



UNIÓN DE COLONOS EL CID

Regulations

El Cid subdivision and residential
development regulations.

Arrendadora e Inmobiliaria Dolores
Marina del Sábalo S.A. De C.V.
Club de Yates El Cid A.C.
Desarrolladora e Inmobiliaria Náutica El Cid, S.A. De C.V.

www.uniondecolonoselcid.com.mx



EL CID RESIDENTIAL COMPLEX AND ESTATE

BUILDING, LAND AND WATER USE REGULATIONS FOR THE MAZATLAN, SINALOA EL CID MARINE AND COUNTRY DEVELOPMENTS

Arrendadora e Inmobiliaria Dolores, S.A. de C.V.
(Leasing and Real Estate)

Marina del Sabalo, S.A. de C.V. Club de Yates El Cid, A.C.
Desarrolladora e Inmobiliaria Nautica El Cid, S.A. de C.V.

El Cid Estate is made up of a series of one family, joint ownership, hotel, commercial and recreational lots, as well as houses, villas and condominiums adjacent to the Golf and Country Club El Cid and the Sabalo Marina.

This Complex has been subdivided into residential areas such as "Villas La Alhambra", Villas de la Colina", "Marina El Cid", "Marina Caiman", "Club de Yates El Cid", etc., all within the private and walled area generically known as CONJUNTO RESIDENCIAL Y FRACCIONAMIENTO EL CID (EL CID RESIDENTIAL COMPLEX AND ESTATE).

The purpose of the Residential Complex "EL CID" is to ensure that the architectural and urban appearance is in harmony with the tree-covered, garden zone provided by the Golf Club and the peaceful waters of the Marinas that were developed for this Complex. Our goal IS TO create THE MOST BEAUTIFUL, PEACEFUL AND EXCLUSIVE RESIDENTIAL AREA IN MAZATLAN WITH SERIOUS attention AND PRIVACY guaranteed to our CLIENTS.

There are three rules which must be taken into account when designing and maintaining a complex like this one:

- a) Privacy and Safety
- b) Aesthetics and Architectural harmony
- c) Cleanliness, Silence and Tranquility.

Toward these ends, we consulted with architects and technicians in the field. After these consultations some limitations were introduced, in order to achieve the above mentioned objectives and for the protection of dwellers in our Residential Complex. Also, the distribution of the land usage is established in accordance with the Master Plan so the growth in the Residential Complex and Estate conforms to rules, criteria and parameters that lead to the optimization of resources, the observance

of laws and of the restrictions and blueprints approved by the Municipality of Mazatlan and the Government of the State of Sinaloa.

The NAUTICAL ZONE has been established on land acquired from the Fondeport and the Government of the State of Sinaloa, and the lots within were converted into the channels and inner harbors that function as streets and avenues for boats and ships.

Those who purchase lots in this Residential Complex must observe the Regulations of Usage and Construction. The buyer's rights and obligations are as follows.

DENOMINATIONS:

Hereinafter, the land and lots adjacent to the "EL CID" Golf and Country Club, that the Real Estate Agencies have put up for sale, as well as the Marina El Sabalo, shall be referred to as "EL FRACCIONAMIENTO" (THE ESTATE) in these Regulations..

- a) The persons who have bought lots, houses or condominiums shall be referred to as "LOS PROPIETARIOS" (THE OWNERS) or "LOS COLONOS" (THE DWELLERS).
- b) The Association of Dwellers of the El Cid, A.C. shall be designated as "THE ASSOCIATION "
- c) The Enterprises Arrendadora e Inmobiliaria Dolores S.A. de C.V. (Leasing and Real Estate Agency Dolores S.A. de C.V. (AIDSA), the Desarrolladora e Inmobiliaria Nautica El Cid, S.A. de C.V. (El Cid Nautical Developer and Real Estate (DINACID) and Marina del Sabalo S.A. de C.V. (El Sabalo Marina) (MARINA) shall be designated as "LAS DESARROLLADORAS" (THE DEVELOPERS) and the nautical portion of lots adjacent to the water shall be designated as "LA MARINA"
- d) The Construction Committee of the Dwellers Association shall be designated as EL COMITÉ (THE COMMITTEE).
- e) The enterprise El Cid Golf and Country Club, S.A. de C.V. shall be designated as "EL CLUB DE GOLF" (THE GOLF CLUB).

- f) The El Cid Yacht Club shall be known as "EL CLUB DE YATES" (THE YACHT CLUB)
- g) The land owned by DINACID, purchased from the Federal Government (Fondeport), and the Sinaloa State Government (PROMOTUR), which has been destined for flooding areas shall be known as "LAS DARSENAS" (THE INNER HARBOR).

The provisions of the Mazatlan Municipal Government through its Department of Public Works, and the following specific Rules of the El Cid Estate, set forth herein, are mandatory for owners, Dwellers, Developers, employees and tenants of the El Cid Residential Complex :

CONCERNING PROJECTS IN THE AREAS ADJACENT TO THE GOLF COURSE

FIRST ARTICLE: The Residential Complex has established a Dwellers Association for the El Cid Estate, A.C., and membership in this organization is mandatory. The agreements of the Association, as well as any modification to the current Construction Regulations, will arise from the Annual Assembly of the Dwellers Association.

- a) Anyone who purchases a lot, house or condominium in the ESTATE accepts that he/she is legally bound to belong to the Association, to pay the annual fees agreed to at the Annual Assemblies of this Association and to observe the current rules and any amendments, changes or additions arising from the Assemblies.
- b) Upon buying into the Estate, a person qualifies for membership in the Golf Club or the Yacht Club.
- c) The Dwellers Association has a Construction Committee that reviews architectural plans, to ensure that these are in compliance with the current Regulations and are congruent with the Development Plan and with the intended architectural ambience. This Committee shall be formed by:

- 1) One President, who will always be the President of the El Cid Golf and Country Club, Marina El Cid and DINACID, Biol. Julio Berdegue Aznar or his deputy, Lic. Carlos Berdegue Sacristan, or whomever they choose to act in this capacity.
 - 2) The Planning and Urban Development Director of the City of Mazatlan or his /her Deputy.
 - 3) The Sales Director of the El Cid Estate and Golf Club, or his/her deputy.
 - 4) Five Dwellers - Architects or Engineers or builders who live in the El Cid Estate.
 - 5) The Projects Director of the Dwellers Association of the El Cid Estate.
 - 6) The representative of the Union of Real Estate owners of Mazatlan.
 - 7) The President of the Owners Association of the El Cid Estate.
- C) All architectural projects must be submitted for approval to the Committee BEFORE any construction work on the ESTATE can be authorized. This Committee shall meet on the first and fifteenth day of each month, providing there are projects to be reviewed. The agreements of the Committee shall be by majority and in the event of a tie, the vote of the President shall decide the issue.

The Committee may reject any project which doesn't comply with the current Regulations and that is in clear contrast to the quality of the other buildings or one that blocks the view or the tranquility of third parties and causes a drop in the property values of other investors and dwellers.

- The architectural projects must be measured in meters with the sufficient degree of development and with the restrictions clearly marked and signed by a responsible surveyor. Blueprints of at least the following must be produced:
- * Foundation layout, construction details, urban and storm water sewer installation.
 - * Architectural plan view: ground, top and roofs.
 - * Cuts (minimum of 2 two)
 - * upright projections (minimum of 3 three)
 - * Sanitary installations
 - * Special Installations
 - * Set plan
 - * Pluvial inclination and inspection sites indicating clearly their independence from the sanitary drainage
 - * Indicate the materials and quality of the finishing, location of swimming pool, machine room(s), size and finishing of garages, grass to be planted and type of garden layout.
 - * Also, they should prove their rights as owner(s), with the pertinent documents, permit from the Dwellers/Owners Association and be current in their payment of the maintenance fees.
- d) The Committee's decision shall be given in writing within a period no longer than 15 days after the presentation and if permission is granted, the owner should have the permit posted at all times on the construction site.

The Committee may:

- 1) Approve the project.
- 2) Reject a project because not enough information has been given to allow for a precise evaluation and a definitive authorization, or
- 3) Make suggestions to carry out modifications from the original project so it is in compliance with the general construction rules that are a fundamental part of these Regulations.

- e) Upon the granting of the respective Construction Permit, the Dweller, his/her/their representative or the building contractor, must make a deposit of \$2,000.00 dollars (TWO THOUSAND DOLLARS USCy) or its equivalent in Mexican currency to guarantee that upon termination of the work, the builder will clean the adjacent lots and repair the damages that the construction may have caused, as well as collecting the resulting debris from the construction.

In the event that, ten days after the construction is completed, there are still remains or garbage in the streets or in the adjacent lots, the Dwellers Association will use the aforementioned deposit to clean the lots, collect the debris and repair any damage that may have been caused to the Golf Club or roads.

If the deposit isn't needed because there's no debris, damage to adjacent lots or any other problem, the deposit shall be returned entirely the day after the Dwellers Association is notified in writing of the termination of the work, this having been reviewed by the Representative of the Committee or the Association's Manager.

- f) Any architectural project involving houses in lots with special measurements or locations or that for any reason the Construction Committee decides to give its approval to. This can even occur, when, because a special situation has arisen, these Regulations are not complied with wholly or partially, including restrictions. These situations do not cause precedent nor can they be invoked by other dwellers for similar situations. Each case shall be treated individually and without antecedents or precedents of any kind.

A) **Concerning OCCUPANCY**

SECOND ARTICLE.- In the One Family lots, the construction of duplexes or of more than one house per lot is categorically prohibited. In the One Family lots, garages must have sufficient capacity to hold a maximum of 6 automobiles and a minimum of two, with a minimum area of 30 M2.

The Golf course

- a) The buildings must be erected a minimum distance of 5.00 (five) meters from frontage to street and 10.00 (ten) meters from the property line behind the home adjacent to the Golf the view of the Golf Course from the streets and avoid the heaping of houses on sidewalks and on the Golf paths, noises problems or nuisances between neighbours, etc. Any violation of this rule whether on the first or the second floor may cause the suspension of work and demolition of same by order of the Dwellers Association .
- b) In lots which, because reduced measurements require it, the minimum distances between property lines and the street and the Golf Course shall be subject to the discretion of the Committee.

THIRD ARTICLE.- The maximum permissible height for constructions in the One Family lots inside the Residential Complex shall be 8.00 (eight) meters from the property line of the lot. (DESPLANTE DEL TERRENO)

This Regulation is intended to ensure that visibility will not be limited to any of the dwellers of the Residential Complex by exceedingly high buildings. The Committee, using its right of exclusion, shall be able to reduce the maximum height when the circumstances of the lot require it.

FOURTH ARTICLE. OTHER OBLIGATIONS

- a) Before initiating the construction of a building, restrooms should be installed for the workers, which should be hidden from the view.
- b) Every truck entering the Estate must request an access pass at the Dwellers Association offices
- c) Colors. The authorized colors in all the houses of the ESTATE are: white façades and red roofs. The preferred finishing for the latter is roof slabs or clay tiles.

- d) Single storey homes must have a minimum of 180 m² of construction, excluding terraces, garages, swimming pools, etc. Two floor homes must have a minimum of 295 m² in construction.
- e) All constructions, whether One family or condominium, must have a water cistern with sufficient capacity for the several days of water shortage that may occur through interruption of the pumping of the municipal water utility or through any other event.
- f) Waste and domestic garbage must be placed in the closed deposits (garbage cans), indicated in the architectural plans of the location. These garbage rooms must be hidden from view.
- g) The gravel, waste and debris from the construction process shall be confined to the lot of the works and will be removed by the responsible party or the owner of same.

B. Concerning PROHIBITIONS.

FIFTH ARTICLE. Of a general nature and intended for the benefit of the Complex,

IT IS STRICTLY PROHIBITED:

- I. To destine houses for uses other than family dwellings. This prohibition includes, among other things: to destine the building for commercial facilities, inns, hotels, colleges, clinics or laboratories, stores, farms or nurseries, children's care centers, churches, shops, etc.
- II. The setting up of camping sites (living quarters for workers).
- III. To have plants and trees that affect the view of other lots.
- IV. To have dogs or other domestic animals. These animals try to escape to the street, the golf course or to other properties where they can attack players, pedestrians or visitors.

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- V. To set up dryers, washing basins or service areas, without the proper cover so that they cannot be observed from any angle.
 - VI. The installation of excessive illumination, bright advertisements, or devices likely to produce annoying noise, such as high intensity speakers.
 - VII. The storage of garbage or any other substance which may produce unpleasant odors on the street or sidewalks, adjacent lots or in any other place different from the adequate containers that are considered within the regulations of the Municipal Cleaning Department.
 - VIII. Any other usage of the land or building that may bother the occupants of the adjacent lots and has been declared a nuisance by the Owner's/Dwellers Association.
 - IX. To leave unfinished intermediate walls or constructions within the Residential Complex.
 - X. To neglect the houses or gardens in such a way that it affects the general aesthetics of the Complex.
 - XI. The installation of water deposits, gas tanks, aerials, etc., that may affect the aesthetics and the visibility of the Complex.
 - XII. To plant grass that is different from that of the Golf Course (Bent and Bermuda 727) as well as ornate plants that may bring harmful pests to the Course or the nurseries.
 - XIII. To build duplexes or houses for rent as a part of the architectural plans for the sole usage of a second family.
 - XIV. To park cars on the streets.
 - XV. To inhabit houses which are unfinished.
 - XVI. When, due to unforeseen circumstances a building is not finished, it is forbidden that same be inhabited. Only the presence of a watchman without relatives will be authorized.

XVII. To connect the storm water sewage to the waste water sewage.

XVIII. To connect or let storm water sewage, toxic substances or waste water sewage discharge freely into the inner harbor of the Marina. When the slope of the terrain under construction directs the rain water towards the Marina, it should be channeled to sand and gravel traps that keep the discharge of rainwater free from silt, leaves, garbage, etc.

C. Concerning ACCESS Points.

SIXTH ARTICLE . The preservation of the sidewalks corresponding to the exterior property lines is the responsibility of the owners of each lot.

The accesses to the lots shall have a maximum width of 4.00 (four) meters. The house garage should be erected in such a manner that they do not hinder or block passage on the respective sidewalks.

The accesses to the parking lots must be made with the same building materials used on the streets, i.e., washed stone, paving block or ceramic.

D. Concerning the Property Façades

SEVENTH ARTICLE. The building materials used in the houses must satisfy the requirements for safety, quality and aesthetics imposed by the characteristics (and purposes) of the rest of the buildings of the Residential Complex. In order to get authorization for building project it must be shown that this construction will be of indisputable aesthetic benefit to the plot and that improves upon the overall aesthetics of the Residential Complex.

When the space between two buildings results in two property lines of different levels which do not make a continuous front, the aesthetics of the visible lateral façade must be preserved. This obligation shall be ascribed to the owner of the

building forming part of the visible lateral façade, regardless of who built first.

All the façades, including that of roofs or roof tops, must be finished entirely as such.

The use of sculptural or visual installations on the façades, except for gargoyles or ornamental fall pipes for the storm/rain water, is strictly prohibited.

* Aerial. It is recommended that parabolic aerials be placed in spots which are less visible from the street, the golf course or the Marina.

* Natural clay tiles or roof slabs shall be employed on the inclined roof covers, with the option of being complemented with domed or cupola elements.

* The covering of the roofs should be handled in a continuous manner, avoiding the excessive fragmentation of same.

* Color. The use of color shall be decisive in the preservation of the image and consolidation of the very identity of the Development, therefore, all the walls must be white and the inclined roofs red using natural clay tile to achieve this effect.

* Anodized or bright reflecting aluminum curtains on garages shall be avoided. White aluminum or natural wood is recommended.

E. Concerning THE LIMITATIONS

EIGHTH ARTICLE.- Walls, either lateral or on the property lines are not allowed. The lateral divisions of boundaries between two lots within the Residential Complex could be made of masonry or hedge, up to a maximum height of one meter.

F. Concerning GARDENS.

NINTH ARTICLE. Gardens shall be dedicated exclusively to decorative uses and cannot be used to obtain commercial products, such as fruits, vegetables, etc.

When a dweller for any reason needs to remove one of the existing trees, he must plant a minimum of three trees or hedges of the same species in the places indicated by the committee. The introduced vegetation must be adapted to the environment and ecologically equivalent to that which is to be displaced.

TENTH ARTICLE .- In the gardens, illumination shall be placed in such a manner that it does not cause discomfort to the adjacent lots. Also important is the approximate position of the trees and the species of the same, trying in any case, to abstain from planting trees in those places that may block the view of other lots or adjacent buildings.

G. Concerning CONNECTIONS TO General Utilities and Services.

ELEVENTH ARTICLE.- Sewers. The connection of the sewage pipes in each lot to the general sewer line, shall be at the expense of the owner and may need to be adjusted to the established regulations of the general sewer line. The construction should be done in such a way that it guarantees that any clogged effluent in a particular lot will not have any effect on the main grid.

Any constructions undertaken (in violation of this Article) shall be at the expense of the owner of the respective lot.

Storm water sewage. The architectural plans presented for the consideration of the Committee must include the storm water sewage line, and its strict separation from the waste water sewer system, which shall be connected to the general sewer line provided by the Estate. Septic tanks are forbidden.

All the service/utility lines must be hidden.

Every internal street, avenue or boulevard considered in a project shall be designed in such a manner that there is no concentration of running water, thus avoiding erosion and affecting the neighboring areas. Also, the natural drains must not be modified, quite the contrary, they must be respected and protected.

The discharge of rainwater into the Marina, must be stopped with the construction of traps or sand traps which intercept garbage and foreign materials.

TWELFTH ARTICLE. Electricity and Drinking Water. All actions for individual connections, as well as the payment of same must be made directly to the companies that supply those services derived from the general grid established for the Residential Complex.

Concerning PROJECTS in zones ADJACENT TO THE MARINA AND LOTS FACING THE WATER.

A) Concerning CONSTRUCTION:

Besides the foregoing Regulations which are mandatory for all ESTATE DWELLERS, the following will also be compulsory for dwellers, temporary visitors and guests of LA MARINA:

THIRTEENTH ARTICLE. The buildings and facilities must respect the natural conditions of the land, altering as little as possible the topography and preserving the natural slopes and the indigenous plant species.

A single construction block shall be avoided when the construction is to be terraces or staggers adapted to the topography.

The lots that, because of their topography, have a lower level than that of their neighbors (adjacent) and have their view blocked by same, could be raised to a level equal to that of their neighbors.

On slopes ranging from 10% to 15 %, the cuts and fill ups must be lower than 1 meter. On slopes higher than 15 % they can not be higher than 2 meters. The position of Swimming pools and terraces shall also be held to this restriction.

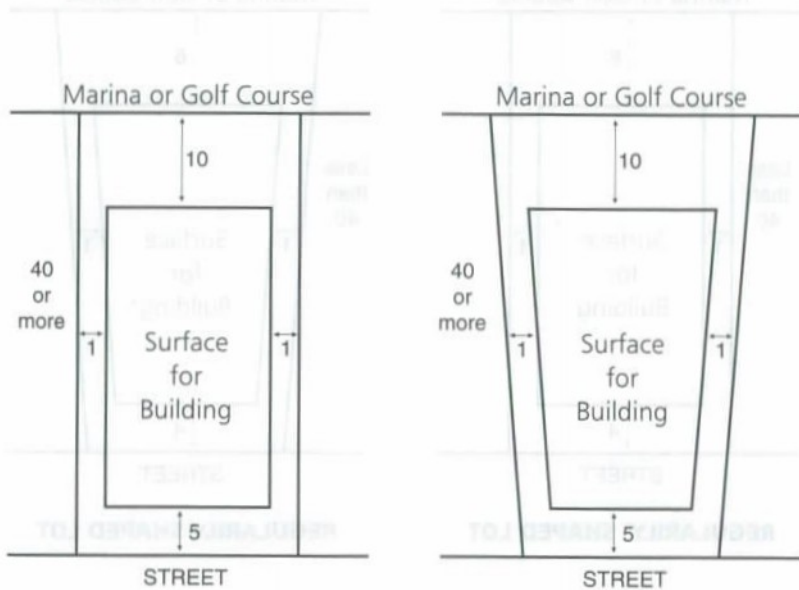
The lots adjacent to the inner harbor, the limiting wall and the ironwork gate for access to the docks shall be built according to designs that allow transparency. Walls higher than one meter are forbidden.

FORTEENTH ARTICLE. EASEMENTS IN THE ONE FAMILY LOTS.

TYPE 1.- Regularly shaped lots: rectangular or trapezoid lots, measuring more than 40 m long and facing a street of the Estate on the front and water or the golf course in back

These lots must leave free of construction of any kind, 5 meters in front and 10 meters at the back.

Example:



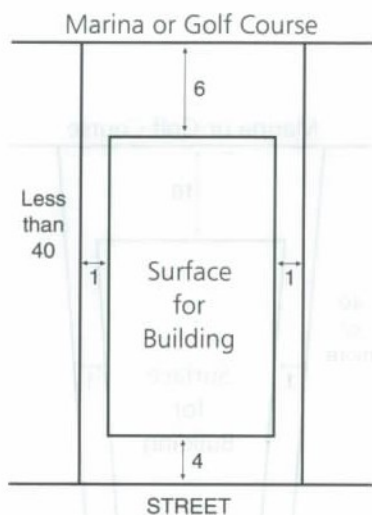
REGULARLY SHAPED LOT

REGULARLY SHAPED LOT

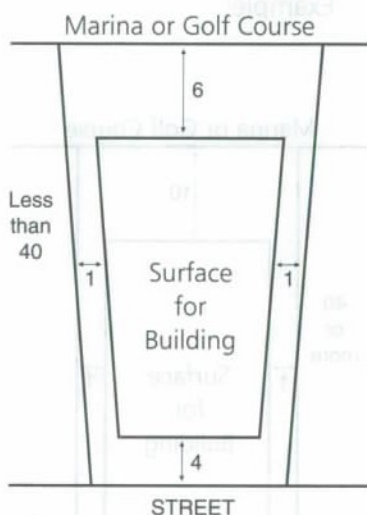
NOTE: In exceptional cases and when the quality and type of house merits/requires it, authorization may be provided for swimming pools, terraces and barbecues that are built at ground level within the 10 meter restriction zone at the back of the house.

TYPE 2. Regularly shaped Lots of trapezoid or rectangular shape, facing a street of the Estate at the front and water or the golf course at the back and which laterally face other lots but are less than 40 meters long. Their restriction will be for 4 meters at the front and 6 meters at the back.

Example:



REGULARLY SHAPED LOT



REGULARLY SHAPED LOT

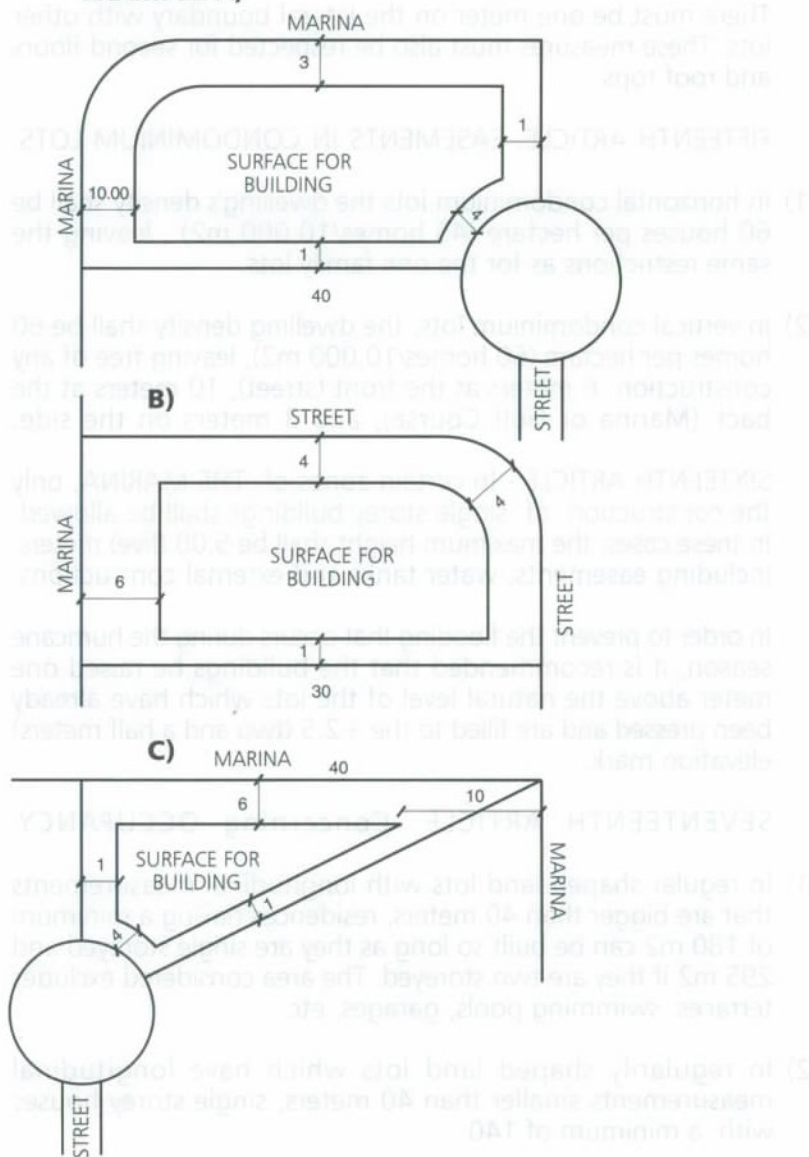
In this 6 meter portion it will also be possible to build swimming pools, terraces, etc. which do not exceed the level of the terrain **and leave free of construction a minimum of 3 meters with the edge of the Marina (embankment)**

Type 3. Land lots of irregular measurements that have more than one water front or more than one street front and which may have as a lateral boundary a street.

The projects in these lots shall be reviewed individually, taking previous lots as references.

Example:

EXAMPLE A)



TYPE 4.- Lots along the wall. These lots must leave 4 meters at the front and 3 meters at the back, without any restrictions in height.

There must be one meter on the lateral boundary with other lots. These measures must also be respected for second floors and roof tops.

FIFTEENTH ARTICLE. EASEMENTS IN CONDOMINIUM LOTS.

- 1) In horizontal condominium lots the dwelling's density shall be 60 houses per hectare (45 homes/10,000 m²) , leaving the same restrictions as for the one family lots.
- 2) In vertical condominium lots, the dwelling density shall be 60 homes per hectare (60 homes/10,000 m²); leaving free of any construction 6 meters at the front (street), 10 meters at the back (Marina or Golf Course), and 3 meters on the side.

SIXTEENTH ARTICLE.- In certain zones of THE MARINA, only the construction of single storey buildings shall be allowed. In these cases, the maximum height shall be 5.00 (five) meters, including easements, water tanks and external constructions.

In order to prevent the flooding that occurs during the hurricane season, it is recommended that the buildings be raised one meter above the natural level of the lots which have already been pressed and are filled to the +2.5 (two and a half meters) elevation mark.

SEVENTEENTH ARTICLE. Concerning OCCUPANCY.

- 1) In regular shaped land lots with longitudinal measurements that are bigger than 40 meters, residences having a minimum of 180 m² can be built so long as they are single storeyed and 295 m² if they are two storeyed. The area considered excludes terraces, swimming pools, garages, etc.
- 2) In regularly shaped land lots which have longitudinal measurements smaller than 40 meters, single storey houses with a minimum of 140

m2 can be built, or if they are two storeyed, excluding terraces, swimming pools, garages, etc., they must have a minimum of 210 m2 of inhabitable area.

- 3) On irregularly shaped land lots, with special measurements, the surface on which the building is allowed to be built will depend on the size, position and orientation of the lot and these restrictions shall be imposed by the COMMITTEE when the architect or the owner shows an interest in building a house on their lot.

There will be no permission for terraces or swimming pools which enter the 3 meter free zone adjacent to the Golf Course or The Marina.

Building of barbecue grills shall be allowed providing these have a maximum height of one meter and the same restrictions regarding their location in regards to horizontal buildings are respected. (It will not be possible to build on restricted areas).

A goal of the project is to ensure that in all the lots of the Estate, at least 40 % of the non-built surface is destined for green areas, gardens, swimming pools, fountains or mirages.

EIGHTEENTH ARTICLE. Concerning MATERIALS. It is the aim to consolidate the traditional image of a Mexican-type construction: natural red clay tile roof, ceramic, clay slab, adoquin, smooth or rustic texture planing, wood, wrought iron, colored aluminum and regional construction techniques.

Reflecting materials such as glass-mirror, sheets, or metallic or plastic coating that give that effect shall not be used, nor post-modernist or art-deco architecture.

NINETEENTH ARTICLE. Moorings are the property of THE MARINA, the only enterprise that can build, install, maintain, enlarge or modify them.

The dwellers and lot or boat owners can make Lease Agreements for short or long terms to occupy and enjoy them, according to the dimensions and craft type that they are going to dock alongside.

It is forbidden for dwellers or to any person or enterprise to install moorings or to modify those under concession by LA MARINA. It is forbidden to attach permanent or semi permanent bumpers to them (especially used tires).

Any change in the structure, modification or repair of a mooring shall have to be done by LA MARINA which, in turn, may authorize concessionaires or third persons to perform these works.

TWENTIETH ARTICLE. The operators and owners of LA MARINA are not responsible for damages caused by fire, robberies, natural phenomena or any other damage to the crafts even when they are docked, moored or under repair.

All the boat owners or operators are responsible for their compliance with the Federal, State and Municipal Laws and the Taxes and Regulations bound by the possession or by leasing or operation of a boat.

TWENTY FIRST ARTICLE. Strict trading, business solicitation, distribution of religious or political propaganda in LA MARINA or the dock area is strictly forbidden.

Affixing or distributing propaganda, business solicitations, either written or verbal, is expressly forbidden, except for those cases where a permit has been issued by THE MARINA, the Nautical Club Management and the Administration.

This prohibition includes the display of notices for sales, bargains, or commercial solicitation using banners, illuminated advertisements, or written advertisements of any kind.

TWENTY SECOND ARTICLE. The employees of THE MARINA and of the Golf Course and the Yacht Club El Cid, are the only ones responsible for the administration, operation and management of these

businesses. They are in charge of dock leasing, entry and exit permits, accountancy statements and business controls. They are responsible for maintaining and enforcing these Regulations.

These persons are the only ones authorized to perform any type of repair or modification of the docks, to keep gardens, common areas and facilities of the Nautical and Golf Clubs in a perfect operational condition.

No person, either partner, relative or friend (not even those who are members of the Administration Council), has the authorization, or any legal capacity to meddle in these activities, give orders to the personnel, violate or accept the substitution or any of the Rules of the Nautical and Golf Club and much less to replace in their jobs any of the above mentioned persons.

TWENTY THIRD ARTICLE. It is strictly forbidden to fish, either for sport or commercially within the INNER HARBOR, from the docks or on board the crafts berthed in them because the hook lines, nets or other fishing gear that the fishermen lose or which goes adrift, may cause a ship's propeller to get stuck and do considerable damage to its shafts, sterntubes, propellers and engines.

Furthermore, it is strictly forbidden that any member of a family, regardless of age, kills birds, disturbs animals seeking shelter in the INNER HARBORS, cuts flowers or trees or throws papers or garbage in the common areas, inner harbors or onto neighboring lots.

OTHER PROVISIONS

TWENTY FOURTH ARTICLE. It is expressly established that these Regulations bind not only the owners or dwellers but any other person that for any reason, leases or occupies either temporarily or permanently the homes or lots situated within the Residential Complex, the yachts or crafts on THE MARINA and the YACHT CLUB docks. All of them are obligated to know

and respect these regulations and shall be jointly responsible to the owner or dwellers for any damage to the buildings, facilities or yachts, whether private or belonging to the Residential Complex, as well as for any violation of the Laws or By-Laws of the Mexican Republic.

TWENTY FIFTH ARTICLE. Private property, as the identified lots are defined, includes houses and condominiums as well as the docks and boats. They can not be subdivided, as each one of them represents a unit with the necessary area to fit into the category intended by the complex.

Along the Residential Complex, some areas and condominium zones have been reserved where this type of dwelling can be built without disturbing the other zones. In them, calculations have been made, and installations with the proper diameters and caliber on sewage, water, electricity and telephone ducts have been left. Only on these condominium lots can residential complexes be built, obeying the provisions drawn up to this effect.

TWENTY SIXTH ARTICLE. These Construction Regulations are those referred to in the Clauses of the Private Purchase-sale Agreement carried out between Arrendadora e Inmobiliaria Dolores, S.A. de C.V. (Leasing and Real Estate Dolores, S.A. de C.V.) and the Owners, as well as the other building companies. The Construction Regulations are an integral part and indispensable element of same.

Every person who purchases, sells, leases, re-sells or commercializes in any way a lot, house, yacht or condominium, within the El Cid Estate, is obligated to be aware of these Regulations and to ensure his/her clients are made aware of them.

TWENTY SEVENTH ARTICLE. The Dwellers Union shall regulate the annual fees that shall be collected from each dweller for maintenance of green areas, garbage collection, police guarding and maintenance expenses of the Estate, docks, common areas, etc.

All the dwellers and lot owners are obligated to respect the regulations and pay their fees monthly.

The fees and general and particular rules shall be approved annually by the Ordinary General Assembly of the Dweller's Association which takes place the third Saturday in January each year in Mazatlan, Sinaloa, Mexico.

The Annual Assembly can, through a simple majority of the attending quorum and through specific Notice of Meeting, carry out modifications of these Regulations, can modify or expand them so long as their main objective is to preserve the beauty and harmony of THE MARINA and of the ESTATE.

ATTACHMENTS

I. RULES FOR THE USE OF SHIPS AND DOCKS IN THE TOURISTIC MARINA EL CID, in Mazatlan, Sin.

These regulations were set forth by the Department of the Merchant Navy, of the Communications and Transport Secretariat, according to writ # 04472 dated July 28, 1993, Signed by the General Director, High-seas Captain Antonio Bazan Carvallo.

XIX. NAUTICAL TERMINOLOGY

XX. AUTHORIZATIONS

Mazatlan, Sinaloa, October 1993



H. CITY HALL No. 97 OF MAZATLAN
DEPARTMENT OF URBAN
DEVELOPMENT PLANNING

REF: REPLY TO OFFICIAL LETTER
DATED JULY 30 /93

C. BIOL. JULIO BERDEGUE AZNAR
PRESIDENT OF THE "LA MARINA DEL SABALO"
Ave. Camarón Sábalo s/n
Apdo. Postal 813
Ciudad

Dear Mr. Julio,

We have received with pleasure your kind letter in which you send us the Regulations for the use of boats and docks in the La Marina Turística del Cid, as well as the modifications and additions made to them by the Communications and Transport Secretariat.

Said document has been analyzed and approved by this Department under my charge, all that remains is its presentation before the Urban Planning Commission, Ecology and Public Works and the Municipal Legislature of this H. City Hall, with the intention of continuing work in a coordinated manner through mutual efforts in order to maintain the quality of the urban image of your Estate.

With no further business, it is my pleasure to greet you and to reiterate the assurance of my best regards.

S I N C E R E L Y

"EFFECTIVE VOTE, NO REELECTION"
Mazatlan, Sinaloa, 11 August 1993
DIRECTOR OF URBAN DEVELOPMENT PLANNING
OF THE H. CITY HALL OF MAZATLAN

ARCH. ADRIAN BASTIDAS BERNAL

c.c. Arch. Raymundo Martinez Garcia - Assistant Director of Planning
for his knowledge. Present.

c.c. Archives



**ATTACHMENT I SUBSECRETARIA DE TRANSPORTE
DIRECCION GENERAL DE PUERTOS
Y MARINA MERCANTE**

**RULES FOR THE USE OF BOATS AND DOCKS IN THE
LA MARINA TURISTICA EL CID**

MAZATLAN, SIN.

Concerning THE BOATS AND DOCKS:

- 1) On the docks there are plastic boxes to store approximately 100 kg. Ropes, pumps, pulleys, shackles, and spare anchors, besides those stored in the boats themselves, should be kept in them. Tools, materials and objects that hinder the passage of third persons and give a bad impression, or that are toxic, flammable or dangerous, must not be stored or left on the docks.
- 2) All boats must be equipped with mufflers and silencers, as well as fire-fighting equipment, according to the Yacht Regulations issued by the Communications and Transport Secretariat and the International Convention For Human Life Safety at Sea.
- 3) The owner of a ship is responsible for the actions of its crew members and guests. From 11:00 at night to 7:00 in the morning, it is forbidden to produce noise, to scream and talk loudly. It is also forbidden to use of phonographs and music equipment at volumes that might bother the neighbors.

Before or after these hours, yachts leaving or entering the INNER HARBORS, should try to make as little noise as possible with the engines, trying not to wake up nor disturb the other dwellers.

- 4) Except when they are on board a ship, any domestic animal touching land must be kept at all times on a leash and under the control of its master.

- 5) If a domestic animal causes noise, bothers or draw complaints from other boat owners or from the DWELLERS, the owner must take it immediately out of the THE MARINA zone.
- 6) No person can climb aboard a ship without the expressed consent of the owner. Nobody can harm, touch, take out or play with any part of a craft that is not his/her/their own and which is inside the inner harbor.

The only exception to this (climbing aboard) are the Maritime Authorities, employees of THE MARINA that have to perform official inspection works or, in the case of emergencies, to protect lives or protect property, preventing imminent damages.

- 7) The length of the ship includes the look outs, outboard motors, rudders, etc., it can not be longer than the length of the spaces and docks allotted in the INNER HARBORS.
- 8) The use of bicycles, skate boards or roller skates on any of the fixed or floating docks in the INNER HARBOR is forbidden.
- 9) All the ships entering or exiting the INNER HARBORS or sailing within it, must maneuver prudently, always tacking to their right (starboard). They must comply with the regulations to avoid boarding. It is forbidden to moor on the navigation channels and in places where they hinder the movement of other boats and the free navigation of same.
- 10) The use of equipment or materials inside the INNER HARBOR, on docks or aboard ships that may cause that a boat's propeller gets stuck which causes considerable damage to its shafts, Sterntubes, propellers and engine, is forbidden.
- 11) The maximum speed permitted within the INNER HARBOR for any type of ship is 3 (three) nautical miles per hour (three knots). The owners of ships that, because of their speed, cause wakes that cause damages to the berthed boats, shall be handed over to the Maritime Authorities.
- 12) The channels of the INNER HARBOR are only for the entry and exit of ships.

- It is forbidden to install buoys, anchor buoys, or to anchor shops in the INNER HARBORS or the navigation channels.
- 13) It is dangerous and therefore, forbidden, to swim in the waters of THE INNER HARBOR.
 - 14) The INNER HARBORS are water-ways which give access to houses and condominium areas built in THE MARINA. It is essential to this type of development that waves that may hit the ships berthed on the wharves are avoided. Thus, it is strictly forbidden to practice aquatic sports such as skiing, parachuting, sport diving, jet ski and wind surfing within the INNER HARBOR and the access channel.

Furthermore, it is forbidden for ships and boats not authorized by THE MARINA or the YACHT CLUB to cruise, with or without passengers on board, when they are inside the INNER HARBORS.

- 15) No ship berthed on the wharves or moored can be used as a place of permanent residence.
- 16) The Maritime Authorities can, at any time, make the necessary inspections and tests to verify that the ship is not in danger of sinking within the INNER HARBOR.
- 17) Any ship that the Port Authority decides is in danger of sinking or that it has any sort of problem that threatens the safety of the facilities or the Ecology of the INNER HARBORS, shall be towed and taken out to sea. The cost of this operation will be paid by the owner of the ship.
- 18) All the ships and yachts entering the INNER HARBORS must be equipped to store sewage and must not have an exit to the exterior through the hull.

The unloading of sewage and bilge shall be made with special hoses and pumps owned by The Marina, which shall be connected from the wharf to the interior of the tanks over the deck to avoid spills or leaks that pollute the INNER HARBORS.

- 19) It is strictly forbidden to discharge the sewage tanks, to clean or bail the bilge, to dump toxic materials or pollutants of any kind into the inner harbor waters and the docks as well as throwing bottles, caps, or food leftovers and garbage in general into the water.

The ship owners shall be directly responsible for the cleaning costs incurred by the discharge of garbage, sewage, oil or any other pollutant, independently of the fines or penalties that the proper authorities determine for the alteration of the Ecology of the place.

- 20) In cases of emergency, when a boat inside the INNER HARBOR is taking water and is in danger of sinking, the LA MARINA personnel should be informed so they can provide the necessary help. The costs derived from this service shall be covered by the owner of the ship.
- 21) It is forbidden to leave used or damaged ship's spare parts, oil or gasoline drums, spare parts of any kind, boxes or garbage on the wharves or areas near the INNER HARBOR.
- 22) The ships on the INNER HARBORS must be kept clean, tidy and in good sailing condition at any time. They must always be in top condition.
- 23) It is recommended that all underage children be accompanied by their parents or by an adult when they head for the fixed or floating wharves. THE MARINA is not responsible for accidents suffered by third parties inside their facilities.
- 24) Cleaning fish or sport fishing products is forbidden on the wharves or in the INNER HARBOR.
- 25) The owners of a boat are responsible for any loss or damage suffered by their property while inside the limits of the INNER HARBOR.

All the owners or operators of the ship are responsible for their compliance with the Federal, State and Municipal Laws and the Taxes and Regulations to which they are bound by the possession or by the leasing or operating OF ? a ship.

- 26) It is forbidden to park vehicles, trailers or boats, on the ramps or launching or raising boats and ships from the sea areas. To be able to park, leave a trailer or a boat on the THE MARINA or the YACHT CLUB, an express permit must be obtained from the Administration. These vehicles, trailers or boats must be parked at the places designed specifically for it, to avoid traffic disturbances or blocking of accesses that prevent the use of the services to other clients.



SUBSECRETARIA DE TRANSPORTE
DIRECCION GENERAL DE PUERTOS
Y MARINA MERCANTE

ATTACHMENT II**TERMINOLOGY NAUTICAL**

BREADTH:	Width of the ship
DRAUGHT:	Extent of the submerged vertical part of the ship
BOW:	Frontal part of the ship
STERN:	Posterior part of the ship
STARBOARD:	Facing the bow, the right hand side of the boat
PORT SIDE	Facing the bow, the left hand side of the boat
MANEUVER	Handle the ships and boats giving them convenient movements and direction.
ASTERN RUNNING	Turn around
TO CAST ANCHOR:	To drop an anchor to the bottom with its corresponding chain, rope or cable to which the boat is attached to.
TO BAIL:	To take water out of the boat's interior.
BITTS:	Device fixed on the wharves and on the ships to secure or tie the ropes of the ships.

TO DOCK:	Place the boat alongside a wharf.
BILGE:	Internal part of the boat where the water filtering through the sides and the deck is deposited.
FATHOM:	Length measurement equal to 1.83 m.
NAUTICAL MILE:	Length measurement equal to 1,852 m.
KNOT:	Speed measurement. Example: when it is said that a boat sails at 5 miles per hour, it can also be said that it is sailing at 5 knots. One knot equals one mile per hour.
SEDESOL:	Secretaría de Desarrollo Social (Secretariat of Social Development)
S.C.T.	Secretaría de Comunicaciones y Transportes (Secretariat of Communications and Transport)
FONDEPORT:	Fondo Nacional para los Desarrollos Portuarios (S.C.T.) National Fund for the Development of Ports)
PROMOTUR	Fideicomiso para el Fomento del Turismo en el Estado de Sinaloa (Trust for the Promotion of Tourism in the State of Sinaloa)



SECRETARIA DE COMUNICACIONES

Y

TRANSPORTES

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03310 MEXICO, D. F.

ATTACHMENT III

GENERAL DEPARTMENT OF PORTS
AND MERCHANT NAVY.

HEAD OFFICE

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04472

México, D.F. 28 July 1993

MR. JULIO BERDEGUE AZNAR,
PRESIDENT OF THE
"MARINA DEL SABALO"
HOTEL "EL CID"
AV. CAMARON-SABALO S/N
APARTADO POSTAL 813
MAZATLAN, SINALOA.

According to your application, approved by this General Department of Ports and Merchant Navy, due to its compliance, comprised of the 4 attached pages, you will find the "RULES FOR THE USE OF SHIPS AND DOCKS IN THE TOURIST MARINA EL CID" MAZATLAN, SIN.

Sincerely

EFFECTIVE VOTE, NO REELECTION
THE DIRECTOR GENERAL

ANTONIO BAZAN CARVALLO.



Foreign-going Master

SEAL THAT READS:

Department of Urban Development Planning