relatively flat slopes that will require care in the design and large clearings of vegetation are to be avoided to prevent run off.
2. The use of garages detached rooms, with covered walkways to create courtyard spaces is encouraged.
3. The visual stepping down of the Structure(s) using lower roofs abutting the larger building masses is encouraged.
4. Shallow covered balconies, on bracketing or relatively slender supports, providing shade and rain protection to windows and doors.

3.4. Residence Sizes.

1. **Floor areas.** For the Palm Island, Sapodilla Island and Sapodilla Estate Lots, Main Residences shall have a minimum internal floor area of 1,200 square feet and a maximum floor area is not to exceed 20% FAR / lot coverage, exclusive of garages, storerooms, and other ancillary structures. The FAR (Floor Area Ratio) of Residences shall follow Belize building and planning codes.
2. **Building heights.** For the Palm Island, Sapodilla Island and Sapodilla Estate Lots shall have a maximum height of Thirty-Nine (39) feet to the roof eave, with a mezzanine of not more than one third (1/3) of the floor area below, however contemporary flat roof design will allow up to 100% dependent on design.

3.5. Roofs.

Roof forms shall be chosen which are appropriate in their function with respect to the climatic conditions and the size and shape of the structure and shall be of a design appropriate to the aesthetic appearance of the structure. Mechanical equipment, vents, roof protrusions, skylights, solar panels, and similar items shall be incorporated into the architectural design to the extent possible to minimize the “clutter” visible from structures at higher elevations.

1. Roofing Materials.

- a) Appropriate roofing materials include:
- b) Pressure treated S.Y.P. shakes.
- c) Colored or patterned concrete or clay tiles (suitable for Hurricane Zones).
- d) Slate or faux slate.
- e) Oxidized copper.
- f) Non reflective metal, including standing and or batten seam.

- g) Colored corrugated metal.
- h) Artificial thatch or pallapa.

2. Inappropriate roofing materials include:

- a. Asphalt composition tiles, shakes or roll; and
- b. White or other finishes that will produce glare to adjoining Residences.

3. All roofing materials must meet the Belize building code for uplift.

4. All openings shall withstand hurricane force winds calculated in accordance with Belize Local Law and have protection from flying debris in the form of approved impact resistant glazing or permanent hinged wood shutters, roll down metal or wood blinds, with the blind boxes either recessed into the wall, or screened by suitable architectural detailing.

5. All temporary/intermittent use of hurricane protection devices shall be removed and stored out of site, except during periods of storms.

3.6. Exterior Walls. Exterior materials should be selected for their construction, function and aesthetic appearance. Materials of permanence; solidity; resistance to corrosive effects of wind, rain, sun, and salt spray; high quality of material and low maintenance requirements are recommended. Exterior walls shall comply with the following guidelines:

- 1. All exterior wall colors shall be subject to approval by the Design Board. Except for natural wood and stone. Exterior wall materials and finishes shall be stone, tile, stucco, exposed brick, stonework, composite siding or patterned and/or colored concrete or pre-cast concrete.
- 2. Stone walls shall be constructed of rough cut or native or natural-looking faux stone and are to appear structural and not veneered.
- 3. Trim paint shall be of a semi-gloss or eggshell finish.
- 4. Highly reflective exterior surfaces are not permitted.
- 5. All exterior wall materials, including walls of cisterns and accessory buildings, must be continued down to finish grade so that unfinished foundation walls will not be exposed.

3.7. Windows and Doors. Window and door placement shall take advantage of views and emphasize the connection of the Residence to the outdoors. Designs shall minimize reflectivity, glare and nighttime light emission, as viewed from other Residence Lots. Windows and doors shall comply with the following guidelines:

Appropriate window types include louvers, double-hung, casement tilt/turn and fixed windows.

Entries and large areas of glass are to be protected with porch roofs, pergolas, etc. or by being recessed within the building mass.

Window and doors are to be wood, vinyl-clad, metal-clad or metal with an anodized finish.

Doors, windows and door frames may be stained and/or painted.

It is recommended that Windows and glazed areas of doors shall incorporate, at a minimum, a single low-e coating on one side or between glazing to increase the “R” value and increase efficiency.

3.8. Balconies, Decks, Porches and Railings. Balconies, decks, and porches shall be used to strengthen the connection between indoor and outdoor spaces. Balconies, decks, porches, and railings shall comply with the following guidelines:

1. Balconies, decks, porches, and railings shall be constructed of materials consistent in style and appearance with the finish of the Residence. Materials and finishes shall be chosen for their ability to withstand corrosion, and durability of finish in this tropical environment.
2. Column and railing designs are to be consistent with the detailing of the Residence.
3. Exterior doors and window frames should be of finished wood, metal, or vinyl.

3.9. Mechanical Installations

1. **Solar panels** shall be integrated into the roof design and generally follow the roof slope. Frames should be finished to complement adjacent roof surfaces. Support solar equipment shall be located out of public view or enclosed and screened from view to the extent practical. Solar power storage for lithium batteries shall be in a properly enclosed and ventilated structure.
2. **All air conditioning, hot tub, pool pump** installations and similar noise-producing equipment shall be enclosed and located within the Building Envelope to the extent possible, and in all cases, shall be concealed and muffled to limit emanations to a level not to exceed thirty (30) dB at any point on the property line of the Residence Lot. Notwithstanding the foregoing, should complaints occur after construction, the Design Board may, without liability or limitation, restrict or prohibit the operation of such offending equipment found to be generating noise more than the limitation set forth above, until additional noise mitigation measures are provided by the Owner and approved in writing by the Design Board.
3. All mechanical (HVAC, etc.) installations shall be screened from view.

3.10. Sport Courts. Tennis courts, and other sport courts may be constructed or placed on a Residence Lot only with the prior consent of the Design Board, which may be withheld in the Design Board’s sole and absolute discretion. The exercise of such discretion shall be based upon

noise, slope conditions, lighting, size of Residence Lot, the visual impacts of the installation and any other factors deemed important to the Design Board or the Association.

3.11. Towers, Antennae. No towers, windmills, satellite dishes bigger than one and three tenths (1.3) meters, antennae, or similar facilities for the reception, generation or transmission of radio or electronic signals or wind power, shall be installed or maintained on any Residence Lot without the prior approval of the Design Board. No antenna may be mounted any higher than the ridge of the highest roof of the structures. No activity shall be conducted on the Residence Lot, which interferes with radio, electric, fiber-optic, or other utility reception in Coconut Point.

4.Waste& Sewage Disposal. No septic tanks are allowed, properly approved self-contained sewage waste treatment systems with adequate drain fields shall be required as per Environmental Regulations and approved Permits.

5.Rainwater Harvesting, all roofs shall be used for rainwater harvesting and gutters and drainpipes should empty into a rainwater collection cistern with suitable filtration and pressurization for creating safe potable water.

4. CONSTRUCTION GUIDELINES

4.1. Construction Procedures. Prior to commencing construction on a Residence Lot, the Owner and general contractor shall meet with a representative of the Design Board to review construction procedures and requirements and to coordinate the construction activities on the Resident Lot. The Owner and general contractor are required to implement an erosion control plan within twenty-four (24) hours of commencing construction. Only contractors who are licensed in Belize and who sign the Association's Contractor's Acknowledgement & Compliance Form may construct structures in Coconut Point. If Owner changes contractors after Design Board approval is given, the new contractor must sign a new Contractor's Acknowledgement & Compliance Form, and the Owner must comply with any other building permit requirements of Belize Local Law.

4.2. Construction Noise. Construction or blasting shall not commence prior to 7:30 a.m. or continue past 5:00 p.m. There shall be no construction or blasting on Sunday or on Belize or federal holidays, except with the prior approval of the Design Board. All blasting shall be approved and scheduled in advance with the Design Board, to allow time to notify other Owners.

4.3. Clearing and Protecting of Plant Material and Natural Features. All trees, palms, shrubs, or areas of indigenous plant material, together with rock outcropping or other natural features that are to be retained, shall be clearly identified before any excavation or clearing starts on a Residence Lot, and protected by fencing around the dripline of trees, and eighteen (18) inches away from all palms, shrubs, indigenous ground cover or natural features.

4.4. Grading and Excavation. Unless otherwise approved by the Design Board, no Owner shall take or borrow any fill material from any Lot on the Project, nor dispose of any material from the Owner's Lot on any other Lot on the Project. No Owner shall mine or remove sand from any Lot, except for removal necessary for the construction of structures, as approved by the Design Board. In the event of any excavation on a Residence Lot, the Owner of such Residence Lot shall provide shoring and retention structures as necessary to maintain the stability of adjacent Lots.

4.5. Dust Control and Erosion. Owners shall strictly comply with all erosion control measures stipulated in their permits obtained pursuant to Belize Local Laws. Each Owner shall take all necessary precautions during the construction of structures to control dust and erosion. Such precautions shall include, as necessary, perimeter silk erosion control fencing, perimeter dust fences, watering, seeding, and mulching. Roads shall be always kept clear of mud and debris. The Design Board may require specific additional measures be followed by each Owner in a case-by-case basis.

4.6. Construction Trailers. The appearance and location of all construction trailers, field offices and the like shall require the prior approval of the Design Board.

4.7. Construction Debris. All trash, debris and leftover and unused construction materials on the construction site shall be cleaned up daily and removed from each construction site at least

once per week to a dumping site located outside of Coconut Point. Each construction site must have a dumpster or disposal bin placed on it for the deposit of construction debris. Precautions shall be taken to prevent debris from blowing off the construction site. Concrete trucks shall wash out spill pans before entering Coconut Point and before leaving the construction site. Each construction site shall be kept neat and shall be policed properly to prevent it from becoming a public eyesore or nuisance, as determined by the Design Board. Dirt, mud, debris or concrete resulting from activities on each site shall be removed promptly from Common Elements, including Roads, and other Lots in Coconut Point. No vacant Lot may be used as a storage or staging area for another Lot prior to or after construction without the express written consent of the Design Board and the Owner of such Lot.

4.8. Construction Vehicles. No construction vehicles or machinery or private vehicles of the construction crew may be parked, stored, or otherwise left on any of the Roads or roadway shoulders on Coconut Point, or on any Common Element or Residence Lot without prior written consent of the Design Board. Construction workers shall be shuttled or car-pooled onto and off of the building site from a parking area within or outside Coconut Point approved by the Design Board.

4.9. Sanitation Facilities. All construction sites shall have a sanitation facility in a location approved by the Design Board.

4.10. Compliance with Laws. Each Owner shall comply with all Belize Laws governing the construction of structures on Owner's Lot including, without limitation, the Belize zoning, building, and housing laws and regulations.

5. Security Checks and Procedures. To protect and keep the development safe and clean, each contractor and sub-contractor employed by the Owner shall be subject to and follow the security procedures and protocols deemed necessary by the Design Board, Association Board and Covenants of Coconut Point.

DECLARANT: COCONUT POINT DEVELOPMENT LIMITED., a Belize Company



Coconut Point Development Limited (Declarant)

Signed, sealed, and delivered this 20th day of April 2020