

## Mayan Seaside Property Owners Association Site Building Rules

**1. COMMUNICATION:** Mayan Seaside Property Owners Association (MSPOA) must be informed of intent to begin construction at least thirty (30) days prior to commencement. The lot owner, or agency, must submit plans for new construction, additions, remodeling, and/or improvements to the Mayan Seaside Architectural Review Committee (MSAC) for approval. Home plans are required for home construction and improvements, septic systems, any water cisterns, antennae and masts, fences, docks, seawalls, any additional out buildings, patios, and other structures. With prior approval, an owner will be allowed to install their driveway and a building pad prior to construction commencement. If in doubt whether approval is necessary, check with MSAC.

**2. PLANS:** MSAC must review building plans prior to commencement of construction of any building and/or improvement and before any dumping of fill on a lot. Building height will not exceed two floors. Fence height should not exceed six (6) feet. Building plans must be of equal or higher standards than those set by the Belize Central Building Authority (CBA). Building plans must include a lot layout plan showing the location of proposed improvements including walks, fences, utilities, out buildings, and land elevations. Any fill to be added to the lot must be noted (both location and depth) and must be approved.

**3. SETBACKS & COVERAGE:** Minimum set backs are five (5) feet on the lot sides and fifteen (15) feet on the front and back. In special situations, non-standard lot dimensions, these setback requirements may be greater. Please check with an MSAC representative if concerned. These setback requirements include roof overhang, driveways, garages, cement patios, cisterns, septic systems including the drain fields, etc. Lot coverage of permanent buildings with roofs, including roof overhang of buildings, cannot exceed thirty-five percent (35%) of the lot area.

**4. LOT ELEVATION:** Fill for all or part of a lot must be approved by MSAC before beginning any work. These plans, including grade and fill must show the location and depth of fill and the planned lot drainage. Any plans for changing the approved grade or fill must be preceded by a set of revised and approved building plans.

**5. TYPE OF BUILDINGS:** This community is approved for single family residences. In some cases, guest quarters for visiting family and friends may be approved.

**6. NO COMMERCIAL BUILDINGS:** All buildings are for single family residences. Other than the community shop building, no commercial buildings are allowed in the development.

**7. SEPTIC TANKS:** MSAC/MSPOA must approve the plans for the septic tanks and inspect it before the top is poured. Septic tanks for lots 77 to 104 must be constructed using reinforced cast concrete with floors and walls six (6) inches thick. Septic tanks for lots 85 to 104 must be placed on the road side of the house, not the bay front side. Construction of the septic system is the responsibility of the lot owner. Septic tanks and tile/leach fields will be located so as to allow adequate protective distance to the boundaries of the lots. (A minimum of five (5) feet from boundary line is required.) No septic tank or tile/leach field will be located within one hundred (100) feet of any water body or water supply. The septic system also needs to be in compliance with the Belize Health Departments requirements. This is critical as there are many springs very close to the surface and many tie into the seafront.

**8. CULVERTS:** If your lot fill or drive way fill blocks the drainage of surface water, you will be required to install a culvert(s). The culvert(s) must be approved by the MSAC Committee. It is suggested this be done after construction is completed as heavy trucks may damage the culvert(s).

**9. BURIED UTILITIES:** The Mayan Seaside developer has provided buried power and well water access to each lot. Submitted plans must show an accurate mapping of the lot, showing the locations of your buried power and water lines, location of your home, outbuildings, septic, water cistern, driveway, etc.

**10. UTILITIES:** All utilities must be underground from the approved poles to the owner's house and out buildings. Power lines must be in PVC conduit and should be buried two (2) feet or more deep. (BEL recommends three (3) feet). The size of wire must be approved by Belize Electric Limited (BEL). Water lines must be buried eighteen (18) inches minimum. Contractors are only allowed to work on the property of the lot owner. Any electrical or plumbing work that needs to be performed on community property must be done at the direction of MSAC or an MSAC approved agent. .

**11. POWER HOOKUP:** Power grid meter stations equipped with sockets and breakers have been installed on community property. Two (2) inch PVC conduit has been run to the corner of each lot from these meter stations. The lot owner's cost to connect to the meter station is \$600 USD. This is payable to the Developer, Art Higgins, prior to power hook up. In addition, the contractor/owner must pay a meter deposit to Belize Electric Limited (BEL). This one-time payment is a connection fee for BEL to connect from the meter station to the lot line and from the lot line to the underground conduit and electrical wiring that leads to the home. Individual meter posts or stations are not allowed to be constructed. The community meter stations MUST be used to connect to the BEL grid. At this time, wind generators are no longer allowed in Mayan Seaside.

**12. WATER HOOKUP:** Water lines have been run to each lot corner. Each water line from the main line services a pair of lots. There is currently no fee for hooking up to the community water system. The owner/contractor must pay to have a qualified plumber connect to the 3/4" PVC piping.

**13. CONSTRUCTION INTERVAL:** Construction, additions, and improvement projects must be completed within one (1) year of commencement. No loud noises due to construction type activities will be permitted between the hours of 8:00 PM and 7:00 AM Monday through Saturday. Construction work will not be allowed on Sundays. It is normal practice to start very early in the morning when doing major cement pours (floors, foundations, ring beams, roofs, etc.) Special consideration may be given for these early work days by contacting MSPOA.

**14. WATER FOR CONSTRUCTION:** Our community water has a high percentage of salt and minerals. We suggest you verify whether it is suitable for your purposes before using.

**15. USE OF HEAVY EQUIPMENT:** With the exception of the road in front of the lot you are working on, dozers and other steel track equipment are not allowed to move up and down our roadways. A trailer or towhead must be used to transport the equipment from lot to lot. The movement of heavy trucks hauling stone, dirt, cement, gravel, sand, etc. should not occur on our roads when the surface is soft due to heavy rains. Should improper judgement be used resulting in excessive damage, the property owner shall be liable for restoration.

**16. JOB SITE:** Trailers and construction shacks, etc. shall not be permitted except during construction, and then only for a maximum of one (1) year. Builder's equipment and materials shall be kept in a clean and tidy manner and shall not obstruct traffic or other items without permission from MSAC/MSPOA. No live-in structures are allowed.

**17. TRASH & GARBAGE:** Trash and garbage at the building site should be controlled and hauled to the proper designated location. It is illegal to haul it to the old airport site. Inform your crew not to throw trash and garbage out of vehicles or bikes when traveling to and from the job site. No burning or burying of garbage or trash is permitted anywhere in the Mayan Seaside properties.

**18. COMMUNITY PROPERTY:** At no time is a contractor or owner allowed to build concrete walks, roads, fences, or perform other operations on community property. In addition, no one is allowed to plant trees, shrubs, etc. on community property. This includes the road ways in front of the homes. Locate your property markers before you start any building.

**19. USE OF OTHER PROPERTIES:** Contractors are not allowed to use adjacent lots for work area, equipment and material storage, drive ways, vehicle parking, etc. without the approval of the specific lot owner. In addition, contractors are not allowed to use the park areas for any of these purposes.

**20. WORKER SAFETY:** Owners shall ensure that contractors are responsible to pay Social Security contributions on all of their workers as required by Belize law. In addition, as required by Social Security, all workers are required to wear shirts and shoes, not sandals. All other Social Security rules should be followed. Non-working children, friends and spouses are not allowed on job site or property, except by special allowance. This restriction also applies to all aspects of the common property except roadways. (If a resident invites his contractor or one of the employee's families out and the property owner accompanies them, they will be considered invited guests and allowed in the parks and pier.)

**21. CONTRACTORS' EMPLOYEES & SUB-CONTRACTORS:** Contractors, as well as sub-contractors, must only employ workers who are in good standing and must not employ workers who are suspect of any malfeasance. Should there be an issue, MSPOA may require police records on every employee that contractor or sub-contractor brings onto the property. Should this be necessary, the contractor will be responsible for the associated cost of the police records, as well as any damages caused by his employee(s). MSPOA may, at their sole discretion, require proof of employee suitability.

**22. OWNER & REPRESENTATIVE'S RESPONSIBILITY:** The property owner is ultimately responsible to ensure all contractors, sub-contractors and employees working on a private lot understand and obey all Mayan Seaside regulations. MSPOA will not bear any responsibility, financially or otherwise, regarding construction or work on privately owned lots.

**23. PLANTING TREES & OTHER PLANTS:** When planting, please consider the future mature size of the trees and plants in relation to the roadway, overhead power lines, buried water and power lines, meter boxes, neighbor's property, and your house and outbuildings. Planting is not permitted on roadways or any commonly held property.