

## **Owners and Builders Check List**

Lighthouse Point Estates  
Covenants Conditions & Restrictions (CC&Rs)  
Per TOURIST & RESIDENTIAL DEVELOPMENT "PUNTA ARENA LIGHTHOUSE POINT ES-  
TATES" CONDOMINIUM & ADMINISTRATION BYLAWS Updated December 2019

Please initial each section and sign and date at the end of this document. The responsible member of the Architectural Review Committee (ARC) will sign and date and return a copy to the owner/builder. LPE is a residential community. The submission of plans that can be used for commercial purposes (apartments, Inns, B&B, etc.) will be denied.

For any construction within the Estate, plans must be presented by owner and builder to the ARC for board approval. At this time the builders fee of 2,000 USD must be paid to start a review of the owners plans to begin. This fee is non refundable required by all new construction. A check must be submitted to the ARC or a designated board member. The ARC and the board having receipt of the official construction plans will give notice of either approval or disapproval (with explanation) on or before 30 days from submission. Upon the ARC's approval, the contractor can proceed to get the construction permit and/or any other government authorization required to commence building. All major exterior remodels and additions also require ARC approval. Prior to any new construction the owner/builder is responsible in obtaining a survey of the lot and ensuring the property lines are marked. The HOA will not be held responsible for people who build on other peoples property.

Builders/owners who are found to not be following approved plans will be charged the extra costs incurred by the architect that is on contract with the HOA to remedy any errors.

In accordance with the CC&Rs the general guidelines applied by ARC include:

- Every structure built on lots marked as "A" on the Master Plan, will not exceed 5 mt. height.
- Every house structure built on lots marked as "B" and "C" on the Master Plan, will not exceed 7 mt. height.
- Every house structure made on lots marked as "D" on the Master Plan, will not exceed 9 mt. height.
- Note: A structure's height is measured from its base to its highest point.
- The aforementioned heights of the structures are to be measured from the average topographical height taken from an ARC approved official topographical survey before excavation or fill begins.

Lot #

X

board

X

Different roof heights are allowed as long as the heights do not exceed limits stated in the CC&Rs as stated above.

- Every house will keep a side setback of not less than 2 mt. from adjoining property lines and no less than 6 mt. from front of each lot.
- Distances for construction on the A lots will be strictly determined according to the fixed property line at time of purchase. On A lots the set back from the beach property line is fixed at being no closer than 20 meters.

• X\_\_\_\_\_

- The maximum area to be built in any of the lots shall not exceed fifty percent of total lot area. The minimum construction for each main residence shall not be less than one thousand two hundred sq. feet (1,200 Sq ft) excluding terraces and swimming pools. Garages are not considered part of the main residence 1200 sq. ft. It is not permitted to build only a garage without a main residence.

X\_\_\_\_\_

- Note construction of only a garage or storage facility is not allowed.
- Water and electricity and portable toilet (no temporary in the ground disposal of waste )must be installed before construction (including excavation) begins.

- X \_\_\_\_\_
- Penalties will be decided by the HOA board and will not exceed 10,000 USD for non-compliance.

X \_\_\_\_\_

- Exterior construction must be completed in a timely manner. Estimated completion time as intended by the Owner and contractor must be stated in the LPE Board approval application. LPE may grant a grace period as deemed appropriate for individual situations. Exterior completion is defined as roof, doors, windows and paint installation. A penalty may be assessed if these requirements are not met.

Estimated Time to Substantial Completion

\_\_\_\_\_

X \_\_\_\_\_

- All facades within the Estate must contain Mexican, Spanish or Mediterranean designs, using concrete or roof tiling, using earth tone colors.
- X \_\_\_\_\_
- Only one main residence per lot is allowed; the building of carriage entrances, service rooms, shadow structures and guest rooms not adjacent to the main building is allowed.
- Patios, terraces, exterior shadows may be covered with palms, wood, bamboo or similar materials.

X \_\_\_\_\_

- Walls must be built with stone, brick or concrete block, not exceeding 2 mt. in height. The term wall is defined as anything on the property boundary line. The use of any other material shall be approved by the board

X \_\_\_\_\_

Construction is permitted from Monday to Friday from 7 AM to 7 PM and Saturday from 8 AM to 5PM, NO construction crews on Sundays, For exceptions board approval is required

**ARTICLE 26.** All construction will include the following basic installation details:

- All properties must have with at least 2 car spaces within the property.
- All generator types, boilers, heating units, garbage containers or any other accessory will remain in covered places, or shielded, to avoid noise or odors. Wind generators must comply with low noise requirements and obtain ARC approval.

X \_\_\_\_\_

- Water containers, antennas, satellite dishes, solar collectors or any other type of structure to be placed on the building must not alter the roof appearance, they will be placed in non-visible locations from the exterior of the house.
- X \_\_\_\_\_
- Every lot will have an aerobic re-cycling water/sewage treatment system to allow the watering of gardens and green areas with this recycled water.

X \_\_\_\_\_

- All Lot Owners are obliged to properly maintain access roads to their property, avoiding objects that affect harmony and aesthetics.

X \_\_\_\_\_

- Water heaters, garbage containers and laundry area must remain away from the main facade of the building.

X \_\_\_\_\_

- The ARC will take the necessary measures for the project’s final board approval, as well as guaranteeing the accomplishment of the Law and present By-Laws.

X \_\_\_\_\_

**Important.** In order to start any type of construction within the Estate, the owner or contractor must provide a check to the property manager or a designated board member in the amount of \$ 2,000.00 USD. two thousand Dollars, US.

This is a non-refundable construction oversight fee of two thousand US dollars for the purpose of architectural/engineering inspection. This fee is for payment for the HOA architect and engineer to inspect on-site construction work in progress three times during construction and for the initial site inspection. The inspection is to insure that all requirements of the ARC approved plan are being met and that work is progressing according to the LPE Condominium by-laws. If it is found that by-laws are not being met or if work is not in accordance with approved ARC plans, HOA AC has the authority to request local building inspectors to issue “stop work” tags until corrections are made or revisions to the original construction plan are approved. Any extra visits or work required by the architect will be billed directly to the homeowner.

The contractor will provide workers with Portable Toilets W.C. facilities, garbage containers area, and human and building leftovers. All construction leftovers must be taken away from the Estate. The burning of garbage or leftovers is prohibited. Any additional expenses by the HOA to clean up after construction shall be covered by owner or builder in full.

No authorization will be given, nor will the ARC authorize that any facades will alter the community harmony i.e. shape and color, thereby upsetting the general residential harmony. An exception can only be possible when authorization is given from the majority of the Lot Owners General Assembly and ARC to conditionally approve the exception.

X \_\_\_\_\_

The community supports and encourages a Good Neighbor Policy. When proposed construction has possible impact on adjacent property, it is mandatory that the applicant dis-

cuss the proposal with neighbors prior to making an application to the ARC. It may be appropriate in some cases to submit neighbor comments along with the application. These comments would not imply board approval, but would allow board to consider neighbor positions.

Overnight camping by construction personnel is not permitted on Lighthouse Point Estates Properties. Construction crews must adhere to the same entering and exiting policies in place for all persons coming to the development.

X\_\_\_\_\_

You may type initials and name into this document and return via email. You may print out this document, fill it in by hand and return it to the ARC in person or via scan and email or fax.

Please feel free to ask any questions. This document is only meant to aid in a successful build in Lighthouse Point Estates. It is the owner's responsibility to communicate the requirements of these CC&Rs to the contractors and builders on the job site. Miscommunication between owners and builders will not absolve the owner of the final responsibility.

X\_\_\_\_\_

**Important regarding new connections to our water mains.**

All connections should be of PVC, not brass, for those connections to the main that have to cross the road the half inch line connecting to the main must be inside a 2" PVC pipe There must be 6" sand base under the pipe and 6" of sand over the pipe before backfilling" All builders will contact our property manager who must be present to inspect this connection when it is being done.

X\_\_\_\_\_

Construction crews found not following this builders check list can be denied access to Lighthouse until they are found to be in compliance.

**IMPORTANT REQUIREMENTS FOR CONTRACTOR**

The builder/contractor shall have the property surveyed and properly marked and will ensure proper portable toilets , water meter, CFE meter, and building permits are displayed on site.

Lighthouse recently upgraded our water mains. Connections to the water main must be coordinated with our property manager to ensure compliance.

Lighthouse property manager will check and confirm toilets, CFE, Water meters and connections to the mains and building permits are in place before work commences. The contractor shall contact the property manager to arrange a time to connect to the water mains.

**Site inspection 1** Contractor will notify LPE HOA ARCHITECT when all foundation are ready for pouring and Arrange an inspection date prior to concrete pour of foundation . If approved by the Architect/Engineer work may proceed .

**Site inspection 2** Contractor will notify LPE HOA ARCHITECT when walls and rebar are in, up and ready for pouring . No work proceeds until that inspection is completed and approved by Architect

**Site inspection 3** Contractor will notify LPE HOA ARCHITECT when the septic system is completed and the final inspection meets all the CCRS requirements including adjoining property restoration and garbage clean up of the neighbours lots.

X\_\_\_\_\_

Architect will write final approval which will be delivered to ARC for their final approval.

Owner\_\_\_\_\_ Date\_\_\_\_\_

Board\_\_\_\_\_ Date\_\_\_\_\_