

**Architectural Controls
+
Design Guidelines**

OASIS PACIFICO

POCHUTLA, OAXACA, MEXICO



The architectural controls contained in this document form part of the Lot Purchase Agreement between the Developer and the purchaser, dated _____, 2007. The Oasis Pacifico Architectural Controls and Design Guidelines have been prepared for the interest of Buyer's of lots in Oasis Pacifico. The guidelines are intended to articulate procedures and requirements applicable to the development of all property within the Oasis Pacifico development.

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Article I: INTRODUCTION

Desarrolladora Solida S.A. de C.V. (the “Developer”) is pleased to introduce the community of Oasis Pacifico in Pochutla, Oaxaca, Mexico. Oasis Pacifico will be a unique community comprised of single family homes on large lots, overlooking the beautiful Pacific Ocean on the coast of Mexico. Working together with Buyers we will help to set the bar high for quality and functionality of the community with regards to high levels of construction, impressive aesthetics and amenities. In order to ensure that the community develops as a cohesive unit the developer has established a set of Architectural controls and design Guidelines that must be followed by each property owner in Oasis Pacifico.

Article II: AUTHORITY & OBJECTIVES

The overall objective of the Oasis Pacifico Guidelines of Architectural Control is to ensure that the quality of the development is maintained for all owners. The Architectural Controls are intended to provide a guideline in order to ensure that the nature, kind, shape, height, materials, floor plans, elevations, color scheme, location of each structure upon the building site, grading plans of the building site, and plans for the disposal of sewage and wastes, if any, are approved in writing by the Developer or the Committee (Declaration of Restrictions, Article Three, Section 1). As part of its responsibility of reviewing all such work or construction on properties in Oasis Pacifico the Developer has established the Guidelines of Architectural Control (the “Guidelines”) to set forth specific criteria for the performance of all types of construction of new buildings and structures and all alterations, changes, additions or modifications to the exterior of existing buildings and structures and landscaping located on all property subject to the Declaration of Restrictions.

In an effort to promote these goals, the specific objectives of the Guidelines are:

- 1.1** To increase Owner awareness and understanding of the architectural design restrictions applicable to each Property;
- 1.2** To assist Owners in the preparation of an acceptable application requesting approval of proposed exterior changes to Property;
- 1.3** To provide uniform architectural guidelines that are in harmony with the entire Oasis Pacifico community and pursuant to which all applications for approval of proposed exterior changes to any Property shall be reviewed; and
- 1.4** To identify procedures for the submission and review of applications for approval of proposed exterior changes to any Property.

Compliance with the Oasis Pacifico architectural controls and design guidelines is mandatory in accordance with the terms and conditions of each lot purchase agreement. Any deviation from the procedures and requirements detailed herein must be authorized in writing by the Developer or the Design Committee (if applicable).

Conformity with these guidelines does not supersede the required approval process of the municipality of Pochutla, or any other government department in Mexico, nor requirements in all applicable municipal or state building codes, by-laws or standards.

Notwithstanding any statement in these guidelines, the Developer reserves the right of final approval of the exterior design and site work of all houses in Oasis Pacifico.

Article III: THE COMMITTEE ON ARCHITECTURE

The Developer maintains the right to form a Design Committee (the "Committee") to facilitate the performance of its duties under this Declaration of Restrictions. Any Committee appointed by the Developer will be comprised of not less than three (3) owners in Oasis Pacifico. Until fifty percent (50%) of the Properties in Oasis Pacifico are occupied, the Developer will appoint all Committee members. Once fifty percent (50% of the Properties in Oasis Pacifico are occupied, and the Condominium Association is thereby formed, the Committee members are to be elected by the Board every year.)

Article IV: DEFINITIONS

The following words when used in the Guidelines shall have the following meaning:

"Addition" shall mean any extension or addition to an existing Improvement that increases the bulk of said Improvement.

"Adjoining Property" shall mean any Property that is contiguous to or abuts a Subject Property.

"Alteration" shall mean any change in the appearance of the exterior surface of any Improvement which does not constitute an Addition.

"Applicant" shall mean an Owner of Property who has filed an Application with the Committee.

"Application" shall mean an application to the Committee on the form attached to the Guidelines or as said form may be revised by the Committee from time to time, requesting approval of proposed Construction on a Subject Property.

"Association" shall mean Oasis Pacifico.

"Buyer" shall mean the lot owner or Buyer in the Lot Purchase Agreement.

"Community" shall mean the Community of Oasis Pacifico.

"Circulation Device" shall mean any device which circulates a liquid or a gas including but not limited to an air conditioner, pump, cooling tower, fan or blower.

"Commercial Vehicle" shall have the meaning set forth in the municipal ordinances of the Community of Oasis Pacifico.

"Committee" shall mean the Oasis Pacifico Committee on Architecture.

"Construction" shall mean any and all activities and work necessary or incidental to an Addition, Alteration, Improvement or Major Landscaping Improvement, except for repairs.

"Construction Material" shall mean any material, regardless of composition, which is customarily used in Construction.

"Decibel Rating" or "dB(A)" shall mean the following: "A" level means the total sound level of all noise as measured with a sound level meter using the "A" weighting network. The unit of measurement is the dB(A). Noise means an erratic intermittent or statistically random oscillation.

"Declaration of Restrictions" shall mean Declaration of Restrictions affecting Property in Oasis Pacifico, together with the Supplemental Declarations of Restrictions referred to therein and any other supplemental Declarations of Restrictions affecting Property.

"Design" shall mean the architectural style, general arrangement and components of all of the exterior surfaces of an Improvement, including but not limited to, the type and texture of the Construction Material, the type and style of all windows, doors, lights, signs, and other features appurtenant to such improvements.

"Design Committee" shall mean any group of Buyers that the Developer assigns any of its rights of Architectural Control to.

"Developer" shall mean Desarrolladora Solida S.A. de C.V., or any assign of the Developer.

"Guidelines" shall mean Oasis Pacifico Guidelines of Architectural Control.

"Impervious Coverage" shall mean that portion of a lot covered or occupied by a surface that has been compacted or covered with a layer of material that is highly resistant to infiltration by water, including, but not limited to that area of the plot or lot covered by all Improvements, paving, concrete work or gravel driveway.

"Improvement" shall mean any Structure or other physical object or any part thereof which constitutes an exterior physical betterment of Property, except landscaping.

"Major Landscaping Improvement" shall mean the removal and replacement of a substantial portion of existing plant materials.

"Manager" shall mean the Manager of Oasis Pacifico.

"Neighbouring Property" shall mean any Property which lies within 100 feet of any property line of a Subject Property.

"New residential development" shall mean construction of an Improvement on any vacant Property consisting of one-half acre or more.

"Owner" shall mean any person or organization having title to Property or contract purchaser of said Property.

"Property" shall mean any real property subject to the Declaration of Restrictions.

"Recreational Vehicles" shall mean any mobile home, trailer, camper, pop-up tent camper, or any trailer which is capable of being attached to a motor vehicle for any purpose.

"Repair" shall mean a repair or replacement of any part of an Improvement that has previously been approved by the Committee and for which a permit issued by the Municipal Building Inspector is not required by law; provided that the purpose and effect of such repair or replacement is to correct any deterioration, decay or damage to such Improvement or any part thereof and to restore same as nearly as possible, to its condition prior to the occurrence of such deterioration, decay or damage.

"Residential redevelopment" shall mean Construction of an Improvement on any Property after having removed from said Property seventy-five percent (75%) or more of the existing Improvements.

"Site Plan" shall mean a drawing to scale of the Subject Property which depicts the location of all existing improvements, any proposed increase in Impervious Coverage and/or the proposed location of any heating pump, air conditioning unit, Major Landscaping Improvement, sprinkler system, shed or fence.

"Structure" shall mean a combination of materials to form a structure for occupancy, use or ornamentation whether installed on, above, or below the surface of Property.

"Subject Property" shall mean any Property that is the subject of an Application.

Article V: APPROVAL OF CONSTRUCTION

Any Owner who intends to perform Construction on any Property shall first obtain approval from the Committee or the Developer

Article VI: PROCEDURE FOR APPLICATION SUBMISSION AND REVIEW

6.1 Contents of Application and Filing Procedure

A. Form of Application.

An Owner may request approval of any proposed plan of Construction by submitting a Building Plan including detailed elevation drawings.

All plans must be submitted in triplicate.

Filing and Submission Requirements. All plans will be submitted to the Developer for approval prior to commencement of construction. The Owner will provide three (3) copies of its construction plans, complete with floor plans, all building elevations, one (1) full building cross-section showing floor/floor heights and a site plan. All dimensions must be in metric.

Mailing Address:

Desarrolladora Solida S.A. de C.V.
#105, 1905 Centre Street N.W.
Calgary, Alberta
T2E 2S7

B. Site Plan.

The Application must be accompanied by a Site Plan if the proposed Construction includes an increase in the Impervious Coverage of the Subject Property or the installation of any air conditioning unit, Major Landscaping Improvement, sprinkler system, shed or fence, or if requested by the Committee. The Application must be supplemented with sketches, drawings, pictures, color charts, dimensions and/or landscaping designs.

6.2 Application Review by Committee on Architecture

A. Receipt and Acceptance of Application.

Upon receipt of an Application, the Design Committee shall review the Application materials for completeness. If the Application materials are incomplete, the Design Committee shall notify the Applicant of any deficiency. After the Application materials are deemed complete by the Design Committee, the Application will be accepted for filing, entered on the schedule for review and forwarded to the Committee for substantive review. No Application will be accepted for filing if the Applicant is found to be in arrears in the payment of the Oasis Pacifico Fund Charge, Oasis Pacifico assessments or Oasis Pacifico special charges for the Subject Property.

B. Time of Review.

The Design Committee shall review all Applications within thirty-five (35) days of their acceptance for filing (the "Review Period"). In the event that the Applicant has not received notice of a decision within the Review Period, the Applicant shall have five (5) days after the expiration of the Review Period within which to notify the Association that notice of a decision was not received. The Design Committee shall have fifteen (15) days after the expiration of the Review Period to render a decision on the Application or the Application shall be deemed approved.

C. Review of Applications.

1. Applications are reviewed by the Design Committee to ensure that the proposed Construction conforms to the Declaration of Restrictions and the Guidelines. In the course of its review, the Committee shall have the right, but not the obligation, to conduct a hearing at the Applicant's expense.

2. The Design Committee reserves the right to conduct an initial inspection of the site of the proposed Construction and the Committee shall have the right to retain, at the Applicant's expense, architects, engineers, attorneys, agents and employees as may be necessary to assist the Design Committee in the Application review process and in circumstances where, in the reasonable opinion of the Design Committee, an Application must be submitted or should have been submitted by an Owner. The Association shall be entitled to pay reasonable expenses incidental to such assistance and to fix and collect from the Applicant such reasonable fees and charges therefore as may be determined from time to time by the Board.

3. The Design Committee shall evaluate each Application on its individual merit, giving consideration to the uniqueness of the Subject Property. Applicants are advised that Construction that was previously deemed suitable for another Property may not be suitable for the Subject Property.

4. Subject to the provisions of Section 11.2(c) hereof, the Design Committee shall have the right to relax any requirement of the Guidelines where strict application of any such requirement would work undue hardship, provided such action will not have a significant adverse impact on the historic visual character of the Subject Property or negatively impact the historic and architectural character of Oasis Pacifico as a whole. The Design Committee shall set forth in writing specific reasons for the granting of any such relief.

D. Notice of Decision.

After a decision on the Application has been reached, the Committee shall notify the Applicant in writing as to whether the Application has been "APPROVED," "DENIED," or "APPROVED WITH MODIFICATION." If the Application is "APPROVED" the Applicant may proceed with Construction. If the Application is "DENIED," the Committee shall set forth in writing the reasons for the denial. If the Application is "APPROVED WITH MODIFICATION", the Applicant **shall not proceed with Construction**. The Committee shall promptly notify the Applicant of the nature of the modifications required (the "Modification Notice"). If the Applicant does not file an amended Application agreeing to the requested modifications within thirty (30) days after receipt of the Modification Notice, the Application shall terminate and the Applicant shall be required to submit a new Application with the necessary supporting documentation. After the Committee is satisfied that the Application has been amended to include the requested modifications, the Committee shall declare the Application "APPROVED" and the Applicant may proceed with the Construction.

6.3 Right of Appeal

The Applicant shall have the right to appeal to the Board any part of the decision of the Committee by filing with the Board, within thirty (30) days from the date of the Committee's decision, a written notice of appeal accompanied by any and all documents or materials that the Applicant wishes to be considered in support of said appeal. The Board shall in its sole discretion have the right to schedule a hearing in which the Applicant shall present reasons why the appeal should be granted. The Board shall have thirty (30) days from the date of the filing of the appeal to tender to the Applicant a written decision on the appeal. All decisions of the Board shall be final and binding.

Article VII: CONSTRUCTION AND FINAL APPROVAL

7.1 Time and Manner of Construction

A. The Applicant shall not commence Construction prior to obtaining: (i) written approval from the Committee and (ii) all necessary approvals or permits from the Municipality. Approval by the Committee does not constitute approval by the Municipality, nor does approval by the Municipality constitute approval by the Committee. **If any Construction is undertaken prior to receipt of written approval from the Committee, the Applicant may be required to return the Subject Property to its former condition at the Applicant's sole cost and expense and to pay expenses, including attorneys' and professional fees, incurred by the Committee as a result of such violation.**

B. Construction shall commence no later than 180 days after the date the Application is deemed "APPROVED" by the Committee. In the event Construction is not commenced prior to the expiration of this period, the Application shall expire and the Committee's decision of approval shall be null and void.

C. Construction shall be completed no later than 365 days after it is commenced.

D. All Construction shall be performed in a good and workmanlike manner and shall be in accordance with municipal and state building codes. **Neither the Committee, nor the Board, nor the Association accepts any responsibility or liability for the design or workmanship of any Construction.**

E. All Construction debris shall be removed periodically during the course of Construction and all debris, Construction Material and equipment shall be removed from the Property upon completion of the Construction.

F. All Construction shall conform with the plans and/or specifications in the "APPROVED" Application. The Applicant may not alter, modify or deviate from the "APPROVED" Application without the prior written consent of the Committee.

7.2 Inspections of Construction

A. The Committee may visit or cause its agents or employees to visit the Subject Property at any reasonable time, and as often as the Committee deems necessary, for the purpose of inspecting the Construction. If the Committee determines that the Construction is not being performed in a workmanlike manner in accordance with the "APPROVED" Application, the Committee may so notify the Applicant and the Applicant shall thereafter immediately correct any and all violations prior to proceeding further with the Construction.

B. The Committee shall have the right to retain architects, engineers, attorneys, agents and employees as may be necessary to assist the Committee in the review and approval process; and the Association shall be entitled to pay the expenses incidental to such assistance and to fix and collect from the

Applicant such reasonable fees and charges therefore, as may be determined from time to time by the Board.

7.3 Final Approval of Project

The Applicant shall notify the Committee within five (5) days after the completion of the Construction. The Committee shall be permitted to enter onto the Subject Property to perform a final inspection of the completed Construction. In the event the Committee determines that the Construction was not executed in a workmanlike manner or in accordance with the "APPROVED" Application, the Committee shall notify the Applicant in writing of the nature of the noncompliance. The Applicant shall then have thirty (30) days within which to comply with "APPROVED" Application. If the noncompliance is not corrected within said thirty (30) days, the Association may take such further action, at the Applicant's cost and expense, to bring the Construction into compliance with the "APPROVED" Application.

Article VIII: STANDARDS FOR ADDITIONS AND ALTERATIONS

8.1 Generally

All Construction of Additions and Alterations shall conform to the following criteria:

A. The design of a proposed Alteration or Addition shall be compatible with any existing Improvements on the Subject Property and on Adjoining and Neighbouring Properties with respect to style, scale, texture, materials, and color;

B. Alterations and Additions shall not substantially impair the view, open space or amount of sunlight and ventilation of Neighbouring Properties;

C. No change in grade or other condition shall be permitted which would have an adverse impact on Adjoining Properties;

8.2 Exterior Siding

A. Exterior siding of Additions shall match that of the existing Structure as to material texture, style and color.

8.3 Roofs

A. Roof lines of Additions shall be maintained in harmony with those of the existing roof, and roofing materials shall match the existing roof in colour, texture, material and style.

8.4 Windows

A. Windows and doors shall match or complement in style, type and colour, those of the existing Structure, and shall be harmonious with the location of exterior openings in the existing Structure.

B. All double-hung windows shall have grids and all other windows shall have grids where practical.

8.5 Leaders and Gutters

Leader and gutter systems shall not have an adverse drainage impact on any Adjoining or Neighbouring Property.

8.6 Vestibules

Exterior vestibules shall not extend beyond the front, side or rear yard setback lines, as same are defined by the Community ordinances.

8.7 Windows and Doors

Existing windows and doors may be permanently closed or additional windows or doors may be created, provided that such closure or creation does not materially impair the design integrity of the existing Structure or interfere with the privacy of any Adjoining Property.

8.8 Dormers

Dormers may be added to one-storey houses, provided that said dormers are set back from the edge of the roof to such an extent that the appearance of the finished product is that of a dormer and not that of an additional storey.

Article IX: EXTERIOR COLOR AND TRIM

9.1 Exterior Color

A. Committee approval is required for house painting, whether for the same or a different color. The exterior walls of all Structures shall be of a color that is compatible with the roof. The color of exterior trim, doors, windows and shutters shall complement the colors of the exterior walls and roof. Discordant colors are not permitted. (Discordant colors are, by way of example and not limitation, orange, purple or bright or florescent hues of any color).

B. Paint and siding colors for large exterior wall areas must be of a paint or stucco finish

C. No wood siding is permitted, although Palapas are encouraged for any exterior roofing coverage.

D. No exterior brick or cinder block will be allowed as an exterior finish. All exteriors must be painted.

E. Stucco – A textured finish is permitted in any colour.

9.2 Garages and Sheds

The color of exterior walls of garages and sheds shall be the same color as the exterior walls of the Structure to which said garage or shed relates. The color of garage doors shall match the color of either the exterior walls or exterior trim of the Structure.

Article X: ACCESSORY STRUCTURES AND RESTRICTIONS UPON GROUNDS

10.1 Signs

A. No signs shall be permitted except for signs stating the address, unit number or owner of the house.

10.2 Antennas

- A.** Freestanding pole antennas are not permitted.
- B.** Antennas for electromagnetic transmission or reception that require guy wires are not permitted.
- C.** Satellite antennas designed for sending signals are permitted to a maximum size of 1m in diameter.

10.3 Dish Antennas

- A.** All ground-mounted dish antennas shall have a diameter or diagonal measurement that does not exceed one metre, shall be erected on a secure ground-mounted foundation and shall be located and screened to minimize motor noise and visibility. The overall combined height of any dish antenna and any attachment to said dish antenna shall be reasonable under the circumstances. Whenever possible, ground-mounted dish antennas shall be positioned so as to not be visible from any park land and shall be set back at least ten feet from any property line.
- B.** No dish antenna may be mounted on any residential dwelling unless it has a diameter of one metre or less and shall be located and erected to minimize motor noise and visibility to the extent reasonable under the circumstances.

10.4 Dog Runs

Enclosed dog runs are not permitted.

10.5 Swimming pools, Hot Tubs and Jacuzzis

Swimming pools, hot tubs and Jacuzzis are permitted. They must be of a substantial quality, and concrete construction.

10.6 Storage of Vehicles

Boats, boat trailers and recreational vehicles may be stored on residential Property. Vehicles must be in proper working order. Commercial vehicles and buses may not be stored on residential property.

10.7 Landscaping

- A.** No hedge or shrub shall be closer than two feet to any walkway, path or street. All hedges and shrubs shall be kept pruned and trimmed as seasonal growth occurs.
- B.** No tree shall be planted closer than six feet to any walkway, path or street. Tree branches may arch over walkways, paths or streets and shall be pruned so that no branch hangs lower than seven feet above any walkway, path or street regardless of whether said branch is wet, dry or snow covered. Trees which bear fruit shall not be planted within ten feet of any property line, shall be kept trimmed, and shall not extend over any property line.
- C.** Trees, shrubs, flowers and lawns shall not encroach upon walkways, paths or streets. Trees and shrubs shall be of a type which, upon maturity, will be of a size compatible with their location.

10.8 Vegetable Gardens

- A.** Vegetable gardens are not permitted.
- B.** Compost heaps are not permitted.

C. Gardens shall be properly maintained during the growing season and, thereafter, all dead plants, stakes or other materials shall be removed.

10.9 Fences; Owner Consent

No fencing for individual lots is permitted without the specific consent of the Developer or the Design Committee.

10.10 Retaining Walls

Retaining walls are permitted provided that said retaining wall is necessary to eliminate existing soil erosion and provided that said retaining wall is not higher than two feet above grade and is constructed of brick or stone.

10.11 Driveways

A. On-site parking in residential areas shall accommodate at least two vehicles. Garage space is included in determining the capacity of on-site parking. Vehicles shall be parked only upon driveways or in garages.

B. Driveways shall be located directly in front of the garage. Any additional driveway shall abut the original driveway and shall be constructed of pavers or brick. Said additional driveway shall not extend further back from the street than the front wall of the garage.

C. Driveway drainage shall not be constructed or maintained so as to have an adverse impact on any Adjoining or Neighbouring Property.

10.12 Patios

A. No patio shall extend closer than four feet to any property line.

B. Patios shall be constructed of brick, stone or concrete.

C. No patio is permitted which would have an adverse impact upon the drainage of an Adjoining or Neighbouring Property.

D. No patio is permitted which would adversely affect the privacy of Adjoining or Neighbouring Properties.

10.13 Exterior Decorative Objects

Exterior decorative objects, such as statues, sculptures and birdbaths shall be appropriate in size and number to the setting and location.

10.14 Exterior Lighting

Exterior lighting shall be incandescent and shall not be directed beyond any Property line.

10.15 Exterior Air Conditioning/Heating Units

A. Exterior air conditioning units shall not visually or acoustically interfere with Adjoining or Neighbouring Properties.

B. Condensing units and motors of Circulation Devices shall be screened from view with appropriate architectural treatment or appropriate landscaping, and said units or motors shall not discharge warm air onto Adjoining Properties.

10.16 Automatic Sprinkler Systems

A. Automatic sprinkler systems shall be of the pop-up type. Spike type sprinkler systems are not permitted.

B. Water spray from sprinklers shall not extend beyond any Property line.

C. Automatic sprinkler systems shall not cause water to run onto Adjoining or Neighbouring Properties, walkways or paths and shall include a timing system to limit hours for sprinkling.

10.17 Garages

A. Garage additions or extensions shall conform to all front, side, and rear yard setback requirements. The garage extension or addition shall not extend closer to the street on which the house fronts than the existing Structure.

B. Garages shall not be converted into living space unless there are alternate adequate storage facilities for lawn and garden equipment or other equipment or objects not normally stored inside the dwelling.

10.18 Attached Storage Sheds

Storage sheds attached to existing Structures shall be located in rear yards and shall meet all setback requirements. The size of the shed shall be appropriate for the size of the Property, and the design shall be architecturally compatible with the Structure to which it is attached. No storage shed shall be heated.

10.19 Unattached Sheds

Unattached sheds shall not be visible from any street or park land, shall meet all setback requirements, shall be of a size which is appropriate to the size of the Property on which it is located, and shall be architecturally compatible with other Structures on the Property as to materials, colour and style.

10.20 Greenhouses

Detached greenhouses are not permitted. Attached greenhouses may be permitted provided that the size and exterior style of same is compatible with the Structure to which it is attached and conforms to the continuity of the building lines of said Structure. Greenhouses shall not intrude upon the privacy of any Adjoining Property.

10.21 Solar Collectors

A. The angle between the roof surface and a solar collector surface shall be as minimal as practicable. No part of a solar collector shall be visible above the peak of a sloped roof to which it is affixed.

B. Solar collectors shall be installed so as to minimize or eliminate spaces between same. Piping, wiring and control devices for solar collectors shall be concealed or designed so as to be unobtrusive when installed.

C. Support racks and frames for solar collectors shall be finished to match the roof background, or shall be enclosed so as to match the roof background.

10.22 Awnings

Awnings shall be compatible with the architectural character, style, colour and material of the Structure to which said awning is attached. Awnings shall not have unusual decorative embellishments.

10.23 Decks

A. The configuration of a deck shall be compatible with the Structure to which it is attached. Decks shall also be compatible with the window and door openings of the Structures to which they are attached. There shall be continuity in the construction of the deck with regard to material, colour and railing design. Wooden decks may be left to weather naturally.

B. No deck shall be permitted to have an adverse impact upon the privacy of any Adjoining Property.

C. Under deck storage shall be concealed and the perimeter beneath the deck shall be screened against animals. Flowers or shrubs shall be planted adjacent to post foundations.

D. Decks shall not extend higher than three feet above the lowest grade line of any Property and shall not be closer than four feet from any property line.

E. Decks constructed for new residential development and residential redevelopment pursuant to the provisions of Article X, shall not be visible from open space areas created for common use.

10.24 Shutters

A. Shutters shall be compatible in design with the style of the Structure and shall not be greater in length or width than the window or door to which they relate.

B. Shutters are encouraged where they are architecturally appropriate so as to provide accent and detail, are workable and proportionately sized to the windows to which they relate.

Article XI: NEW RESIDENTIAL DEVELOPMENT AND RESIDENTIAL REDEVELOPMENT

11.1 Design Principles

The following design principles shall be utilized to the extent practicable for all new residential development of any Property consisting of one-half acre or larger and all residential redevelopment of any Property. The term “residential redevelopment” shall mean Construction of an Improvement on a parcel of land after having removed from said parcel seventy-five percent (75%) or more of the existing improvements or an Improvement that adds more than twenty-five percent (25%) of floor area to an existing residential Structure. New residential development and residential redevelopment shall include single family houses, Row Houses, Attached Houses, Multi-Family Dwellings and other Improvements. Consideration shall be given to the layout and architectural design of Structures so as to functionally and visually integrate the new residential development or residential redevelopment with existing neighbouring Property in respect of pedestrian walkways, open space, parking areas, Structure location, building height, roof lines and Construction Materials.

A. Orientation

All dwelling units shall be required to have at least two orientations to the exterior of the dwelling units. The side of a dwelling unit that faces roads, vehicular access, driveways or parking areas should be the

The architectural texture of all new residential development and residential redevelopment shall be harmonious with the traditional architectural texture that exists in Oasis Pacifico. Architectural texture is created by utilizing the same or similar architectural elements

1. Roof Elements

A. Roofing Materials

Shingles must be clay or other approved material. No wood shingles are permitted, except as specifically approved by the Design Committee, and except for any Palapa.

B. Leaders and Gutters

Leaders and gutters shall be integrated into the design of the building elevations. All efforts shall be made to bring leaders down at the corners of buildings, as in the case of traditional Oasis Pacifico buildings.

2. Exterior Wall or Siding Elements

A. Foundation Walls

Exposed concrete and concrete block foundations are encouraged. Traditional Construction Materials, such as Concrete shall be utilized to clad foundation walls.

B. Siding

Samples of proposed siding materials shall be submitted to the Committee for approval.

3. Entrances and Porticos

Exterior entrances, that is, entrances provided on a building's primary orientation, shall be varied to provide each dwelling unit with a unique identity. This variation may be accomplished by using different overhang appendages or detailing on the surrounding wall Recessed entrances or porticos that provide visual relief and add texture, scale and identity to each unit are encouraged.

A. Exterior Doors

All exterior doors shall be painted wood or metal. Recessed panels and lights are permitted. Doors may be painted as an accent to the colour or material of the building.

B. Screen or Storm Doors.

Screen and storm doors shall be wood, vinyl clad or aluminum, painted in the same colour or a complementary colour to the door. Solid vinyl screen and vinyl storm doors are prohibited.

C. Lighting

Lighting for doors shall be in a style harmonious with the traditional Oasis Pacifico lighting design.

4. Windows

A. These Guidelines recognize that, due to the need for energy conservation, modern windows have a very different profile from windows built in a traditional fashion and are encouraged. Double panes of glass with airspace and weather- and draft-proof frames are permitted.

B. Wood, aluminum clad or vinyl clad windows that provide energy efficiency are permitted. Windows with a clean profile are acceptable.

C. Wood windows shall have true divided lights, and clad windows shall have simulated divided lights with a spacer. Three-quarters of an inch ($\frac{3}{4}$ ") muntins are preferable to the one and one-eighth of an inch (1- $\frac{1}{8}$ ") muntins.

5. Building Appendages

All building appendages, such as porches and balconies, shall be designed to be harmonious with the style and Construction Materials of the Structure to which they are appended.

6. Acceptable and Prohibited Construction Materials

1. Acceptable Construction Materials.

The following exterior Construction Materials are acceptable: wood, stone, stucco, when used in half-timber construction, wrought iron and cast iron.

2. Prohibited Construction Materials.

The following exterior Construction Materials are prohibited: in large panels, except when used in half-timber construction, asphalt siding, brick-patterned or stone patterned stucco and Drivit spray stucco or Drivit type spray stucco.

G. Landscape Elements

1. Walkways

Walkways that connect service or secondary entranceways to the Oasis Pacifico walkway system shall be concrete. Walkways connecting driveways and parking areas to living or primary entrances shall be pavers or brick. Other walkways may be concrete, although brick or pavers are preferred. All walkways shall be provided with appropriate sub-grade preparation for the proper settling and drainage. Concrete utilized for walkways shall meet Oasis Pacifico standards.

2. Stairs

Wooden stairs or landings are prohibited, except when used in conjunction with wooden decks. The surface Construction Materials of external stairs shall be harmonious with the exterior Construction Materials of the Structure to which they are connected, as well as the walkway leading up to them. Any space less than five (5) feet high left under a run of stairs shall be sealed off with an appropriate Construction Material that is harmonious with the style and materials of the Structure.

3. Railings

Railings shall be decorative metal or wood. Pipe railing is prohibited.

4. Furniture.

Outdoor furniture in public or common open space shall be made of quality craftsmanship. Outdoor furniture that is made of unnatural materials, such as plastic or vinyl is prohibited.

5. Planting Containers

Planting containers in public or common open space shall be made of hardwood or Concrete. Cast stone and concrete containers are encouraged.

6. Lighting Fixtures and Stanchions

Exterior lighting fixtures and stanchions shall be in a style harmonious with the Oasis Pacifico historic design. A cast iron body is preferred. Industrial type lighting fixtures are prohibited.

11.4 Landscape Elements

A. Parking

1. Wheel Stops

Movable concrete wheel stops shall be prohibited. Curbs, whether adjacent to a sidewalk, planter or landscaped area, shall be used as wheel stops in parking areas serving New Buildings.

2. Bollards

Concrete or pipe bollards shall be prohibited.

3. Lighting

Exterior lighting fixtures shall be in a style harmonious with the character of Oasis Pacifico.

SECURITY DEPOSIT

The developer shall retain a security deposit of \$2500,00 (USD) per lot at the time of application for construction approval, all or part of which may be applied to remedy deficiencies as a result of non-compliance with the guidelines. Interest will not be paid on the Deposit. The Deposit will be held by the Developer until such time as a final inspection has been carried out and adherence to the guidelines established.