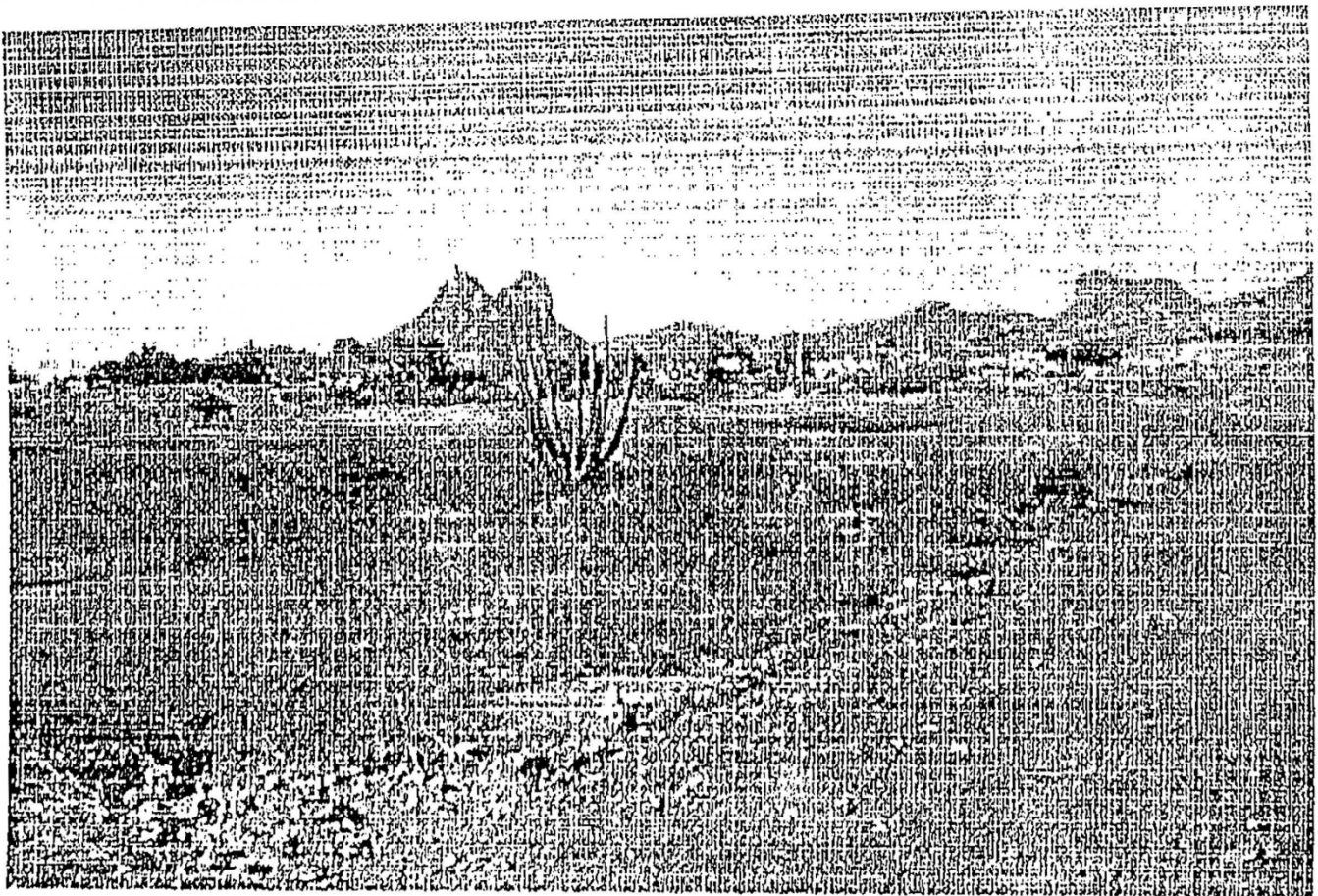


# ROYAL GOLF CLUB



## RESIDENCIAL

### GUIDELINES DESIGN AND ENVIROMENTAL CONTROL



GUIDELINES DESIGN  
AND ENVIRONMENTAL CONTROL

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## **1. INTRODUCTION.**

The main purpose of these Guidelines is to give the purchasers of lots in SAN CARLOS - ROYAL CLUB GOLF, the maximum advantages in harmony, capital gains and the proper functioning of the same.

Its main goal is to ensure that the set of buildings that are carried out in SAN CARLOS - ROYAL CLUB GOLF respect and integrate into the natural environment by promoting unity, with the minimum limitation to the particular needs of each user.

Attention to all design details, in construction and environmental care, should be aimed at the main objective: "To create a medium of high environmental quality for the client and the well-being of the community, aimed at protecting and enhancing the investment of each owner ".

## **2. GENERAL DISPOSITIONS.**

These guidelines are issued based on the technical specifications contained in the Master Plan for Land Use in the San Carlos ROYAL CLUB GOLF, in the Municipality of Guaymas, Sonora and aims to establish the modalities and limitations that will apply for the approval of all construction works to be executed within it

The review and approval of the architectural and executive projects of construction and in its case, of extension and remodeling of the buildings of the Development, will be subject to the same prescriptions indicated in the ANNEX 1 for the review and approval of projects.

In the event that the subdivision of a given lot is authorized, the restrictions stipulated in the Guidelines will be applied for each lot generated.

When two or more lots are integrated into one, the restrictions will be applied for the resulting lot, and the Public Registry of Property must be registered as a single property.

These Guidelines are of obligatory observance for all the owners and developers of the lots included in the development and they will be applied without damage of the arranged thing for the Law of Urban Development of the State of Sonora, Regulation of Construction for the Municipality of Guaymas Sonora and other federal, state and municipal ordinances in the matter.

These Guidelines will be inserted in the contracts and public deeds of transfer of ownership of the lots included in the Development that are granted and are an integral part of the Regulations of the Master Condominium and a certified copy of the same must be delivered to each and every one of the purchasers of the same.

The provisions contained in the applicable legislation on the subject and the provisions of the instruments of transfer of ownership of the development lots shall govern anything not provided in these Guidelines.

In the event of non-compliance with the provisions of these guidelines, the provisions of the contracts for transfer of ownership of the lots of the Development shall apply, so that the necessary notifications are made, as well as the application of conventional penalties and, if applicable, the termination of the contract.

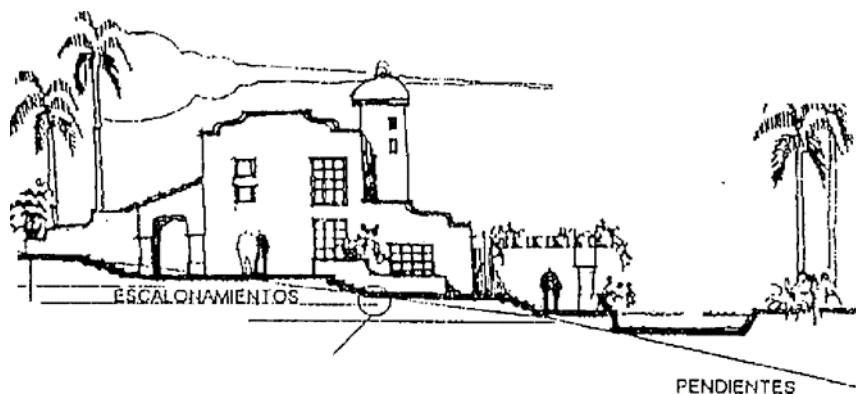
### **3. ENVIRONMENTAL PROTECTION GUIDELINES.**

#### **3.1 Location of the buildings.**

The buildings or facilities must respect the natural conditions of the property, minimally altering the topography, preserving runoff and plant species.

To adhere to the terrain relief, on slopes greater than 10% a single building block will be avoided, favoring the realization of terraces or steps adapted to such topography (See diagram 1).

Diagram 1



On slopes from 10% to 15%, cuts and fillings should not be greater than 1.00 m., on slopes greater than 15%, cuts and fillings should not be greater than 2.00 m.

Retaining walls greater than 1.50 m. high must be integrated and covered with native vegetation, with the same characteristics as those found on the edges of the staked areas

The volumes built and facilities should not obstruct the views that the existing buildings enjoy in the neighboring properties.

If the SAN CARLOS-ROYAL CLUB GOLF Development determines that the constructions obstruct the views or compromise the privacy of the neighbors, it will request modifications to the project.

### **3.2. ROADS AND VEHICULAR PARKING.**

The streets should be drawn based on the terrain relief, to minimize slopes, cuts and fillings.

The pavements of the rolling surfaces of streets and parking lots must be treated to allow the filtration of water to the subsoil.

The walkways, as well as the roads, will be paved with stone or concrete pavers. The use of stamped concrete will be allowed, as long as the runoff of surface water into the ditches is guaranteed.

The use of hydraulic concrete will be allowed on roads, sidewalks, and walkways as long as it is applied 90% in combination with breaststroke.  
or partition, or where appropriate, with paving stones or tiles.

In the case of condominium areas, the same pavement should be used as the road, on sidewalks and sidewalks, at least until the entry control.

### **3.3 STORM RAIN.**

Storm drains should be separated from wastewater. Natural runoff should not be modified, on the contrary they must be protected in order to preserve them as such.

Rainwater from lots, roads. parking lots, floors, terraces, and roofs must be channeled towards natural runoff and must have a grease trap so that the water remains free of garbage and oils, in such a way that they do not cause erosion or damage to neighboring areas.

If the pavement does not allow the permeability of rainwater, the firefighters of the roads will be transversal so that they can be discharged to the landscaped areas lateral to the road.

To be authorized and approved by the Development, the \_\_\_\_\_ and \_\_\_\_\_ wells will be subjected to the tests that are necessary for their operation, verifying that they do not cause harmful effects in the surrounding inflation zones; therefore the project must graphically represent the solution to be approved by the SAN CARLOS-ROYAL CLUB GOLF Development.

### **3.4. INFRASTRUCTURE SERVICE FACILITIES AND NETWORKS.**

all service or infrastructure networks must be hidden. sanitary discharges will be connected to the general sanitary drainage network, septic tanks being prohibited.

Wastewater discharges to water courses and bodies will not be allowed.

There will be a system of oxidation ponds, through which water of the required quality is obtained for irrigation of green areas and to infiltrate them into the subsoil.

Automatic irrigation is recommended in green areas, in order to optimize water use.

Each property will have a deposit for the storage of drinking water that guarantees a supply for 4 days.

The drinking water and electricity service meters will be located no more than 3.00 m from the property boundary, hidden from view but accessible to official supervision.

The external lighting of each property must cause excessive \_\_\_\_\_ and glare of light to neighboring areas. Light sources, spotlights, lamps or tubes must not be directly exposed to view.

Each building must have appropriate coverage lightning rods, and it is recommended to have fire extinguishers located in accessible places and in accordance with local regulations.

The installation of air conditioning systems will be allowed as long as they are hidden, respecting the maximum heights that are allowed for the building, as well as the views of the neighboring lots.

### **3.5 POLLUTANTS.**

All the inhabitants and users of SAN CARLOS ROYAL CLUB GOLF will be obliged to maintain a good state of conservation, cleanliness, security and visual order, both in private areas and in common areas, in compliance with the provisions below.

- **GARBAGE.**

Solid waste management will be subject to the collection systems established jointly by the City Council and the Development, where the installation of garbage compactors in all buildings is recommended.

The use of garbage disposals in kitchen sinks, connected to the development drainage system, is prohibited unless they have a grease trap; as well as the disposal of solid waste in any of the areas of the Development itself.

Waste and domestic garbage must be placed in closed deposits in each property, separating them into three bags: one white for ORGANIC waste, another black for

RECYCLABLE waste and a transparent third for PLASTICS; and they will be extracted only for collection on the established days.

All waste product of the construction process must be confined in the property in question; It must have a warehouse or garbage container and be removed periodically to avoid its accumulation.

- **NOISES.**

The placement, operation and installation of horns, bells, machines, equipment or other instruments that cause inconvenience or problems to the neighbors is prohibited. In no case should the emission of noises or sounds exceed 65 decibels, except for works that are under construction during the period and time allowed.

- **HAZARDOUS PRODUCTS OR MATERIALS.**

It will be prohibited to handle or store within El Desarrollo: flammable, explosive, dangerous or annoying materials, except those necessary in the construction process and allowed by the respective authority and the Development SAN CARLOS ROYAL GOLF CLUB.

### **3.6 FLORA AND FAUNA.**

- **FLORA.**

In the event that the execution of the project requires the replacement of the existing flora, a minimum of three individuals of the same affected species will be sown, replacing the specimens that do not survive.

The introduced vegetation must harmonize with the native vegetation, being prohibited plant species with needs and requirements foreign to the environment, likewise it must not block the views from existing buildings.

By way of example, not limiting, a Guide to Recommended Plant Species to be used in El Desarrollo is added, in attachment no. 2

- **GARDENER.**

The free space of the building on each property, at least 40% will be used as green area.

In groups of plants and vegetation in general, it is recommended not to mix the species considered unique and to relate those with similar irrigation requirements.

Those species listed in the Official Mexican Standard NOM-59-ECOL-1994, which determines rare species, in danger of extinction or subject to special protection, must be preserved.

Any disturbance or alteration in the vegetation will be compensated with the introduction of authorized or ecologically similar species in the affected area.

The commercialization of native plant species present in the entire El Desarrollo area is prohibited.

- **FAUNA.**

It is forbidden at all times to disturb, capture, hunt and commercialize the animal species, present in the entire El Desarrollo area.

Contractors, sub-contractors and technical personnel in general will not be allowed to introduce pets of any kind into El Desarrollo; Likewise, no domestic animal or pet may walk without the custody or control of its owner or person in charge.

#### **4. URBAN CRITERIA.**

The limitation in the size and volume of the buildings has the purpose of protecting the residential area and ensuring the conservation of its surroundings. To achieve these objectives, the following norms and regulations for the densities and volumes built in buildings are established.

##### **4.1 USES AND ZONES**

Land use is the specific purpose to which the zones indicated in the Master Plan may be used.

The use in SAN CARLOS ROYAL GOLF CLUB will be allocated to Villas del Gold (Vg) allowing the construction of single-family homes; and condominium lots (C) for multi-family housing, arranged in horizontal and vertical condominium.

Any other unspecified use will be the subject of a special ruling by the SAN CARLOS ROYAL CLUB GOLF Development.

##### **4.2 REAL ESTATE DENSITY.**

It is the parameter that regulates the number of UNITS in relation to the surface of the property or determined lot.

The capacity of each order according to its use is established:

Villas del Golf (Vg)- Viv Single-family homes	1 Viv/lot
Condominal (C)- Viv multi- family	40 Vlv/Ha

For your project application:

Number of units / lot = (real estate density) \* (Total area of the lot).

##### **4.3. URBAN COEFFICIENTS**

Land occupation (COS).

It is the percentage of the area of the property that can be built at the construction level.

For your project application:

Maximum surface area = total area of the lot x COS.

Land use (CUS).

Indicates the maximum area to be built according to the area of the property.

For your project application:

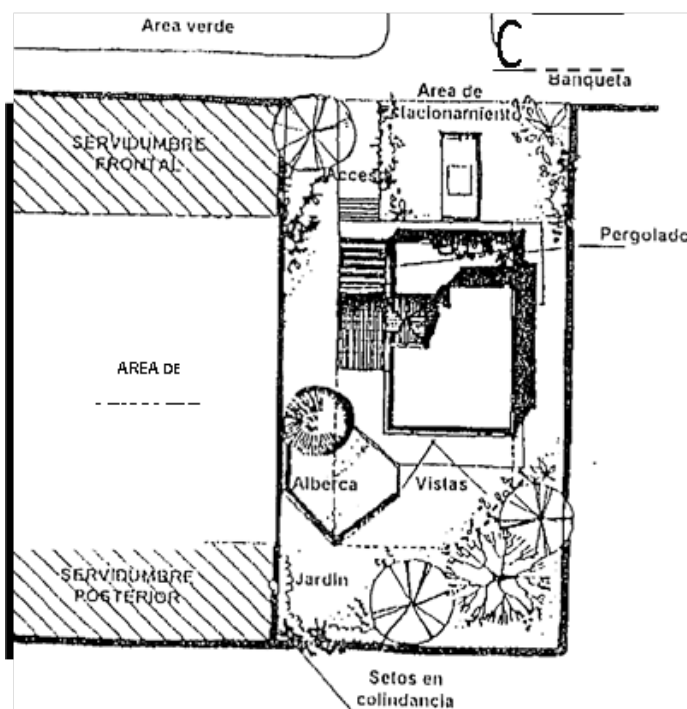
Maximum area to build = Area of the lot x CUS

Zone description key.	Immobile density	Urban coefficients	
		COS	CUS
Vg Villas del golf (Viv. Single-families)	1 VIV/LOT Average lot 360 m2	0.70	1.00
C Condominal	40 VIV/HA Sup prom de viv 250m2	0.50	1.00

#### 4.4. EASEMENTS

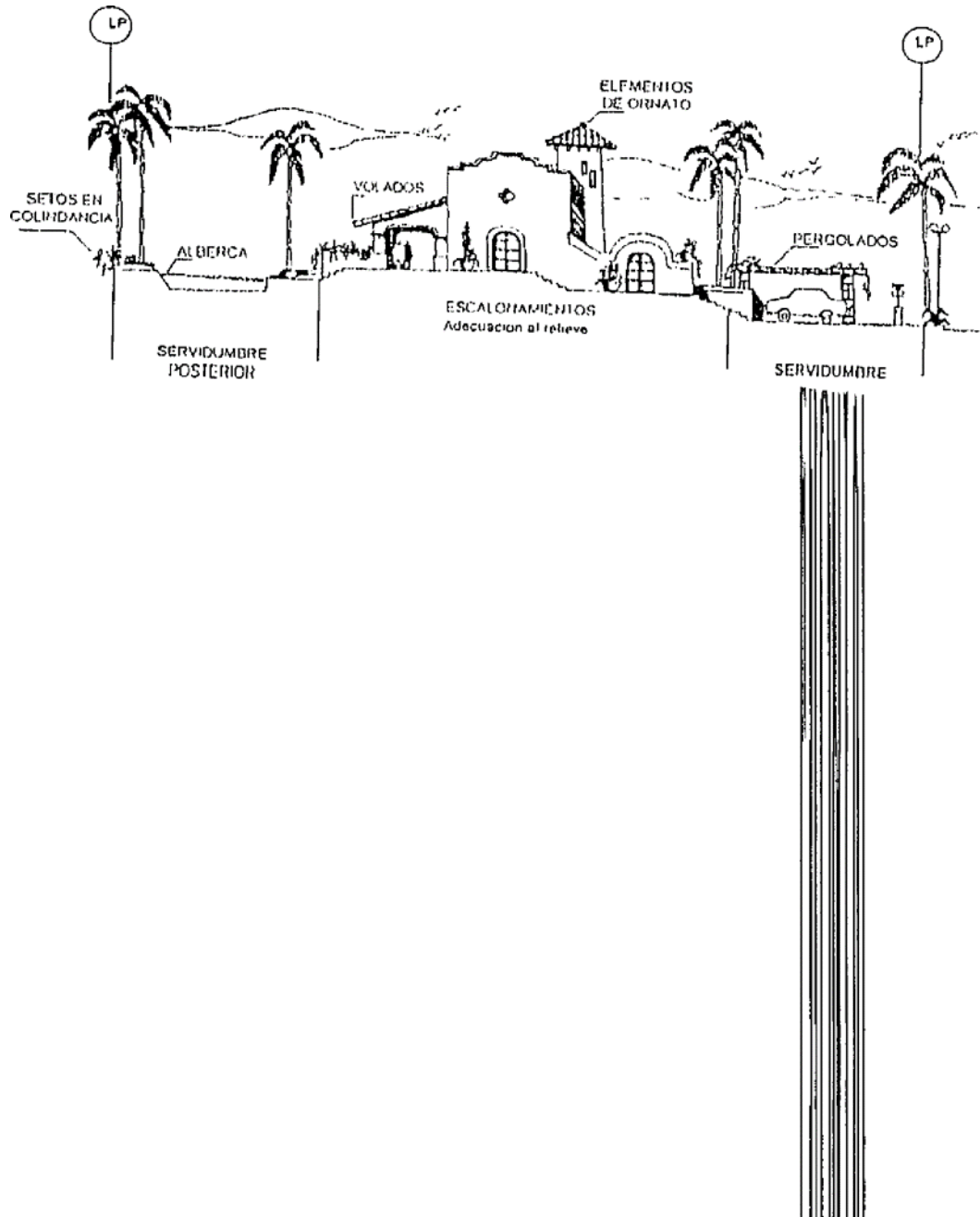
It is the strip of land within the lot counted from the alignments that cannot be built. Easements may be in front, to the sides or at the back of each lot. See diagram 2.

Diagram 2



Easements must remain free of construction, only outdoor installations will be allowed (see diagram 3).

The front easement may be used as parking for vehicles, as long as it complies with the norm for this concept.



The dividing elements in the boundaries of the lots will be established by living hedges with a maximum height of 1.20 meters above the level of the natural terrain and, where appropriate, ornamental trellises with the same height may be used, the fences being prohibited.

the easements that will apply both in the golf villas (vg) - viv. single family as in the condominiums (C) described below:

- FRONT.- Asjacent to the road, equal to 5.0m
- BACKGROUND.- Adjoining the golf course and common áreas equal to 3.0.
- LATERAL.- Adjoining other lots on both sides.

Villas del Golf (Vg)      0.00 m

Condominios (C)          3.00m

#### **4.5 PARKING LOT.**

The standard is expressed in the number of drawers per dwelling; allocating a drawer for homes whose constructed area is equal to or less than 150 m<sup>2</sup>, and two drawers when the home is greater than 150 m<sup>2</sup>.

Per drawer is considered a minimum area of 2.40 x 6.00 m, not including circulations. Drawers that for their occupation implies the displacement of other vehicles are not allowed.

### **5. ARCHITECTURAL IMAGE CRITERIA.**

#### **5.1. BUILDING MATERIALS**

Obtaining an image integrated into the natural environment is pursued. To achieve compliance, natural materials or those that make such an effect possible must be used (clay tiles, clay tiles, ceramics, flattened rustic or rough texture, stone, wood, wrought iron, etc.)

In no case may reflective elements such as glass, mirrors, sheets or coatings of metallic or plastic materials that give this effect be used.

The materials that may be used for the installation of advertisements and signs will be based on wrought iron, stone or wood, with directed lighting, the use of neon light being prohibited.

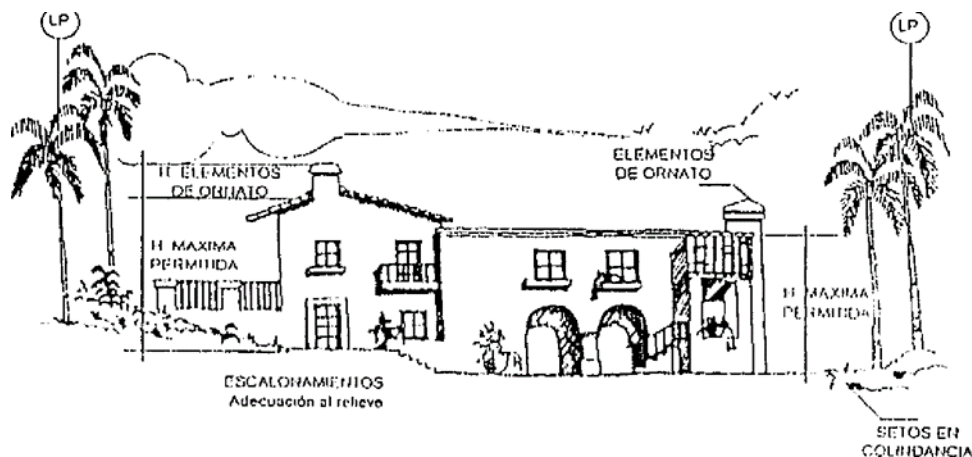
The materials necessary in the construction process will be stored within the property in question, without allowing the invasion of property or public or common areas for that purpose.

## 5.2. HEIGHTS.

The maximum permissible height will be measured from the platform of the construction in question, which is in contact with the natural level of the ground.

The height is expressed in floors or in meters (3.50m / floor). Numerically it will be equal to two levels, equivalent to 7.0 m

The maximum height of ornamental elements (turrets, domes, chimneys, partitions, etc.) will be 3 meters above the maximum height allowed for construction.



## 5.3 FACADES.

All the facades, including the roofs or roofs, must be finished in their entirety as such, using forms and materials that are integrated into the environment and the rustic image of the complex.

In the event that the execution of the work is suspended, the facades must be completely finished.

The use of visible installations on the facades is prohibited, with the exception of gargoyles or ornamental downspouts for rainwater.

- **CEILINGS AND ROOFS.**

The ceilings will be flat and may have sloping surfaces, and may be complemented with copular or vaulted elements.

Sloping ceilings must be covered with unglazed terracotta tiles. Its minimum slope will be 20% or 16 degrees from the horizontal.

- **OPENINGS AND WINDOWS.**

For the incorporation of openings and windows the wall should be used as the predominant elements.

When, for functional reasons, a glass panel is required for the building, it must be placed at a minimum of 1.20 m from the real panel of the facade, so that it forms a second plane with respect to the construction.

#### **5.4 SIDEBOARDS AND SHOWCASES**

Advertisements are those that indicate the name and business of all kinds of establishments, companies, businesses or institutions and the type of products or services they offer. The design of the ads may be based on paint applied directly to the elements of the façade, or to elements embedded in the floor. With a maximum of two colors (black / red) and in matt tones and its typography will be simplified as much as possible.

The maximum area occupied by an advertisement will be 15% of the total surface of the walls, when it is painted or attached to it; When it is placed on a flag or flown perpendicular to the wall, its vertical dimension will not be greater than its width, which will be a maximum of 1.20 m or 15 cm less than the width of the sidewalk, and it will be placed at a minimum height of 3.00 m.

The installation of advertisements in vacant lots, in common areas or on rooftops, as well as advertisements made of translucent material with interior lighting and neon light, is prohibited.

The signs include the advertising material of all kinds of products or services that are offered.

During the construction process, only 1 job or contractor identification placard will be allowed. All signs must be removed after construction has been completed.

For the marketing process of the different areas of the development, SAN CARLOS ROYAL GOLF CLUB will reserve the designation of a specific area for the location of advertising material. The design of the advertising material will be subject to the prior approval of El Desarrollo.

The signs include all the traffic indications, street nomenclature, road course and other indications to the inhabitants of the development; The San Carlos Royal Club Golf Development will regulate the location as well as their design, in accordance with current legislation.

In the case of the El Desarrollo nomenclature, SAN CARLOS ROYAL CLUB GOLF will provide the element with the name of each developer and it will be installed according to the location indicated by the Development itself.

## 5.5 COLORS

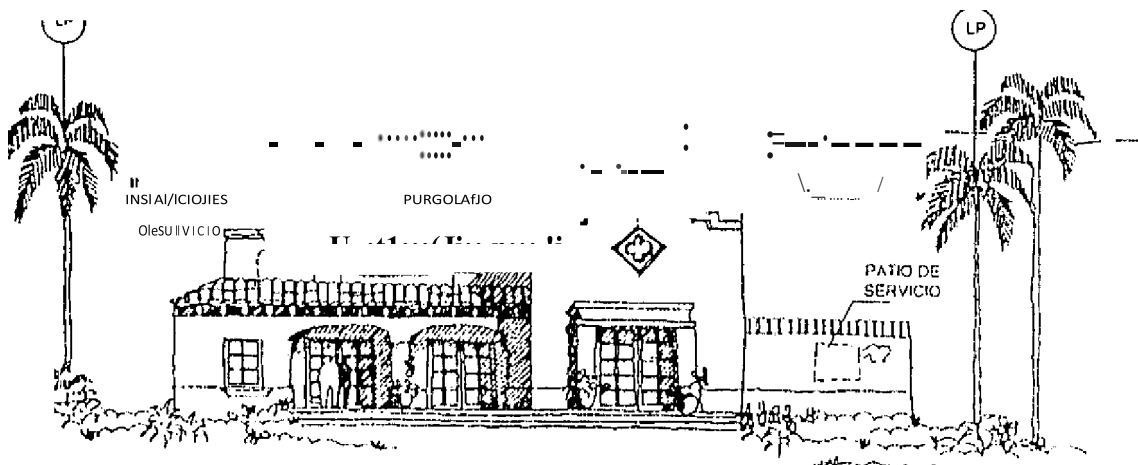
It is recommended to apply the range of earth colors (sand, ocher, terracotta), reflecting colors being prohibited, in areas that harmonize the image of El Desarrollo with the natural environment.

## 5.6. SERVICE FACILITIES

All service facilities must be hidden from any surrounding point, (antennas, water tanks, stationary tanks, etc.) see diagram 5.

The service yards, clotheslines and any other service area must be properly hidden by walls, lattices or hedges.

The location of the aerial, satellite dishes and ground reception stations will be subject to the review and approval of the SAN CARLOS ROYAL CLUB GOLF Development.



It is mandatory in the installation of toilets, to use water tanks with a capacity of 6 liters, in order to optimize the use of drinking water.

The installation of water-saving faucets in sinks and taps is recommended; in showers will be mandatory.

Every construction must install its own grease trap (in kitchen sinks, sinks, etc.) prior to connection to the general sanitary drainage network to comply with the maximum permissible limits of the parameters of pollutants, established in the Standard. Official Mexican (NOM-CCA-032-ECOL / 1993) published in the Official Gazette of the Federation on October 18, 1993.

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

**ATTACHMENTS.**

## REQUIREMENTS:

Requirements for the presentation of architectural projects.

Draft.

The Development SAN CARLOS ROYAL CLUB GOLF will be in charge of the review and approval of architectural and executive construction projects and, where appropriate, expansion and remodeling of the buildings of El Desarrollo, subject to the provisions of the Design and Control Guidelines Environment for Development.

The projects that combine conditional uses within the different areas of El Desarrollo will be subject to the approval of the SAN CARLOS ROYAL CLUB GOLF Development; when the possible purchaser of the property lacks the title deed.

In case of having it, it will do so before the Administration of the master Condominium, who, according to its functions and those of the Vigilance Committee of the same Condominium, will issue the corresponding opinion.

The SAN CARLOS ROYAL CLUB GOLF development may partially or totally reject any project that does not comply with these Guidelines, that does not meet the established quality characteristics, that obstructs the view or the tranquility of third parties and in general, that implies impairment to the architectural image of El Desarrollo, indicating the adjustments to be made.

Based on the approving opinion issued by the SAN CARLOS ROYAL CLUB GOLF Development, the licenses and permits established in the matter must be obtained from the competent authorities, and the issuance of the same must be accredited before the DEVELOPMENT.

Consequently, the execution of preliminary work, site preparation or any type of work is prohibited, without the authorizations referred to in the two previous paragraphs.

The construction must be carried out, invariably, in accordance with the plans authorized by the SAN CARLOS ROYAL CLUB GOLF Development; any modification to the original project will have to be authorized by said body; otherwise, EL DESARROLLO may request the City Council to order the suspension of construction, in the event that it is not carried out in accordance with the plans authorized by El Desarrollo.

The owner or developer may submit a preliminary draft to the SAN CARLOS ROYAL CLUB GOLF Development, in order to receive the necessary guidance for the formal presentation of the aforementioned project.

In this case, El Desarrollo will grant a feasibility letter for the owner to proceed with the development of the Executive Project.

Documents.

Documents that must be presented to obtain permission to carry out works in the development.

The documents that must be presented to the SAN CARLOS ROYAL CLUB GOLF Development, in order to obtain permission to carry out the works in the Development in accordance with the provisions of the "Environmental Design and Control Guidelines" will be the following and must be presented at five copies, containing:

#### PROJECT DATA.

Block and lot number.

Lot area and calculation of the covered area and construction volume.

Upright surface, indicating the lowest point of the deflection platform for measuring the height of the building.

Building levels.

Green area surfaces.

#### CONSTRUCTION PROJECT.

Architectonic plants per level at 1: 100 scale containing:

Location sketch

Drainage network

Rainwater network

Roof and ridge projections, parking areas, construction and recreational facility standing, landscaping, lot boundaries and floor levels

Rooftop plant

Foundation plan, with corresponding detail.

Longitudinal and transverse sections with location of the sanitary network.

Facades and finish specifications

All the aforementioned documents must be signed by the owner, indicating the addresses and / or telephones to which the SAN CARLOS ROYAL CLUB GOLF Development may request clarifications or communicate decisions.

## INTRODUCED FLORA WITH PROVEN RESISTANCE IN THE AREA.

Aralia chaflera

Arbol botella

Arbol de fuego

Bugambilia

Jacaranda

Lantana morada

Laurel árbol

Laurel enano

Laurel de la india

Laurel de flor

Naranjo agrio

Palma datilera

Pata de res

Pirul Plumbago

Tabachin rojo

1. INTRODUCTION.- Protecting the natural environment, taking care of the details of design and construction, are actions that will make the investment of each owner.

The main purpose of these guidelines is to give the purchasers of lots in San Carlos Royal Club Golf, the maximum advantages in harmony, capital gains and the proper functioning of the same.

Changes made in the following sections of the environmental design and control guideline.

## 4. URBANISTIC CRITERIA.

(The following changes are made to point 4.1 uses and zones to be as follows)

4.1 USES AND AREAS. The urban criteria constitute the basis for defining the land uses and the occupation that will take place in each area of the Development.

The use of land is the purpose to which the areas indicated in the Master Plan may be allocated.

The use in San Carlos Royal Club Golf will be used for Golf villas (VG) and condominium lots (C), allowing the construction of only single-family homes. Arranged in horizontal condominium.

Any other unspecified use will be the subject of a special ruling by the San Carlos Royal Club Golf Development.

4.4 Easements. It is the strip of land within the lot counted from the alignments that cannot be built.

(The following is attached to point 4.4 easements)

ANNEXED. After the road, an area of 3 meters of green area and sidewalk will be left, which will be an area free of construction (fences, pergolas, cantilevers, etc.) from where the frontal easement area will continue which must have a minimum of 2 mts.

## 5. ARCHITECTURAL IMAGE CRITERIA.

### 5.4 ANNOUNCEMENTS AND SIGNALS.

(THE FOLLOWING CHANGES ARE MADE TO POINT 5.4 ANNOUNCEMENTS AND SIGNALS TO STAY AS FOLLOWS)

- \* The installation of advertisements of any kind of establishment (companies, shops, institutions and the type of products or services they offer) is prohibited.
- \* The installation of advertisements in vacant lots, in common areas or on rooftops, as well as advertisements made of translucent material with interior lighting and neon light, is prohibited.

The signs include the advertising material of all kinds of products or services that are offered.

\* During the construction process, only 1 job or contractor identification placard will be allowed. All signs must be removed after construction has been completed.

\* For the commercialization process of the different areas of the development, the San Carlos Royal Club Golf Development will reserve the designation of a specific area for the location of the advertising material. The design of the advertising material will be subject to the prior approval of El Desarrollo.

The signs, include all the traffic indications, street nomenclature, course and highways and other indications to the inhabitants of the Development,

The SAN CARLOS ROYAL CLUB GOLF Development will provide the element with the name that each developer will install according to the location that the Development itself indicates