

AMIC 

ASOCIACIÓN MEXICANA DE LA INDUSTRIA DE LA CONSTRUCCIÓN



MAYAHUAL

LA JOYA DEL CARIBE

REGLAMENTO DE
CONSTRUCCIÓN

2022



MAYAHUAL
LA JOYA DEL CARIBE

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General disposition

PURPOSE OF THE REGULATION

The purpose of this internal regulation is to achieve the best coexistence and quality of life for all residents of the Mayahual development, also ensuring the best conservation of common goods, cleanliness, safety and health of the development and care of the environment. atmosphere.

Good will, good treatment towards neighbors and development staff, respect for other people's spaces and the silence and/or privacy that each of the owners and other occupants can generously provide, will be considered essential principles to achieve a better life quality.

Consequently, it is the responsibility of each and every resident to enforce these rules.

MANDATORY OF THE REGULATION

Compliance with this regulation is mandatory for all residents, whether natural or legal persons, as well as all people who live and/or use the facilities of the development called Mayahual. All Settlers or home tenants are obliged to comply with the rules established in these regulations regardless of whether they occupy their home or not. Failure to comply with this regulation by the resident, owner, tenant or occupants in any other capacity, in any of the items presented below, will give the administration the right to proceed in the following manner: the resident will be reprimanded in writing. . In such event, the infraction will be duly noted in the book specially enabled for this type of situations and those responsible for certifying the fact will be the members of the Administrative Committee, who will examine the case and determine a fine.

APPLICATION OF THE REGULATION

In order to achieve compliance with the provisions of this Regulation, an Administrative Development Committee will be appointed, which will be the organizations responsible for carrying out the administration, control and surveillance of what is established here. What is not provided for in this Regulation will be governed by the provisions contained in the legislation that is applicable in the matter and what is established in the instruments of transfer of ownership of the homes of the Mayahual development.



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Location

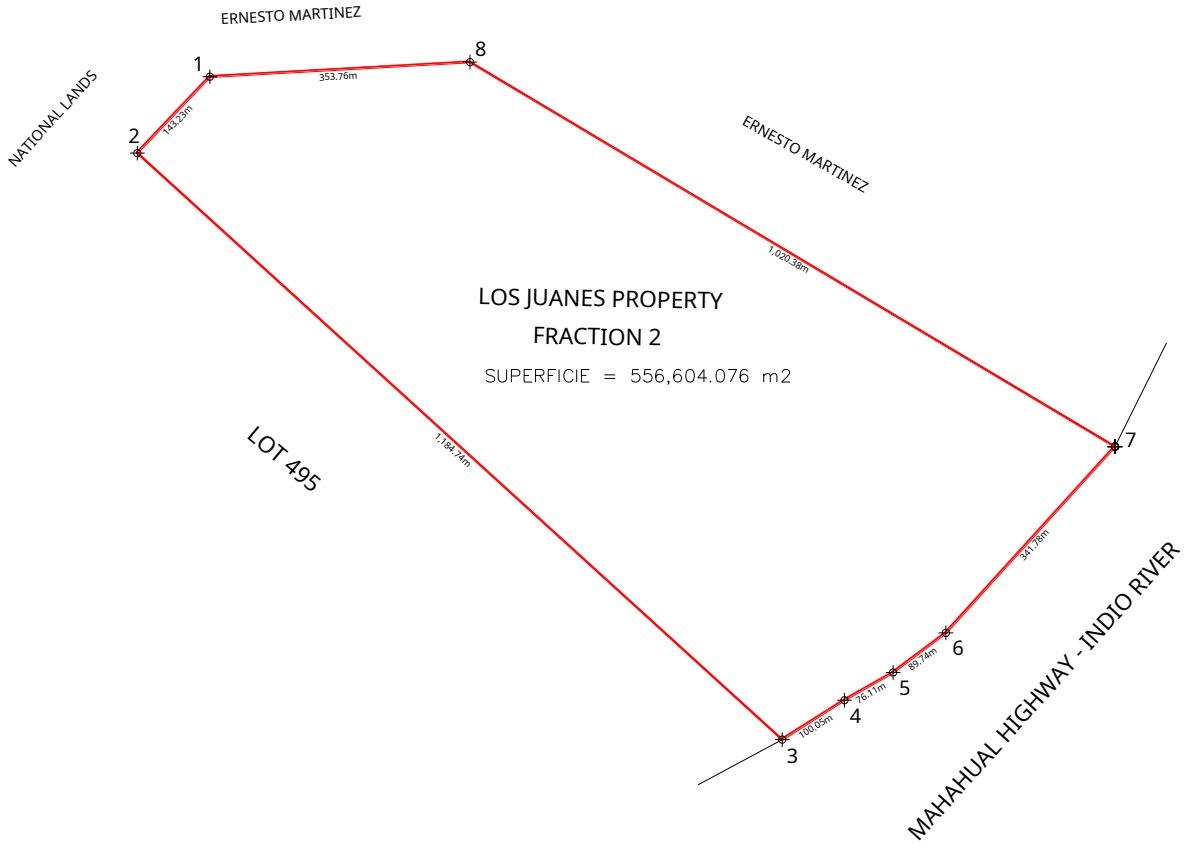
“**MAYAHUAL**”The jewel of the Caribbean is located in a privileged location, on the Great Mayan Coast, located on the Mahahual - Rio Indio highway number 373 F-2, town of Mahahual, Municipality of Othón Pompeyo Blanco, State of Quintana Roo. Privileged area surrounded by reefs, mangroves and turquoise blue beaches.





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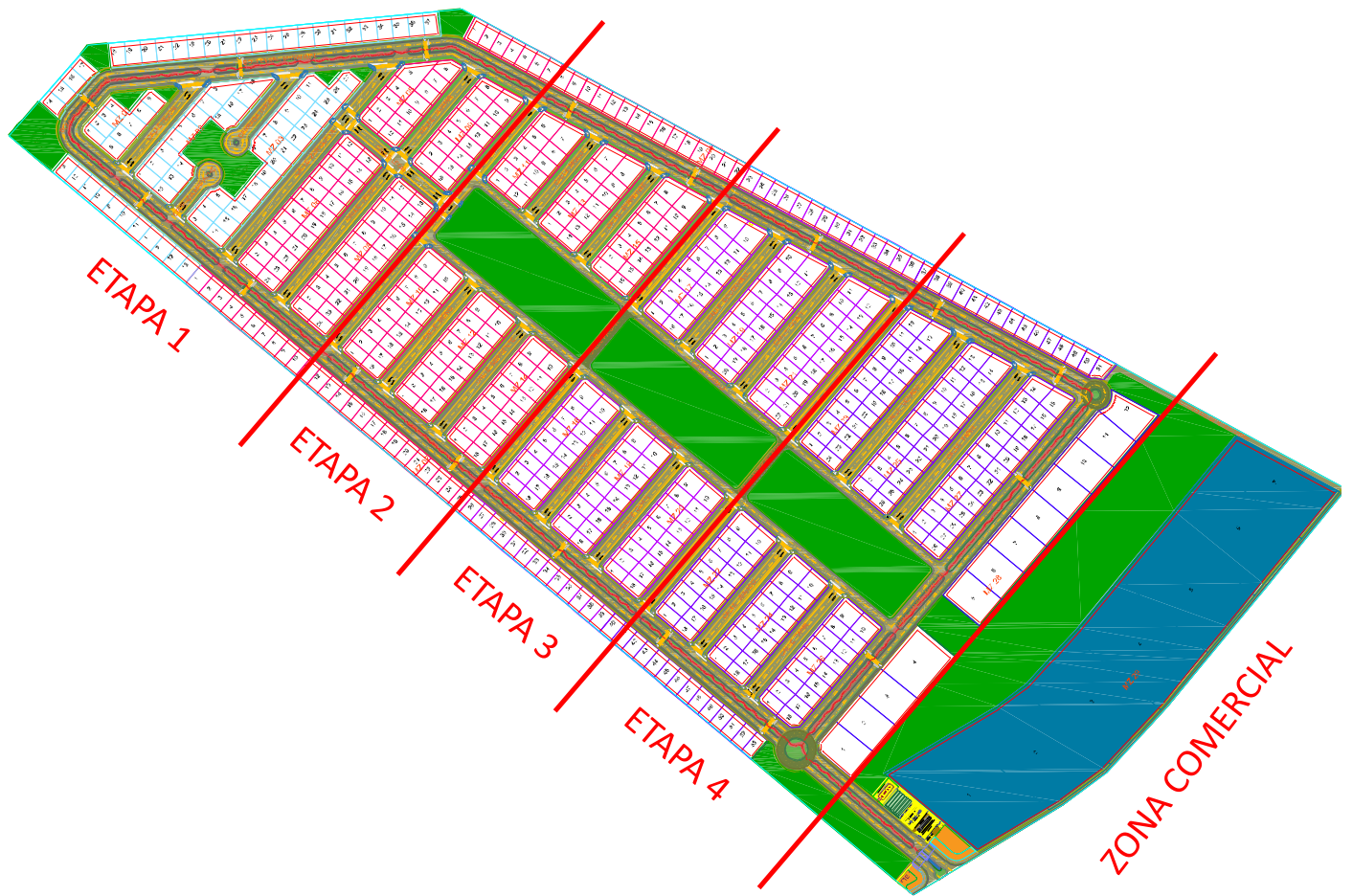
POLYGONAL LOCATION





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Master Plan





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Coexistence Regime

Organization

1. OF THE ADMINISTRATION.

The Mayahual development will be managed by:

The Administrative Committee

The Development and Urbanization Committee

From the Administrative Committee

1.1 Each of the lots has ONE VOTE when making elections or making decisions

1.2 The administrative committee will be made up of a minimum of a president, vice president, a treasurer, a secretary, and a member, however, there can be up to 3 secretaries and 3 members.

1.3. The committee must be renewed every year and any resident, regardless of whether or not he is the titular owner of the lot, may apply, but must have a blood relationship in the first, second or third degree, ascending or descending, as long as he is a constant resident. for any vacancy, and if you do not apply directly you may be suggested by other residents.

1.4 In the event that a holder or owner is not available, as well as any blood or non-blood relative, or simply if you wish, you may transfer your vote in writing by notifying the current delegation and the rest of the community through a mail, message, call, audio or video, to the person who resides on your property, or to any other resident you like, thus allowing any lot representative to have up to a maximum of 5 votes.

1.5. Anyone who is participating in order to win the position for which they are running must have at least the percentage equivalent to the number of voters among the number of people running for the position plus 1 to be able to win said position in the delegation, that is, $(v/p) + 1$, in case of a tie, the final decision will be made by the highest ranking person in the committee who has already been elected without any problem, that is.

1.6 The renewal process must be carried out within the first 25 days of January of each year, through the rules issued by the Administrative Committee in coordination with the owners of the lots, which must represent a minimum of 80% attendance to carry out any change or modification to said rules.



From the Development and Urbanization Committee

The purpose of the Development and Urbanization Committee (CDU) is to maintain and conserve this Development in a harmonious, pleasant and pleasant community, as well as to promote and increase the capital gain of both private property and/or





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communal, like Development itself; and ensure by all means at its disposal, that the use and destination of the land originally assigned to each of the lots and common areas remains unchanged, as established by the Construction Regulations and other Guidelines.

This Development and Urbanization Committee (CDU) must have at least one architect, an engineer, a lawyer, a biologist and a botanist, its decisions must be made rationally, they must not be arbitrary or capricious, they must be based on the Rules of Coexistence and Construction Regulations.

This Development and Urbanization Committee (CDU) is responsible for reviewing and approving, where appropriate, construction projects and monitoring them together with the Administrative Committee.

2. TRAINING, ADMINISTRATION AND MANAGEMENT OF THE MAYAHUAL COMMITTEES.

2.1 Each member of the committees can be someone internal or external. In this second case, they must be paid fees, if required, since the idea of this committee is for them to sign and endorse documents, permits and authorizations on different related decisions. with the lots, the buildings, the nature, the good customs and they can be elected or re-elected each year.

2.2 The Administrative Committee and the Development and Urbanization Committee will discuss all topics, requests, needs, requirements, requests, permits, penalties and other activities related to residents on a weekly basis. In the event that the verdict or final election of the committees seems unfavorable or unfair in the opinion of the applicants or residents, the applicant(s) may request a second opinion externally with a specialist who endorses certificates. and credentials that make them competent for the required request, however, in the event that the committees and the resident(s) cannot agree, they will request a third opinion with the official authorities, of a municipal nature, where They will look for someone from the relevant agency or a specialist that the city council, mayor or municipality designates as competent to take a final opinion. It should be noted that all these expenses will be generated and paid in equal parts by the committees and the resident(s).)that are appealing the decision of the committees.

2.3 The Administrative Committee will be in charge of monitoring and following the internal regulations, federal or municipal laws, in such a way that naturalness can be preserved and cause the least possible impact on nature, the trees and soil of the site.

2.4 The Administrative Committee has the obligation to manage an association certified before the authorities, in which each lot is included with the name of its owners, and where each and every one of the lots has one vote, it should be noted that it must be It is clear in the clauses of said association that members will continue to be added as the lots are acquired until the last property is sold, and in the event of a sale, transfer or any movement related to the change of the name of the owner of the property, said correction.

2.5 The Administrative Committee will dictate the sanction that will be imposed on any owner, resident, visitor or any person who is within the development area who violates any of the rules established in these regulations and if necessary because it is a crime, will give timely notice to the corresponding authorities.

2.6 The Administrative Committee has the obligation to generate a bank account, where all contributions, donations and fees, as well as monetary penalties, will be made and which will be the property of all members of the development. This account will be in charge of the treasurer, and in order to generate Banking transactions must have the signature of all the members of the delegation. In the event that any member cannot sign, a power of attorney can be generated to add a person responsible to sign on their behalf, which must be presented to the same delegation. .

2.7 The files, records, documents, applications, permits, penalties and account statements of the association, as well as any other related element, may be subject to public scrutiny at any time, in case of doubts, comments or clarification, so any owner, may request it, and each committee will provide the information

2.8 In case of dissatisfaction or suspicion, regarding the data consulted on the development association,



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may convene a meeting as an emergency to compare, verify and make pertinent decisions, for which, as the main requirement, it must be that the disagreement is shown by 30% of the total residents of the development. **"MAYAHUAL"**.

2.9 In the event that any of the members of the committees and/or the association are carrying out illegal or corrupt acts or in bad faith, they may appeal to the revocation of their authority, by voting, with a total of 2/3 of voters will subsequently have 15 days to suggest and generate a new vote to replace their place, likewise, they will proceed legally externally through the official authorities of the town hall, mayor or municipality with the amount or sanction that they designate, without However, an internal monetary penalty will also be applied by the specialized committee, including the damages that arise from the wrongful act.

2.10 In the event that any of the members of the committees are carrying out illegal or corrupt acts or in bad faith, they may appeal for the revocation of their authority, by voting, this being a total of ½ of the voters plus 1, subsequently They will have 15 days to suggest and generate a new vote to replace their place, likewise, they will proceed legally externally through the official authorities of the town hall, mayor or municipality with the amount or sanction that they designate, and likewise an internal penalty of monetary nature that, if applicable, is decided by the internal body other than this delegation, plus the damages that arise from the wrongful act

2.11 In the event that any of the aforementioned hypotheses are proven, the body that decides on the origin of the claim may sanction such acts with the imposition of a conventional penalty, taking into account the seriousness of the situation, among the 10 and 70 UMAS in force at the time of the date of the commission of the illegal conduct.

3.GENERAL RULES OF COEXISTENCE

3.1. It is prohibited to divide or subdivide any of the properties. In the case of selling, assigning or transferring the acquired property by any means, it will be with the authorization of the development administrator. **"MAYAHUAL"**, and in that case you will only be able to carry out the assignment, sale, transfer, if it is the entire property, so in that case a new acquisition contract must be made with the person who intends to be the new owner, extinguishing the one signed in the first place. , the above loses its effect whenever the owner already has full ownership of the lot, that is, it is already duly decided.

3.2. The rent of any property for more than 30 calendar days will be under the responsibility of the owner, with the understanding that he must provide a copy of the contracts and must be approved by the development administration. **"MAYAHUAL"**, for the purposes of verifying and ensuring the identity of the inhabitants and visitors, for their own safety, therefore, before handing over the ownership, possession or occupation of the real estate to the new tenant or any character that it may hold, , the owner must give notice along with the aforementioned documentation, at least 15 calendar days in advance, counted from the date scheduled for occupancy.

3.3. The vacation type rental of any property not exceeding 30 calendar days will be under the responsibility of the owner, with the understanding that he must notify the development administration. **"MAYAHUAL"** with a maximum of 3 calendar hours in advance, indicating the full name(s) of each of the occupants and informing them of the rules of coexistence of the same, for the purposes of verifying and ensuring the identity of the occupants, on their own. safety of themselves and the inhabitants of the development.

3.4 The rental or use of common areas that are not designed for camping is prohibited, for this purpose, as well as the entry of mobile homes for the same purposes. They may only carry out this type of activities in the areas that are intended for this use. .

3.5 Each lot will have to pay its construction permits to the competent authorities. For the greater comfort of the inhabitants, the development administration **"MAYAHUAL"** It has a procedure management area. All procedures carried out by the area will have a cost that will depend on the procedure to be carried out, which must be covered by the owner of the lot, as long as they decide to hire the corresponding services.

3.6 Suppliers of construction materials and other services must adhere to access schedules



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designated in the Construction Regulations, this in order not to cause inconvenience to other owners and inhabitants.

3.7 The guidelines for the construction of properties are contained in construction regulations created for the corresponding purpose, which each owner of the development **"MAYAHUAL"** is obliged to comply in all its parts.

3.8 It is strictly prohibited to relieve oneself outdoors, out of respect for the community and health.

3.9 It is the responsibility of each inhabitant or owner of the lot for the behavior of their guests, tenants or guests within their property, with the administration of the development having no responsibility. **"MAYAHUAL"** of the excesses that these carry out, within the property to which they were invited, likewise the inhabitants or owners of the property, must be responsible for the behavior of their guests within the Community, tenants or guests, so if any of them "If they cause any damage and/or acts leading to a crime, within the development it will be the responsibility of the owner to cover any damage caused to them within the development." **"MAYAHUAL"** as well as the damage that these generate to third parties, also including fines and/or infractions, without prejudice to the call of the authorities for their due provision and corresponding investigation, in accordance with the applicable laws.

3.10 Likewise, it is strictly prohibited to walk naked or almost naked (going without a shirt, blouse, underwear or in a few pieces of clothing in such a way that private and intimate areas of the human body are visible) in public spaces, "unless authorized for specific areas."

3.11 With the purpose of better roads and an adequate image of the Community, all inhabitants' vehicles must be parked within their property and a parking area will be designated for visitors, for which they must give notice at least 1 hour before the income from your visit.

3.12 Hunting in or around the development is strictly prohibited. **"MAYAHUAL"**, since it could put all the inhabitants, owners of the development, as well as the ecosystem itself at risk.

3.13 The inhabitant or occupant will use his lot to build in an orderly, familiar and quiet manner, therefore, he will not be able to use it for uses contrary to morality and good customs, since with the purpose of living in harmony, parties are not allowed in which excessive noise could disturb or affect the tranquility of another inhabitant.

3.14 The development will have guards, who for the safety of the inhabitants will control entry and exit access, having to inform when accessing which lot belongs to them or which lot they are going to if they are invited by an inhabitant and provide official identification that will be kept safe. during your stay at the development and will be returned to you upon leaving, otherwise access will be denied.

3.15 A fee of \$1,500.00 MXN pesos will be covered for the maintenance and cleaning of common areas, amenities, surveillance, garbage collection, fumigation, and security control which will begin to be paid upon delivery of the property. This fee must be paid no later than within the first 10 calendar days of each month to the administration of the MAYAHUAL development and may be modified annually due to inflation. These modifications will be communicated to the owners through the designated means. for this purpose, no later than January 15 of each year.

3.16 All signs and speed limits established by traffic must be respected. Inside the development **"MAYAHUAL"** The maximum speed limit allowed is 20 km/h.

3.17 Residents who have domestic animals must keep them on their property at all times, and it is strictly prohibited to take them out onto public roads, green areas, or development equipment, without the supervision of their owner. The use of leashes will be mandatory and it will be the responsibility of each owner to remove feces and damage that their pet may cause.

As these are residential lots, it is strictly prohibited to keep farm animals in them, such as chickens, pigs, horses, turkeys, ducks, etc.

All inhabitants who wish to own any type of animal, other than those already mentioned, must submit it



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analysis of the procession, to determine if it could be a potentially harmful animal if it escapes or to determine the spaces and relevant care

3.18 All visitors are required to provide official identification to the guard on duty, which will be returned upon departure from the development. **“MAYAHUAL”**.

3.19 In the event of the transfer of furniture and other personal property, all residents are obliged to give prior notice to the guard on duty at least 1 day in advance. Any damage that may be caused will be the responsibility of the resident.

3.20 In the event that a resident decides to renounce the use and enjoyment of the recreational areas and/or amenities, it does not exempt them from paying said obligations that arise from them, such as the maintenance fee or expenses for repairs and extraordinary fees, etc.

3.21 Hunting is strictly prohibited within the development **“MAYAHUAL”** Likewise, it is prohibited to do so in its surroundings, since it could put all the inhabitants and owners of the development at risk.

4. GENERAL PROVISIONS ON SANCTIONS

4.1 The penalties and sanctions indicated derived from this regulation are of direct application to the owners, possessors, third-party tenants, those who sign this document and other analogues who have intervention within the project called MAYAHUAL, therefore, non-compliance with this regulation leads to their application.

4.2 Anything that is not directly sanctioned by this regulation will be subject to this general section, which will be based on the decision that the body in charge of this decides, as well as its execution.

4.3 For the sections not specially sanctioned, the decision on the amount of the infraction to be imposed will be based on issues related to recidivism, temporality of the offending or illicit act, whether instantaneous or continuous, as well as its seriousness.

4.4 Due to the passage of time without complying with the sanctions, the amount consisting of 1 Unit of Measurement and Update, hereinafter UMA in force daily, from the date of the infraction, will also be added to the value of the total charge.

4.5 For reasons of operating expenses in the execution of any imposition of sanctions, the corresponding amount of 5 UMA(s) in force at the time of collection will also be included.

4.6 At the time of the decision on the infractions committed to this regulation, the basis for the decision on the sanction will be between the 10 and 70 UMA (s) in force, in accordance with the principles already indicated and according to the type of infraction committed.



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Construction

Regulations Project Review

The Owner must present to the Administration Committee, the proposal of his architectural project, which will be in charge of submitting to the Development and Urbanization Committee (CDU) for review.

Projects must be submitted for review and comply with the procedure described below:

For the review and authorization of the architectural project, the owner must cover the review fee equivalent to the amount of \$4,000.00 pesos (FOUR THOUSAND PESOS 00/100 MN) per lot.

The following information must be delivered on USB or similar along with two sets of plans in 90x60 cm format folded together with the entry formats that will be announced by the Development and Urbanization Committee through strictly applicable rules:

1. Land plan.
2. Complex plan with location sketch.
3. Ground Floor, indicating parking areas.
4. Architectural plans of all levels.
5. Roof plan indicating their slopes and rainwater downspouts.
6. Plan of facades and sections considering the average sidewalk level as level 0.00, with finish specifications.
7. Gardening and green areas plan.
8. Perspective or renders of the main facades.
9. Commitment Letter Format.
10. Format Internal Guidelines for design and environmental control.
- eleven. Architectural image format (exterior).

The Development and Urbanization Committee (CDU) will have a period of up to 45 calendar days to issue its opinion on the project presented by the Owner and if it does not do so, it will be deemed approved.

In case of rejection, the owner must correct and resubmit the project, for which the Development and Urbanization Committee (CDU) will inform through the Administration Committee the time to present said corrections.

In the case of modifications and extensions to the project, it will have to be submitted again for review to the Development and Urbanization Committee (CDU).

The Development and Urbanization Committee (CDU) may partially or totally reject any project that does not comply with these guidelines, rules and regulations, if applicable, the Owner is obliged to make the changes and adjustments ordered by the Development and Urbanization Committee (CDU). CDU, prior to processing and obtaining the corresponding municipal construction licenses.

Based on the approving opinion issued by the Development and Urbanization Committee (CDU), the owner will obtain from the competent authorities the licenses and permits established in this matter, and must accredit to the Development and Urbanization Committee (CDU), the issuance thereof. Consequently, the execution of preliminary work, site preparation, or any type of work without the aforementioned permits and licenses is prohibited.

The construction must be carried out in accordance with the Construction Regulations, any modification to the original project must be authorized by the Administrative Committee in conjunction with the Development and Urbanization Committee. If not; The Development and Urbanization Committee may temporarily or indefinitely suspend construction, if it is not carried out in accordance with the plans authorized by it.

The owner or developer may present a preliminary draft to the Administration Committee for review by the Development and Urbanization Committee (CDU), in order to receive the necessary guidance for the formal approval of the aforementioned project.

In such case, the Development and Urbanization Committee (CDU) will grant a feasibility letter for the owner to proceed with the preparation of the Executive Project.



Construction parameters

INDICATOR	PARAMETER
LAND USE KEY	Tourist Residential 3 (TR3)
DENSITY	1 live/lot
LAND OCCUPATION COEFFICIENT (COS)	0.5 (180 m2 for lots of 360 m2)
LAND USE COEFFICIENT (CUS)	23
LEVELS/MAXIMUM HEIGHT	4 Levels / 14 meters max height
RESTRICTIONS:	
LATERALS	1.5 meters both sides
FRONT GROUND FLOOR	6 meters
FIRST LEVEL FRONT	6 meters
SECOND LEVEL FRONT	8 meters
FRONT ROOF TOP	8 meters
GROUND FLOOR BACKGROUND	3 meters
FIRST LEVEL FUND	3 meters
SECOND LEVEL FUND	3 meters
ROOF TOP BOTTOM	3 meters
PARKING LOT	1 box per 100m2 of lot.

COS:

It is the index of the surface area of the property that can be built at the construction elevation level for its application to the project:

Maximum planting area = Total area of the lot x COS

CUS:

It is the maximum total construction surface that a building can have within a Unit, considering all the floors or allowable height of each Unit.

Maximum area to build = Total area of the lot X CUS



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FRONT RESTRICTION:

Strip of surface that must be left free of construction within a lot, measured from the line of the boundary of the lot with the public road or common area, to the alignment of the building along the entire front of the lot.

NATURAL RESTRICTION:

Frontal surface strip of 3 Mt from the boundary with any public road, which must be kept free of any construction element, unless it is the meter wall and the vehicular access road, after this restriction, they can be generated. access facades to the lots.

LATER RESTRICTION:

Strip of surface in which the height and/or distance of the building within a lot is restricted, measured from the rear boundary property line.

SIDE RESTRICTIONS:

Strip of surface which must be left free of construction within a lot, measured from the lateral boundary line, to the permissible beginning of the building, for the entire length of said boundary, 10% of the front of the lot on both sides.

SIDE RESTRICTIONS WITH GREEN AREA:

Strip of surface which must be left free of construction within a lot, measured from the lateral boundary line, to the permissible beginning of the building, for the entire length of said boundary, 10% of the front of the lot on both sides. If there is a lateral green area, a division of vegetation or low hedges will be granted.

LOTS ADJOINING TO PROTECTED GREEN AREA:

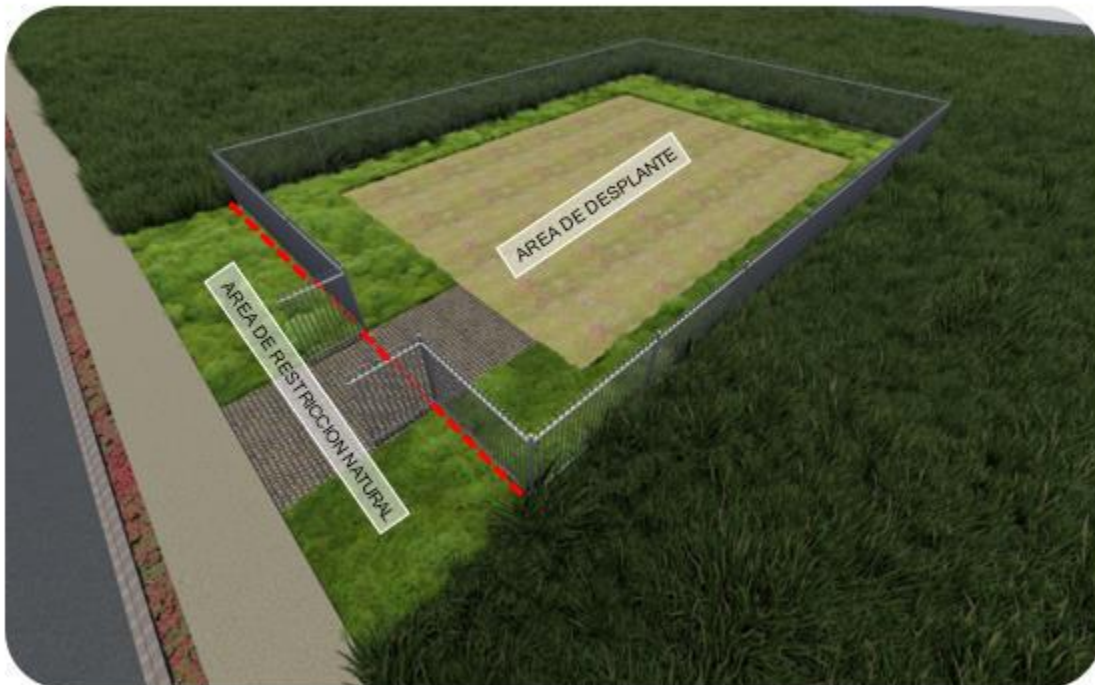
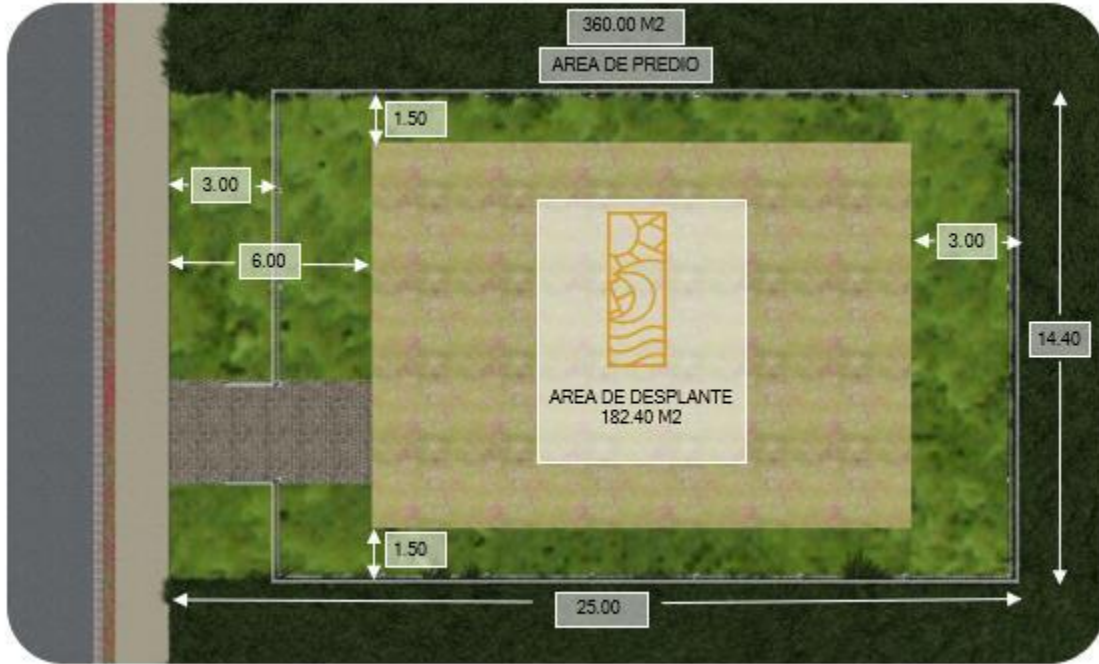
The lots that adjoin a green donation area (lots in the main access, must, at the back, delimit with a "rejacero" wall with a total height of 3 meters towards a protected green area, based on a foundation wall of 80 cm from the natural terrain.

LOTS WITH ADJUSTMENT TO PERIMETER FENCE:

The lots that adjoin the perimeter wall of the Development will be required to build a wall wall, which will form part of the perimeter wall of the Development itself. With a height of 3 meters from natural terrain. This will be a 15 x 20 x 40 block wall; Seated on a continuous stone foundation, castles measuring 15 every 2.50 meters, with a leveling chain and a leveling chain. Detail is attached in the regulations.

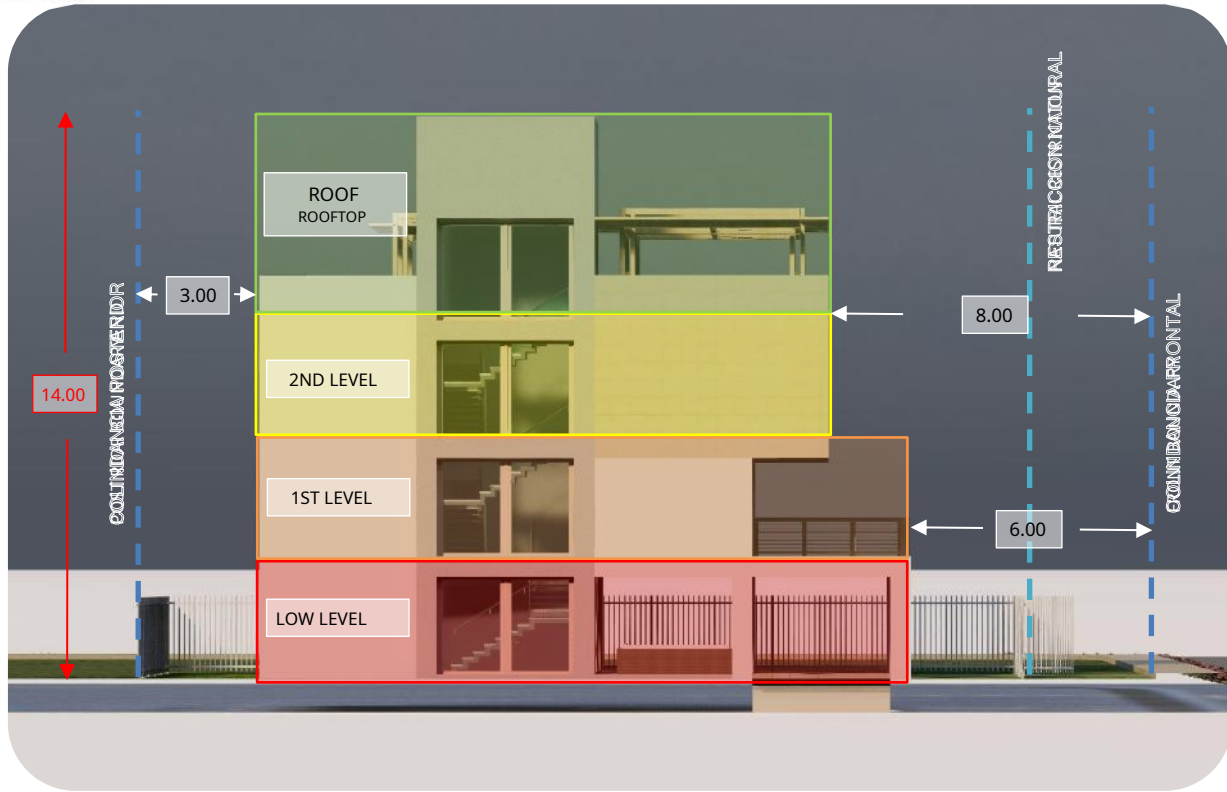


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BOUNDARY RESTRICTIONS:

The restrictions of each lot are indicated on the plans provided for the deed and/or physical delivery of the lot.

FREE SPACES:

The free spaces of each property must be planted with trees or landscaped on at least 50% of its surface per lot. Open spaces that are not planted with trees or landscaped must be covered with permeable material that allows infiltration of subsoil water.

MERGER OF TWO CONTIGUOUS LOTS:

When merging two or more lots, the density to apply is 1 home for the merged lot. When merging two or more lots, the regulations indicated in the Construction Regulations apply, according to the surface of the lot resulting from the merger.



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VEHICLE PARKING:

Parking lot pavements must use materials that allow water to filter into the subsoil.

Preference will be given to the use of stone or concrete pavers settled and joined with sand or sascab.

The free spaces that mark the restrictions of each property must be planted with trees, at least 50% of their surface with the type of species indicated in the Plant Palette of this regulation; These areas may be paved, only with materials that allow natural water infiltration.

The permeable areas will in no case be decreased, complying with the minimum percentages according to the land surface.



STORM DRAIN:

Storm drains must be separated from wastewater. Natural runoff cannot be modified; On the contrary, they will be protected.

To prevent the formation of currents, rainwater from lots, roads, parking lots, floors, terraces and roofs will be channeled towards natural runoff or absorption wells, in such a way that it does not cause erosion or damage to neighboring areas, avoiding sending them. to the main road of the Development.

To be authorized and approved by the Development and Urbanization Committee (CDU), the absorption or injection wells will be subjected to tests to guarantee their proper functioning, verifying that they do not cause harmful effects in the surrounding infiltration areas.

SERVICE INSTALLATIONS: SANITARY, DRINKING WATER AND ELECTRICITY

All service and infrastructure networks must be hidden. Sanitary discharges will be connected to a sewer or biodigester network, with septic tanks being prohibited.

Discharges of wastewater to bodies of water or any other natural element are prohibited in terms of the Law, the Regulations and these Guidelines.

All drinking water connections will be underground with outlets for connection to each foot of the lot, the client must provide an underground cistern to supply water to their property.

The storm drainage will be separated from the sanitary drainage, the connections will be reviewed by the Urban Development Committee (CDU), the roofs must guarantee water flow towards the green areas or roads.

Electricity will be supplied at the lot in a connection register. From this point on, the client must connect with the CFE standards and specifications; said work will be reviewed by the Urban Development Committee (CDU).



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ROOFTOP

AIR CONDITIONING UNITS

They must be integrated as part of the construction, within the building and hidden from view. Window air conditioning units are not permitted, visible on facades.

CLOTHESLINES

They must be hidden from the view of the street and adjacent areas, using lattices, walls, etc.

TANKS, TANKS AND ANTENNAS

Water tanks, stationary gas tanks, heaters or any other element that provides some type of service to the building must be installed in special spaces built to house them hidden from the view of neighboring neighbors, as well as from the view from the roads. through a wall of at least 1.50 meters high.

Television antennas must be hidden. Radio communication antennas are not permitted.

WINERY

Warehouses and service areas may be built in the rear restriction areas, as long as they do not exceed the maximum permitted height of the perimeter walls.

EQUIPMENT

The equipment, water pumping motors, gas meters, control boxes, irrigation controls, etc. They should be located where visibility and noise are minimized, ensuring that the equipment is hidden from the view of other buildings, streets and common areas.

The owner who affects the roads or green areas during the construction process must compensate for the damage(s), with the same specifications with which they were built by **"MAYAHUAL"** through the Administration Committee, who will notify you of the damages detected. As well as, the fines to which it has become creditor. Any material or finish in general that is not mentioned in this regulation, must be previously consulted with the Development and Urbanization Committee (CDU), through the Administrative Committee.



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Land use and image regulations

CONSTRUCTION MATERIALS:

The project "**MAYAHUAL**" has the vision of creating a housing complex in which avant-garde architecture, ecology, environmental and social awareness and lifestyle coincide with natural luxury.

In order to achieve an aesthetically harmonious complex, which provides a high quality of life and the corresponding added value, below, it is indicated which design elements should be adhered to, to respect its housing character.

This defines a timeless, sober, aesthetic, natural, organic architecture, with natural materials from the region, that does not limit the creativity of the designer, but at the same time guides a unity of the whole.

By establishing the style and concept as "Contemporary Minimalist Organic Architecture", folklore styles such as English, French, Asian, etc. are prohibited.

In no case may reflective elements such as mirror glass, sheets, or coatings of plastic or metal materials – steel, aluminum, etc., be used that give this effect.

The materials necessary in the construction process will be stored within the property in question, and invasion of property, public or common areas is prohibited.

The finishes used in this project are natural materials, stones from the region, quarries, marble, wood, concrete and flattened (the latter, according to the established Pantone guide).

If the projects have quarry or rustic natural stone elements, they must be in earthy, terracotta beige and light tones. Any facade may be covered 100% with natural or imitation local quarry finishes, wood and other similar natural elements subject to committee approval.

FACADES:

All facades, including the roofs and roof, must be completely finished, using shapes and materials that harmoniously integrate with the environment and the image of the Development, and it is prohibited to leave the constructions in black work.

Visible installations on the facades are not permitted, with the exception of ornamental downspouts for rainwater.

All the boundaries of each home, whether front, side or rear, must be worked as a facade; the finishes on these walls must not be interrupted, whether flattened, painted or quarry finishes. Nor should the moldings or finishing elements be interrupted, if the project includes them.

FACADE OF ADJUSTING HOUSES

If two or more homes are planned together and adjacent, the facades may not be the same. The style of architecture and general volumetry may be preserved, but they must be differentiated in heights, volume, colors or materials, etc. For this purpose, the facades must be presented as a whole for evaluation and approval.



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ADVERTISEMENTS:

During the construction process, only one job or contractor identification sign with a maximum of 2.50m x 1.50m will be permitted. All signs must be removed immediately after construction has been completed.

Announcements of sale and/or rent are allowed as long as they do not affect the urban image of the Development. Advertising for your own businesses or services is prohibited on the property.

ROOFS OR DECKS:

It's allowed:

Sloped roofs with two, four or more slopes.

Flat roofs.

Eaves (overhangs) of inclined slabs topped at an adjoining location will not be permitted. Single-pitch pitched roofs are only permitted on:

Walkways, porches, hallways, terraces, balconies and wooden structures for parking lots.

All roofs designed from metal structures or other materials must be subject to review by the Development and Urbanization Committee (CDU) for approval. Ceilings designed with structures and beams made of wood from the region are recommended.

The slopes for the roofs must be designed with a minimum of 20° and a maximum of 45° measured from the horizontal. In the case where the palapas require a greater inclination, the above must be reviewed and previously approved by the Development and Urbanization Committee.

The eaves of one, two or four-pitch roofs must not reach less than 2.50 meters from the natural terrain or the exposed surface of the construction.

No roof overhang may invade the Lot Restriction Zones of the Development.

Single-level buildings will have up to 35% inclined slabs.

Building projects that have domes or roofs of unconventional shapes in the region must be submitted to review and prior approval by the Development and Urbanization Committee. Sloping roofs with lanterns and mansards are prohibited on any of the lots.

Only the following covering materials for pitched roofs are permitted: Palapa roofs.

ROOFING AND COVERING IN GENERAL.

Allowed:

The construction of palapas in the area of the subsequent restriction, as long as their stormwater runoff is channeled into the interior of the property.

The use of terraces, avoiding the use of materials that emit reflection, metals, shiny paints, mirror type, glazed finishes, or similar.

The use of flat roofs, which should be treated as a fifth facade, that is, designing its components and finishes, so that its view for the adjacent neighbors is as pleasant as possible.

The use of inclined roofs with an angle of inclination of 30% to 45%



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It's prohibited:

- Inclined overhangs with tile covering, occupying more than 50% of the front of the main façade.
- The use of any type of tile and the variants.
- The use of shiny, reflective, metallic or plastic materials as a covering for the same cover.

COVERS IN GARAGE

Allowed:

- Inclined slabs with tile covering in terracotta or similar color, with an inclination angle of 15° to 45°.
- Steel pergolas with a matte or opaque weather finish.
- Wooden pergolas with matte or opaque weather finish
- Polycarbonate covers with steel and wood structure.
- Flat slabs, only with pre-authorization from the municipality for terrace use.
- Architectural and/or structural elements as part of supports for parking roofs, prior authorization from the Development and Urbanization Committee.

It's prohibited:

- The covers may not occupy the entire frontal restriction area, a maximum of 80% will be occupied, in order to preserve the permeable areas free.
- The use of any type of tile and the variants. The use of tarpaulins and/or sails.
- Textile or similar materials.

HEIGHTS:

- The maximum allowable height will be measured from the middle sidewalk level provided by the developer.
- The height is expressed in floors or meters, the relationship is 3.50 meters per floor; considering ground floor, first level and second level.
- The maximum height of roof elements for rooftops, facilities, antennas, facility enclosures, etc. It will be + 14 m maximum height allowed for construction.

FINISHES:

- The following materials are permitted for exterior coatings or finishes on walls:
 - Fine flattened.
 - Stone walls of the region.
 - Walls made of quarry and stone blocks or slabs. Walls with fine rustic scales.
 - Walls built from wood or logs of wood from the region.
 - o Exposed or hammered concrete walls that do not exceed 40% of the exterior exposed area.



All quarry and stone applications will be subject, in their type of cutting, quartering and jointing, to the approval of the Development and Urbanization Committee (CDU).

The following covering materials for exterior facades are expressly prohibited:

polished and shiny marbles, granites, metallic coatings such as alucobond, vinyl, plastics, reflective surfaces, PVC, w panel walls, ephus

or similar or other materials whose appearance, in the opinion of the Development and Urbanization Committee (CDU), does not comply with the Design and Image Criteria of the Development.

The following materials are allowed for columns or structural support elements:

Fine flattened.

Exposed or hammered concrete.

Quarries.

White Limestone.

Laja Stone.

Stone from the region.

Woods from the region

The use of columns and/or apparent metallic elements must be subject to review by the designated Committee.

The following architectural elements of decoration are prohibited: columns with ornamental motifs in concrete, turned or prefabricated wood or steel, parapets and decorative moldings, as well as ornamentations or decorations that in the opinion of the Development and Urbanization Committee are not in accordance with the architectural language of the Development.

The pipework and the gates of the doors and windows must be consistent and harmonize with the building, remaining The use of shiny aluminum, gold, as well as tinted, smoke and mirror glass is strictly prohibited.

The windows may use quarry or concrete frames and wooden lattices from the region. Must be approved previously designated by a Committee, the use of metal or steel lattices, trellises or similar.

Allowed: Rustic steel through oxidation, white, champagne, black, brown or natural gray aluminum, wood in structures, doors, windows and moldings; with a matte or opaque finish, or in its natural tone and transparent crystals in natural color, filtrasol and frosted crystals.

It's prohibited: Polarized and mirror type glass. As well as chrome reflective laminates.

The review and prior approval of the designated Committee is required for all roof projections, such as skylights, domes, vents, gutters and downspouts, which in advance must be integrated as much as possible into the design of the roofs with the purpose of minimizing its presence in the Development environment.

The facility records, where applicable, must be finished with the same materials used in the main construction and must be as little noticeable as possible or form an integral part of the design.

All other protruding elements such as balconies, pergolas, canopies, porches, terraces, handrails and exterior stairs must be integrated into the design of the building and match or complement the color of the surface from which they project.

All buildings must consider the views from any point outside and not only worry about the main façade.

Control panels, electricity meters, irrigation control systems, security panels, installations, ventilation or air conditioning ducts and heaters must be hidden from view from the outside and subject to the approval of the Development and Urbanization Committee; The use of visible installations on the facades is prohibited.

All materials, coatings, shapes and colors will be evaluated by the Development Committee and Urbanization to ensure compatibility with the Construction Regulations, as well as its identity and formal image.



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USE OF HARD WOODS:

For the use of hardwood from the region in the construction of any building, provisional or permanent, the wood must come from entities that have forest management programs or registered distributor establishments, as established in the Forest Law and its Regulations.

SCULPTORICAL OR ORNAMENTAL ELEMENTS:

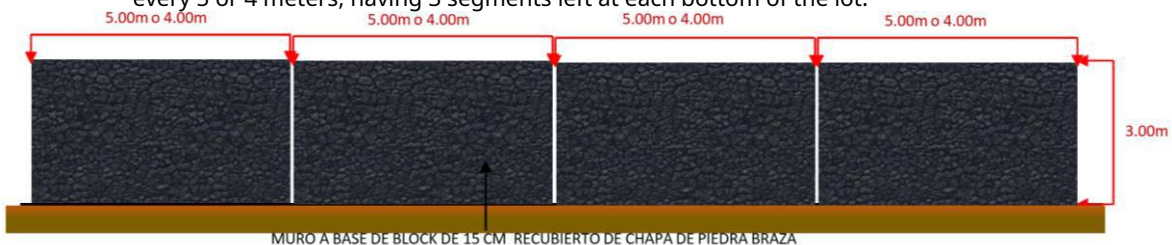
Sculptural or ornamental objects such as sculptures and statues made of metal, ceramic, stone, wood or plastic animals, etc., will not be permitted outside the area included in each lot.

BARDS:

The complex will always be fenced, it is prohibited to demolish, damage, modify, use in any way or add fill against the perimeter walls, which is the common property of the residential complex. Each lot owner that adjoins the perimeter of the polygon "MAYAHUAL", will be obliged to build a boundary wall according to the suggested characteristics, within a period of 6 months after delivery into possession, however, the boundary walls between interior properties will meet certain quality standards according to the specifications, in any case if A tree stands in the way of the wall and leaves the property of the industrial estate. "MAYAHUAL", will have to be preserved and the boundary wall will have to integrate it into its shape to preserve it.

The fences must respect the property limits from their layout and finish. Each lot must consider and respect the design of its walls, which can be of 2 pre-established types and 1 mixed or of a particular design, which must be approved by the committee.

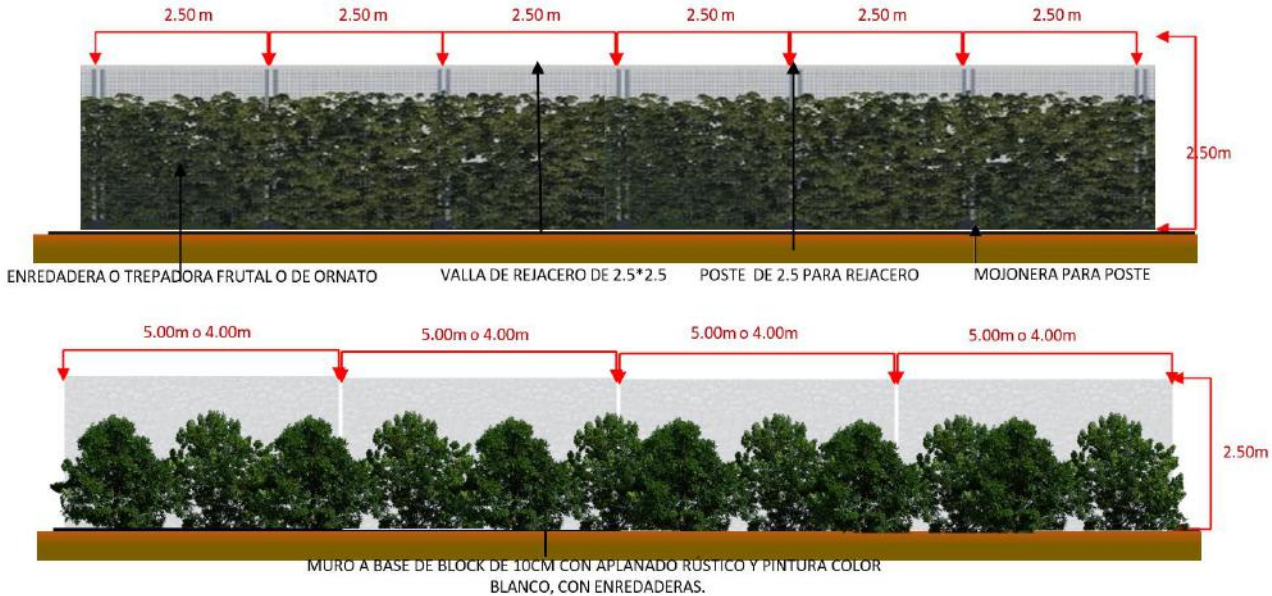
Type 1 fence. The perimeter fence design, used in all areas of land that borders the perimeter of the property "MAYAHUAL", consists of a 3 meter high wall made of hollow block measuring 15X20X40 centimeters with fathom stone veneer carved with a chisel to give it an irregular shape settled with mortar, cement, sand, tracked finish with a constructive joint that consists of a space of 5 centimeters every 5 or 4 meters, having 3 segments left at each bottom of the lot.





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Type 2 fence. The design of secondary fence or boundary, used in lateral or rear boundaries, consists of a 2.50 m high fence made of rejacero or similar, with sections of 2.50 meters fixed to posts that in turn are linked to small concrete markers, which must have some type of vine, whether foliage, flower or fruit, to avoid visual contact with the neighbors or failing that, it must be a simple 10 cm block wall with rustic flattening and painted white on the that vines should be left that can climb.



Type 3 fence. The design of a mixed fence or particular facade consists of a fence wall of a minimum of 2.50 m and a maximum of 3.50 m in height, whose colors, finishes, materials or styles will be homologous or identical to the palette defined by “MAYAHUAL” and that must be consistent with the architectural project of each particular lot, it must have a gate or vehicular access that will serve as the main pedestrian access door and a wall where the lot number and the pertinent connections will be located, it should be noted that it will be submitted to analysis by the committee for approval and must use materials that allow ventilation and vegetation growth, such as lattices, mesh, ironwork, etc.





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ALZADO BARRA DE COLINDANCIA ENTRE LOTES



SERVICE FACILITIES

All garbage and waste containers, clotheslines and other service and maintenance facilities must be hidden from view from the Development Roads, Private Units, Common Areas or from any other area determined by the Development and Urbanization Committee; Therefore, they will be subject to review and will require prior approval.

OFFICIAL NUMBER

Upon completion of the construction of each batch of "MAYAHUAL", an identification support (official number) must be installed with the address of the property, located outside the front restriction, depending on access.

SPECIAL FACILITIES:

The construction of temporary structures or buildings is prohibited, except during the construction process, as well as the placement of trailers, tents or similar.

COLORS:

A Chromatic Palette of colors is attached, which specifies which colors can be used on 100% of the façade, 80% and 50%.

For Accents, "Chromatic Palette for Accents" is attached.

The combination of the "Color Palette" project and the "Accent Color Palette" project must be evaluated and approved by the designated Committee.

If you propose a color that is not found in the Color Palettes, it will be evaluated and subject to approval by the designated Committee.



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Color palette

CATALOGO DE AMARILLOS



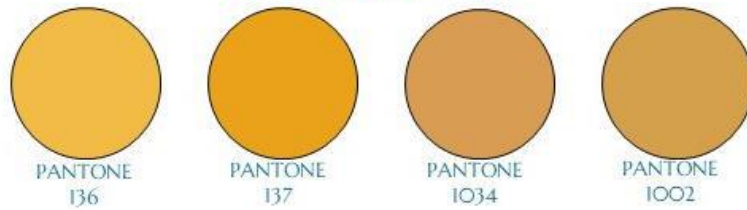
CATALOGO DE MARRONES



CATALOGO DE TERRACOTAS



CATALOGO DE NARANJAS



CATALOGO DE NEUTROS





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EXAMPLE OF TYPE PROJECT ON PROPERTY





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Vegetable Palette

VEGETATION:

Within the lots, the use of mainly native plants should be considered.

No plant may invade adjacent lots with its roots or branches and any damage caused by this will be the responsibility of the owner.

If vegetation is proposed that is not found in the Vegetation Palette, it will be evaluated and subject to approval by the designated Committee.





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PALMAS DE ORNATO



PALMA
REAL



PALMA
CARIBEÑA



PALMA
ARECA



COCO
PLUMOSO



PALMA
VIAJERA



PALMA
BOTELLA



PALMA
CAMEDOR



PALMA
ZAMIA

**ARBOLES DE
FOLLAJE**



CHACAH



CEDRO
ROJO



CAOBA



TECA

**ARBOLES DE
ORNATO**



LLUVIA DE
ORO



JACARANDA



FRAMBOYAN



FLOR DE
MAYO



MAYAHUAL
LA JOYA DEL CARIBE

**ARBUSTO
COMESTIBLE**



ACUYO



PAPAYA



CHAYA



PLATANO

**ENREDADERAS COMESTIBLES O
FRUTALES**



MELON



CHAYOTE



PEPINO



CALABAZA
YUCATECA



SANDIA



MARACUYA



JITOMATE



EJOTES

**ENREDADERAS
DE ORNATO**



ARVEJA
AZUL



SAN
MIGUELITO



CAMPANILLA
(DIVERSAS)



XTABENTUN

**SEMIARBUSTOS Y SETOS
COMESTIBLES O DE OLORES**



TOMILLO



ROMERO



CHILE
HABANERO



JAMAICA



MANZANILLA



ALBAHACA



CHILE
PIQUIN



EPAZOTE



YERBABUENA



OREGANO



CHILE
JALAPEÑO



CILANTRO



MAYAHUAL
LA JOYA DEL CARIBE

**SEMIARBUSTOS Y SETOS DE
ORNATO**



COROMBO



DRACENA
ROSA



DURANTA



LIMONARIA



COLEOS



BROMELIAS



ADELFA



IREGINE



PURPURINA

**SEMIARBUSTOS Y SETOS
COMESTIBLES O DE OLOR**



CHILE
XCATIK



CEBOLLA
CAMBRAY



SAVILA



CEBOLLIN



Rules for execution of the work and development of the site

1. Comply with the construction and design guidelines provided for in this Regulation.
2. You must comply with the registration and start of work requirements indicated by the Administration Committee.
3. Breaking the road is not allowed for any service connection work.
4. It is prohibited to relocate, move or demolish the boundary markers designated for each property.
5. It is prohibited to deposit gravel, sand or any other construction material on sidewalks, roads and adjacent lots.
6. It is prohibited to prepare concrete or mortar on roads.
7. The installation of a temporary toilet must be planned within the property; if it is made on site, it must be built with materials of acceptable quality for the use of workers, from the beginning of the preliminary work of the work.
8. Permitted construction and maneuvering hours:

LOTS WITHOUT ADDRESSING NEIGHBORS.

LOTS WITH ADJACENT NEIGHBORS.

Monday to Friday:

Workers 7:00 am. to 6:00 p.m.

Machinery 9:00 am. to 5:00 p.m.

Monday to Friday:

Workers 8:30 am. to 6:00 p.m.

Machinery 9:00 am. to 2:00 pm.

Saturdays: 9:00 am to 1:00 pm for all workers and machinery.

Sunday: Non-working day of construction.

9. Suppliers and machinery will only be able to enter between 9:00 am and 5:00 pm, registering at the entrance and indicating the name of the owner and person responsible for the work, as well as its location.
10. It is prohibited to carry out construction work on Saturdays after 2:00 pm, as well as on Sundays and holidays, unless permission is obtained from the Administrative Committee and neighboring neighbors.
- eleven. To avoid the logging or clearing of a lot by mistake and/or the depositing of garbage, construction materials, equipment, or anything else by a third party, you must fence your lot while construction begins.
12. The Owner will be solely responsible for the personnel who work on his property.
13. The consumption of alcoholic beverages and illicit substances is prohibited.
14. Any person caught relieving themselves outside the facilities specifically designated for this purpose will have access to the interior of the Development suspended.
- fifteen. The overnight stay of workers in any work or building is prohibited.
16. All workers must be registered with the Administration by the owner responsible for the work and will not be able to do it themselves.
17. All workers must enter and leave the Development through the door designated by the Administration and in accordance with the procedure established by the Administration.
18. Construction supplies, delivery of furniture and any other inputs must respect the schedule indicated in point 09.
19. The placement of signs and construction announcements must be in accordance with the specification.
- twenty. You must build the sidewalk and electrical connection wall in accordance with the specification



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of the Construction Regulations.

twenty-one. You must refrain from modifying and/or demolishing the perimeter fence of the Development.

22. The entry of machinery for disassembly is prohibited before meeting the requirements established by the Administration.

23. The quality of the materials, as well as the construction procedures used in the construction, are the EXCLUSIVE responsibility of the Owner and his contractor.

In this act the promisor buyer receives a copy of the **“DEVELOPMENT REGULATION”**, which is part of the promise of sale contract of **“THE LOT”** located in the lot, block, stage within the Development called **“MAYAHUAL”**, which takes place in the town of Mahahual, Municipality of Othón P. Blanco, Quintana Roo.

Likewise, the promisor buyer states that he is aware of the content, scope and obligations of this regulation, which forms an integral part of the promise of sale contract and is obliged to comply with it in terms of its content, scope and obligations that upon signing the contract. agrees to comply.

In case of non-compliance with this regulation, the sanctions will be determined by the Administrative Committee.

THE “PROMISING BUYER”

RUBRIC



WITNESS
NAME:

WITNESS
NAME: