



GRAN PACIFICA RESORT
COMMUNITY GUIDELINES

FOR

OWNERS, RESIDENTS, GUESTS, INVITEES, EMPLOYEES

As issued by
Gran Pacifica Resort, S.A.

EFFECTIVE November 1, 2022
Volume One

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**GRAN PACIFICA RESORT COMMUNITY GUIDELINES
FOR
OWNERS, RESIDENTS, GUESTS, INVITEES, RENTERS, EMPLOYEES
As issued by Gran Pacifica Resort, S.A.**

INTRODUCTION

Gran Pacifica Resort, (GP) is a private resort owned by its Master Developer, Gran Pacifica Resort S.A. Although Gran Pacifica Resort is open to the public, all entrants are by invitation and are expected to adhere to certain personal behaviors. These behaviors are outlined herein and shall be known as the Community Guidelines. All entrants to Gran Pacifica Resort enter at their own risk. Neither Gran Pacifica Resort S.A. or its parent company, ECI Development, and/or its common area management company, Gran Pacifica Master Association S.A., have or retain any liability for any accident, event or injury that may occur within the Gran Pacifica Resort property, its venues whether developed or undeveloped, including the beach and/or property developed by other sub-developers or businesses.

In order to achieve an environment that benefits all who have purchased property at Gran Pacifica Resort or who enter Gran Pacifica Resort as invitees, Gran Pacifica Resort S.A. is advising all persons whether they are Property Owners, residents, renters, visitors, guests, independent workers, vendors or employees of any business entity operating within Gran Pacifica Resort, that they are each required to honor, respect and abide by these Community Guidelines.

All visitors will be provided a one-page condensed version of the Community Guidelines when they arrive at the security gate. By entering Gran Pacifica Resort, all visitors agree to comply with these Community Guidelines.

A copy of this document, in its entirety, shall be made available within every rental property for the reference of tenants, visitors, and guests.

An electronic copy of this document, in its entirety, shall be provided to all Property Owners at Gran Pacifica Resort. It is the responsibility of each property owner to make certain that their guests, invitees, visitors, renters and employees are aware of and knowledgeable about these guidelines.

The Gran Pacifica community is growing and will continue to grow. With that growth comes the potential for conflict between individuals or families based on beliefs, ideologies, culture, et cetera. In recognition of potential discord, these Community Guidelines ask all to show respect to each other. The aim is to foster a sense of community among all individuals and families within the Gran Pacifica Resort property. These Community Guidelines are the written framework of behavioral and social norms expected of all and shall function as a reminder to always maintain consideration and empathy for all community members. These guidelines apply to personal actions and activities in or around the grounds of the Gran Pacifica Resort. They apply to all private residences in the communities of San Diego Viejo, MILA (Casita Village), the Las Perlas Oceanfront Village (including Mombacho, Momotombo, and Masaya), Milagro Verde, Santa Barbara, Playa Pacifica, EVA I and II, BELA and all future communities. They include behaviors in or near the Gran Pacifica Golf Course, all gathering areas such as restaurants, recreational areas, swimming pools, playing courts, parks, walking areas, maintenance areas, undeveloped lands, future amenities and all beaches accessed by entering Gran Pacifica Resort.

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These Community Guidelines apply to personal behaviors and are not intended to address issues such as zoning, business requirements, residential design and/or development, or matters related to other responsibilities or obligations of property ownership at Gran Pacifica Resort.

All members of the community are urged to take these guidelines to heart. Disregarding recommendations shall be at one's own risk. It is expected that each individual will act in a manner consistent with maintaining the enjoyment of all while cultivating their own freedoms and lifestyle. It is expected that each individual will act in a manner consistent with maintaining the utmost safety and that each adult can reasonably discern and abstain from risky or dangerous behaviors or activities.

The Community Guidelines stated here apply to certain actions and behaviors, but they are not the only Rules, and Regulations or Guidelines at Gran Pacifica Resort.

Earlier versions of the Urban Rules and Regulations have previously been distributed to some Owners, however, it is the intention of Gran Pacifica S.A. to widely distribute and require of all persons adherence to these Community Guidelines. In addition to these there may be, from time to time, revisions to these Community Guidelines as well as additional Rules and Regulations distributed to certain groups only. A few examples of other Rules and Regulations that may apply to certain persons or communities but not all persons and communities include building requirements, architectural styles, construction, gate entry and business practices within Gran Pacifica. As a whole, Gran Pacifica Resort Rules, Regulations, and Guidelines will be consolidated and incorporated in a formal manner into the Bylaws of the Horizontal Property Regime Deed at the appropriate time.

Property Owners, residents and guests are asked to immediately report emergency situations and destruction of, or damage to, property - especially public property - to (1) security guards and/or (2) the onsite GPMA Property Manager.

These Community Guidelines request Property Owners, residents, guests, and all invitees to resolve any conflicts or issues first on an individual or family level. Neighbors are encouraged to talk with one another, and make known to each other, behaviors or other nuisances that go against these Community Guidelines and may impede the ability to enjoy peace, privacy, safety and comfort within one's own property. There may be times when an individual is not aware that his/her actions are offensive so by immediately alerting that individual of the offense the situation may be rectified without escalating it. This is the recommended course of action. All are asked to work to resolve these matters discreetly and avoid making declarations or accusations through the use of mass notification systems such as social media, the Gran Pacifica Resort WhatsApp chat group, or any other chat group.

If the circumstance should escalate so that resolution cannot be made, or there is a language barrier when trying to communicate, then contacting security staff or the on-site GPMA property manager is the next step for resolution. If there is an ongoing dispute with a neighbor, or individual, Gran Pacifica Resort or GPMA will attempt to mediate between the individuals but can provide contact information for professional mediation services should there be a need for complete subjectivity.

If a Property Owner or guest has a personnel matter relating to guards, he or she is asked to relate such to the onsite GPMA Property Manager.

If a Property Owner or a renter determines there is a need to report a violation of the Community Guidelines to a Gran Pacifica representative there are many ways to do so. Gran Pacifica representatives are employees of Gran Pacifica Resort S.A. or the GPMA. The GPMA Onsite Property Manager can be located in the Welcome Center on the main road (Avenida Gran Pacifica), Gran Pacifica Resort employees are members of Gran Pacifica Property Management Services. They are located in the office building near

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the Las Perlas pool. Guards are located at the Gran Pacifica gate entry or are roving about the property at various hours, principally during the night. In an emergency any nearby Gran Pacifica maintenance employee can also be contacted.

The phone numbers and/or texting numbers for key employees are periodically distributed and can be obtained at the Welcome center. Property Owners are required to post these numbers in all rental units. Requests for additional printed lists can be made to the GPMA Onsite Manager. Further, all residences and condominiums have been supplied with police whistles which residents have been directed to blow in a continuous manner in an immediate emergency.

GRAN PACIFICA RESORT S.A. AND/OR ITS REPRESENTATIVE, GRAN PACIFICA MASTER ASSOCIATION, HOLDS PROPERTY OWNERS AND/OR THEIR CONTRACTORS FINANCIALLY RESPONSIBLE FOR ADHERENCE TO THE COMMUNITY GUIDELINES FOR THEMSELVES AS WELL AS THEIR GUESTS, RENTERS, TENANTS, INVITEES, EMPLOYEES, SUBCONTRACTORS AND SERVICE PROVIDERS. FOR THIS REASON, IT IS IMPERATIVE PROPERTY OWNERS AND/OR SUBCONTRACTORS PROVIDE THESE COMMUNITY GUIDELINES TO THEIR GUESTS, RENTERS, TENANTS, INVITEES, EMPLOYEES, CONTRACTORS AND SERVICE PROVIDERS. ANY ASSESSMENT OF FINE(S) WILL BE AGAINST THE PROPERTY OWNER OR SUBDEVELOPER AND/OR CONTRACTOR IF CONTRACTED TO GRAN PACIFICA RESORT S.A.

Although this document is in English for the convenience of English-speakers, it is agreed by all, that it has the same legal import as if in Spanish. A Spanish version is also provided to all.

SECTION #1. RESPECT FOR OTHERS / THE RIGHT OF QUIET ENJOYMENT

Quiet Enjoyment is an over-arching concept that every Gran Pacifica Resort Property Owner expects, wants and deserves to receive. Quiet Enjoyment is greater than keeping noise from any source to a level and a time that does not sensibly disturb others; it includes everything and anything that makes Gran Pacifica a unique and special resort. It can include the basics like restricting odors that could disturb or irritate others or making certain that the visual exterior appearance of a residence and its grounds is clean, free of clutter and properly painted and maintained to a level deemed reasonably acceptable to other owners. Quiet enjoyment also includes the absence of confrontational behaviors between or among persons whether physical or otherwise that prevents any person from enjoying time or residency at Gran Pacifica.

In regards specifically to noise, the following standards have been established at this time:

- Regarding all parties/gatherings/music that can be heard outside a venue or residence: Property Owners, residents, and guests shall promote an environment at any time of day where music or noises will not cause unreasonable disruption to others while inside their own residences with all doors and windows closed. Music and noises shall be kept to a modest level during quiet hours, which shall be after 11 pm Sunday through Thursday and 12 am on Saturday and Sunday with the exception of December 24 and 25, and December 31.

SECTION #2. RESPECT FOR SAFETY/ SPEED AND DRIVING BEHAVIORS

Many roadways, alleys and pathways within Gran Pacifica have posted speed limits. Non-posted travel ways have speed limits as stated in the Gran Pacifica Covenants and Restrictions. This is a life safety matter. Violation of the speed laws as well as any kind of dangerous driving, including driving while

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under the influence of alcohol or drugs is considered a serious offense for which the Nicaraguan Police may be called and/or the offender removed from Gran Pacifica Resort Property.

Regarding pedestrian behaviors:

- Walkers are strongly advised to use sidewalks where available
- Playing games and conducting sports activities on roadways is unsafe unless the area has been blocked off by a Gran Pacifica representative for such activities
- Children are forbidden to play on all roadways whether paved or unpaved.
- Walkers at night are strongly advised to walk with lit flashlights and walk only on sidewalks, where available.

In regard to riders of bicycles, skateboards, roller skates or other similar wheeled conveyance

- Riders of motorcycles, bicycles and skateboards as well as skaters must use roadways, not sidewalks however it is required that it is the responsibility of the users to be aware of vehicles.
- Bicycles are required to have front and rear lights or reflectors if ridden at night.

In regard specifically to speed and driving behaviors, the following has been established:

- All vehicles must be driven on the correct side of the road. Where there are divided or one-way roads, vehicles must be driven accordingly. Driving on the wrong side of the road or in the wrong direction on divided roads, is forbidden.
- The maximum speed limit for Avenida Gran Pacifica (the Gran Pacifica main road) is 50 kilometers or 30 miles per hour depending on weather, visibility and roadway conditions.
- The maximum speed limit for all residential neighborhood roads, whether paved or unpaved is 40 kilometers or 25 miles per hour depending on roadway condition, weather, visibility.
- These limits apply to all vehicles of all types.
- Violations of speed and directional driving or any action that endangers people or property will not be tolerated. In addition to potential fines incurred within Gran Pacifica and cited by Gran Pacifica, many can also be cited within Gran Pacifica Resort by Nicaraguan Police despite the fact that they occurred within Gran Pacifica Resort.
- Regarding all motorized vehicles driven within Gran Pacifica Resort: Without regard to any particular day or time of day, all vehicles must have properly installed mufflers (according to conventions for that specific vehicle) and must be driven in a manner that does not create excessive noises which could be a disturbance to others. Additionally, all drivers must be of legal age and possess a valid driving license as is legally applicable to the type of vehicle being driven. If a minor is driving and causes an accident or property damage while driving a vehicle, the parents or guardians are legally responsible according to Nicaraguan law.

SECTION #3. RESPECT FOR OTHERS/ EASE OF PASSAGE – PARKING

General Parking Rules

All homes located in the neighborhoods of San Diego Viejo, MILA (Casita Village), Milagro Verde and Santa Barbara are required to provide vehicle parking for owners and invitees within the lot lines of each

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individually owned private property in accordance with the Gran Pacifica Urban Regulations for each respective neighborhood. Because most streets and alleys are narrow in Gran Pacifica, street parking is prohibited with exception to the circumstances listed at the end of this section. Other Gran Pacifica communities, such as the Las Perlas Oceanfront Village including Mombacho, EVA I and II, BELA and Playa Pacifica, have designated parking areas for both Property Owners and invitees. In these communities, Property Owners and/or invitees must park only in these designated areas.

Except where specifically designated, no street, alley, pathway or sidewalk located anywhere in Gran Pacifica Resort may be used to park or store a trailer, vessel, motorcycle or vehicle of any kind. Nor may any paved or unpaved street, alley or pathway or sidewalk in any Gran Pacifica community be used for bodegas, temporary toilet facilities or the storage of construction materials and/or debris. Vehicles or items found in these areas are subject to a large fine and/or possible tow or removal at the Property Owner's expense.

IN ADDITION TO THE GENERAL PARKING RULES, THE FOLLOWING ALSO APPLY TO THE SPECIFIC COMMUNITIES REFERENCED:

RE: SAN DIEGO VIEJO, MILA (CASITA VILLAGE), MILAGRO VERDE, SANTA BARBARA: (CURRENT COMMUNITIES WITH THE REQUIREMENT TO PROVIDE PARKING WITHIN AN OWNER'S PROPERTY LOT LINES:

In these communities, on-site premises parking is a requirement for the approval of construction plans. For this reason, all Property Owners are required to park their vehicles and those of their invitees within the Property Owner's legally designated lot area or, in the case of Milagro Verde, the area designated by the Developer for vehicle parking. In these communities, Property Owners are responsible to secure alternate parking locations for their invitees if their property does not have sufficient onsite parking for their invitees.

Transient Parking Areas have been installed to facilitate additional parking for Property Owners and their guests in the communities identified above. Use of the areas may be rescinded to all or some Property Owners at any time. In no case may these areas be used for vehicle storage. The areas may be utilized on a first-come, first-served basis but not excessively (using multiple spaces for extended periods of time) by any single owner. At this time all continuous long-term parking in excess of 7 days for resident Property Owners or their long-term tenants will not be allowed without a special request permit from Gran Pacifica S.A. or its representative, Gran Pacifica Master Association. Vehicles remaining after 7 logged days without a special permit are considered stored and are subject to a fine and/or towing at the Property Owner's expense. Users who park their vehicles in these areas do so at their own risk. Parking is limited to 2- and 4-wheeled passenger vehicles only, however, motorcycles must park only in spaces designated for motorcycles. The area is not available for parking or storage of trailers, machinery, construction equipment and/or materials, vessels, bodegas. Motorcycle parking will not be permitted in spaces designated for 4-wheel vehicles.

RE: THE BUILDINGS AND RESIDENCES LOCATED WITHIN LAS PERLAS OCEANFRONT VILLAGE, EVA I, EVA II, BELA, PLAYA PACIFICA (CURRENT COMMUNITIES WITH DESIGNATED COMMUNITY PARKING AREAS):

No street or roadway parking is permitted in these Gran Pacifica Resort communities with the exception of where such parking has been installed and designated by the Developer as a part of the community

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itself. In no case, shall these parking areas be used for vessel or trailer storage. All vehicles must park within the designated area of a single space, or in the case of motorcycles, within the area designated for motorcycles.

EXCEPTIONS:

Vehicles, vans, trucks, trailers, vessels, large machinery may not be parked on any street or designated parking area in Gran Pacifica with the exception of vehicles, vans or trucks facilitating loading, off-loading, drop off or delivery and, if this is the case, such transient parking is limited to thirty (30) minutes provided that such parking does not preclude or inhibit safe passage around the parked vehicle. Also excepted are vehicles or large machinery belonging to Gran Pacifica Resort or Gran Pacifica Master Association that are parked temporarily to facilitate maintenance work.

Residents, tenants, and guests dwelling or vacationing within a residence without adequate parking areas per the Gran Pacifica Urban Regulations may be permitted to park in alternate locations as approved by Gran Pacifica Management or it's representative, Gran Pacifica Master Association. These locations shall be determined on a case-by-case basis.

SECTION #4. RESPECT FOR OTHERS / PETS

Gran Pacifica Resort S.A. recognizes that the families of Property Owners and their invitees may include pets. Some pets, in limited numbers per home, are welcome at Gran Pacifica unless they are not permitted by a particular owner in a particular residence, or if the pet causes a consistent nuisance to others. For example, dogs and cats are limited to the number for which any individual Property Owner or resident can provide reasonable care and control. In the event of negligence or ongoing nuisance, dog and cat owners may be limited to a number of pets per residence or asked to remove the pets causing an ongoing nuisance. Some animals or pets are not permitted in the Gran Pacifica residential neighborhoods at all. These include farm animals, loud birds, aggressive dogs, feral cats, non-domestic animals and all wild animals including reptiles. Dogs and cats must be under the control of the owner at all times when they are outside a private residence. For the safety of pets and other residents and guests, when outside a residence, the pet must be chained or leashed at all times, in accordance with the Gran Pacifica Resort Urban Regulations. Exceptions for logical circumstances such as a pet confined within a gated dog play area shall be made. It is the responsibility of all Property Owners and invitees to pick up and properly dispose of animal waste. Gran Pacifica Resort S.A. holds all owners of animals as the responsible parties for the behaviors and health of their pets including proper Vaccination based on Nicaraguan requirements. If an instance takes place involving bite or scratch wounds, or a pet shows signs of mange, kennel cough, distemper or other contagious diseases on Gran Pacifica Resort Property, Vaccination records may be requested from the pet owner to satisfy that the pet has its current vaccine shots. A list of required pet Vaccines in Nicaragua are available from a local veterinarian or the Gran Pacifica Master Association office.

SECTION #5. RESPECT FOR PRIVATE OWNERSHIP / HOMES

The homes at Gran Pacifica are privately owned. Access to private residences and their adjacent pools, patios and/or yards is by invitation only. Shrubs or bushes may define the private areas of some homes but others may have no such delineation. Despite the absence of delineation, walking or trespassing in or

on the private areas of these homes is strictly forbidden. Respectful access of privately owned, openly accessible areas, in specific emergency instances for purposes such as retrieval of a young child or pet on the loose shall be at the individual's discretion. It is recommended to notify the Property Owner or resident whenever feasible during these occasions.

SECTION #6. RESPECT FOR THE PRIVATE PROPERTY OF OTHERS / ENCROACHMENT

It is important to recognize much of the vacant property within Gran Pacifica has been sold and is, therefore, private property. Encroachment into or onto any private property owned by another or common area roadways, walkways or park areas is strictly prohibited unless that encroachment has been permitted in writing by the Owner of the property being encroached upon, and submitted to GPR for final approval, or when Gran Pacifica formally closes a road for an event as outlined in Section #2. Among examples of encroachment are expanding into or use of non-owned adjacent property for vehicle or vessel parking or storage, landscape expansion including trees, shrubs and hedges, placement of construction dirt or bodega, discharge of pool waters or other effluent waters onto non-owned property. Another form of encroachment is the use of the streets, walkways and alleys for parties, barbeques. Use of sewer grates for any non-intended purpose is forbidden.

SECTION #7. RESPECT FOR THE COMMON AREA & RESIDENTIAL AREAS/ LITTERING

Littering of any type is forbidden at any location in Gran Pacifica including around private homes, beaches, golfing areas, courts, patios, palapas, restaurants and roadways. Trash of any kind, including such items as cigarette and cigar butts, cans, bottles, plastic or paper cups as well as food, cardboard, diapers shall be deposited into proper receptacles. Littering also includes the illegal dumping of construction dirt, materials and debris whether on empty property or a roadway. Property Owners and residents shall supply and use lidded trash cans of sufficient capacity and weight to securely contain their trash which will be regularly collected by the Gran Pacifica trash collector.

Landscaping cuttings shall be placed in plastic bags as directed by the onsite Property Manager, or Gran Pacifica Master Association. Further, all persons must, at all times, always use the appropriate restroom and sanitary facilities.

SECTION #8. RESPECT FOR COMMON AREA / LANDSCAPING

The plants, trees, shrubs, flowers, ground covers located throughout Gran Pacifica on both Gran Pacifica land and Gran Pacifica common areas in all communities provide shade and visual enjoyment for all. The care, feeding and maintenance of these plantings is the responsibility of Gran Pacifica and the Gran Pacifica Master Association, depending on the location. Property Owners, residents and/or invitees are not permitted to make any changes of any kind to the landscaping, including pruning or removal. Collection of fruit by Property Owners and residents within the public area landscaping is only acceptable if granted permission by Gran Pacifica Resort S.A. or its designated property management representative, Gran Pacifica Master Association.

SECTION #9. RESPECT FOR COMMON AREA PROPERTY / LIGHT STANDARDS (POLES) & SIGNAGE

Pole lights are located throughout Gran Pacifica. Their on/off schedule is controlled by dawn-to-dusk solar controllers. Property Owners, residents and invitees are not permitted to change, alter or adjust a light standard but are requested to inform a Gran Pacifica representative if there is a problem with the operation of a pole light such as a light burning during daylight hours or the theft of any part of the poles or their fixtures. All pole lights have a unique number located at its base so that each pole can be easily identified. Signage is also located throughout Gran Pacifica. Please report damage to signage to the GPMA property manager.

SECTION #10. RESPECT FOR OTHERS / PERSONAL ATTIRE

Gran Pacifica Resort is a home for many and a tourist destination for others. Gran Pacifica Resort, S.A. requires that all owners, residents and visitors of all ages dress in an appropriate manner. Nudity is strictly prohibited in all public areas including pools and beaches or areas within a private property that can be openly viewed by others from adjacent homes, businesses, common areas, roads and alleyways.

SECTION #11. RESPECT FOR SAFETY and SECURITY/ SECURITY PERSONNEL & THEIR AUTHORITY

Gran Pacifica Resort, S.A. is a private resort community. Entrance is by invitation. Gran Pacifica and Property Owners at Gran Pacifica have determined it is in the best interest of the community to establish a system of roving guards to patrol the resort.

The guards are empowered to enter upon the private property of Property Owners to inspect the exteriors of residences including checking doors and windows to make certain they are closed and locked. The guards are not authorized to enter residences except in the case of a known emergency or upon the invitation of a Property Owner or his guest, tenant or invitee. The guards are empowered to call local police when a situation exists that could harm or endanger a Property Owner, resident, guest or invitee. The guards are permitted to detain, remove or escort off the property any person who is believed to be committing or has committed a crime or is engaging in any behavior that creates a dangerous or disruptive situation for others. The guards are also empowered to organize and direct all those at Gran Pacifica if a disaster should occur. It is in the best interest of Property Owners, invitees, residents and guests to respect any orders or instructions issued by guards to assure personal safety.

Guards can be summoned during nighttime hours by calling the Gate and/or blowing the police whistle that has been given to property owners.

SECTION #12. RESPECT FOR THE GRAN PACIFICA RESORT / THE BEACH

The beach at Gran Pacifica is a prized asset of Gran Pacifica Resort, S.A. but it is also a prized asset of all Nicaraguans. Entrance to the beach by way of the private property and roads owned by Gran Pacifica Resort, S.A. is by permission of Gran Pacifica Resort, S.A. Gran Pacifica reserves the right to restrict access to the beaches over or through its property. It also reserves the right to limit the use and the hours of these access roads. Gran Pacifica Resort, S.A., recognizes that the surf break at Gran Pacifica is a destination for surfers from around the world and welcomes surfers as Gran Pacifica guests. Beach goers, whether for swimming, surfing or sunning, who are residents or guests entering through the Gran Pacifica gates, are required to abide by the rules of behavior at the beaches. It is the policy of Gran Pacifica Resort

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S.A. that all visiting entrants declare their intention to go to the beach to the Gate Guards, to pay the required fee and limit their hours to the then-posted beach hours. Surfers, whether Property Owners or day guests are asked to comply with the highest standards of surfer behavior as described in the Ten Commandments of Respectful Surfer Etiquette (widely available on the internet).

- Further, all beach goers without regard to their ownership status, are required to respect the beach and its environment including the ocean, sand, fish, flora and fauna. Behaviors that are offensive or dangerous to others are strictly prohibited including excessive noise, music, drinking, drug use, unsafe fires, personal behaviors. Respect for the beach and its adjacent Gran Pacifica Resort area is required. This is accomplished by leaving no trash behind, disposing of trash in receptacles, using the provided restrooms, parking vehicles in the designated areas, respecting the security guards and fully extinguishing any fires.

In regard to beach activities:

- All Property Owners, guests and visitors are encouraged to check with Gran Pacifica Property Management services, at the reception area, to make certain that beach activities are safe for any particular day.
- There may not be a lifeguard on any given day at Gran Pacifica; Surf Conditions are sometimes dangerous and not always safe, even for strong swimmers. Swimmers swim at their own risk and are urged to self-assess their ability to enter the surf safely.
- To be assured that a fire can be safely constructed and not be a danger to Gran Pacifica Resort property or the property of owners and guests, beach fires are not allowed while winds are blowing onshore (west to east) and/or during dry season (December thru May).

SECTION #13. RESPECT FOR NATURE / FIRE, EARTHQUAKES, TSUNAMI

At the time of the issuance of these Community Guidelines, Gran Pacifica Resort S.A. is establishing Emergency Gathering Locations located in areas throughout Gran Pacifica Resort. They are posted with signs. An emergency alert program has been set up that includes a system of internet and physical alert methods. It is imperative that when an emergency alert is issued all persons respond without hesitancy by going to an Emergency Gathering Location nearest to their location. Maps showing the locations will be provided at the Welcome Center

SECTION #14. RESPECT FOR GRAN PACIFICA RESORT / BEHAVIORS FOR ALL VENUES WITHIN GRAN PACIFICA RESORT

Gran Pacifica Resort has many areas to which owners, residents and guests may be invited to visit, enjoy or use. These include the walkways, streets, alleys, and pathways throughout Gran Pacifica Resort. They also include the stables, the restaurant adjacent to the Las Perlas Condominiums, the swimming pool at the Las Perlas Condominiums, the Gran Pacifica Golf Course and the Beach. Each of these venues require specific personal behaviors that assure the safety and enjoyment of all. It is important to note there may be additional behaviors or dress required for a specific venue that are not included here. It is the responsibility of each Property Owner, guest and invitee to respect these additional requirements. Gran Pacifica Resort S.A. supports the rules and regulations of all the various venues and will support any action

needed to enforce the rules if such are violated. The specific Rules and Regulations regarding these venues are available or posted at the individual venues.

**RESOLUTION AND MEDIATION
ENFORCEMENT PROCEDURES
FINES
FINES ASSESSMENT**

A MULTI-STEP SYSTEM FOR HANDLING MOST VIOLATIONS HAS BEEN ESTABLISHED AND IS DESCRIBED IN PART IN THE INTRODUCTION TO THIS DOCUMENT. IN THE EVENT OF DAMAGE TO PROPERTY OR A CONFLICT BETWEEN INDIVIDUALS OR FAMILIES WHICH CANNOT OTHERWISE BE RESOLVED, THE FOLLOWING ENFORCEMENT PROCEDURES AND FINES MAY ALSO APPLY. THE PROCEDURE SET FORTH HEREIN IS NOT INTENDED TO LIST EVERY TYPE OR KIND OF VIOLATION OR OFFENSE BUT, IS, INSTEAD, INTENDED TO MAKE CERTAIN THAT PROPERTY OWNERS ARE AWARE OF THEIR PERSONAL RESPONSIBILITY FOR THEIR OWN ACTIONS AS WELL AS THOSE OF THEIR INVITEES, GUESTS, RENTERS, EMPLOYEES AND CONTRACTORS. THIS PROCEDURE ILLUSTRATES THE MANNER IN WHICH MOST COMMON SITUATIONS WILL BE HANDLED AND THE FINES ASSESSED. VARIATIONS MAY OCCUR DEPENDING ON THE PARTICULAR SITUATION OR OFFENSE AND/OR ITS URGENCY AND SEVERITY. IF A GRAN PACIFICA RESORT REPRESENTATIVE OR SECURITY CHIEF BELIEVES THE SITUATION REQUIRES ADDITIONAL LAW ENFORCEMENT AT THE TIME OF ANY INCIDENT AND THAT IT IS IN THE BEST INTEREST OF GRAN PACIFICA RESORT TO REQUEST ASSISTANCE, THE NICARAGUAN POLICE WILL BE CALLED.

UPON RECEIVING A VERIFIABLE COMPLAINT OR PERSONALLY OBSERVING A VIOLATION, A GRAN PACIFICA REPRESENTATIVE OR SECURITY GUARD OR SECURITY CHIEF, WILL ADDRESS MOST MATTERS IN THE FOLLOWING MANNER:

STEP ONE: INDIVIDUAL RESOLUTION

IF AN ISSUE ARISES, EACH PROPERTY OWNER, RESIDENT, GUEST, AND INVITEE IS REQUESTED TO DISCUSS THEIR CONCERNS HONESTLY AND CALMLY. BY MAKING AN EFFORT TO EMPATHIZE WITH ONE ANOTHER AND WORK TOGETHER, MOST SITUATIONS CAN BE RESOLVED PEACEFULLY.

STEP TWO: MEDIATION

IF A RESOLUTION BETWEEN INDIVIDUALS OR PARTIES CANNOT BE MADE PER STEP ONE, AND THE PARTIES AGREE TO MEDIATION, GRAN PACIFICA RESORT S.A. OR GPMA WILL ATTEMPT TO MEDIATE BETWEEN THE INDIVIDUALS/PARTIES OR CAN PROVIDE CONTACT INFORMATION TO A PROFESSIONAL MEDIATING SERVICE.

STEP THREE: ENFORCEMENT/ COURTESY NOTICE

(1) FOR MOST MATTERS THAT TAKE PLACE IN PUBLIC LOCATIONS OR ONGOING UNRESOLVED NUISANCE BEHAVIOR: THE OFFENDING INDIVIDUAL(S) WILL BE GIVEN A VERBAL COURTESY NOTICE, INFORMING OF THE INFRACTION AND ASKED TO RECTIFY THE SITUATION AT ONCE. CONCURRENTLY, IF THE OFFENDER IS NOT THE PROPERTY OWNER, A CONCERTED EFFORT WILL BE MADE TO INFORM THE PROPERTY OWNER AND/OR THE OWNER'S DESIGNATED LOCAL REPRESENTATIVE OR EMPLOYER THAT A VERBAL COURTESY NOTICE HAS BEEN ISSUED TO A PERSON ASSOCIATED WITH THAT OWNER SUCH AS A RENTER, INVITEE, EMPLOYEE OR CONTRACTOR OF THE PROPERTY OWNER.

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EXAMPLES OF INAPPROPRIATE BEHAVIORS COULD INVOLVE VIOLATIONS OF ANY OF THESE COMMUNITY GUIDELINES INCLUDING BUT NOT LIMITED TO RECKLESS DRIVING/SPEEDING, PET ISSUES, DRESS, DRUGS AND/OR ALCOHOL, NOISE, PERSONAL BEHAVIORS OR ACTIONS ANYWHERE IN, ON OR ABOUT GRAN PACIFICA INCLUDING, FOR EXAMPLE, BEACH, PARKING AREAS, STABLES, GOLF COURSE, RESTAURANTS, PALAPAS, POOL, STABLES, WALKWAYS AND/OR ANY OPEN LAND.

(2) FOR MOST MATTERS THAT TAKE PLACE NEAR TO, WITHIN OR RELATE TO A PRIVATE RESIDENCE: THE PROPERTY OWNER, OR THE PERSON-IN-CHARGE WILL BE GIVEN A VERBAL COURTESY NOTICE, INFORMING OF THE VIOLATION AND ASKED TO CEASE THE OFFENDING ACTION AT ONCE.

CONCURRENTLY, IF THE OFFENDER IS NOT THE PROPERTY OWNER, A CONCERTED EFFORT WILL BE MADE TO INFORM THE PROPERTY OWNER AND/OR THE OWNER'S DESIGNATED LOCAL REPRESENTATIVE THAT A VERBAL COURTESY NOTICE HAS BEEN ISSUED TO A PERSON, PERSON-IN-CHARGE, INVITEE OR EMPLOYEE OR CONTRACTOR OF THE PROPERTY OWNER. EXAMPLES OF SOME VIOLATIONS INCLUDE LACK OF RESPECT FOR THE QUIET ENJOYMENT OF OTHERS INCLUDING AN UNACCEPTABLE VISUAL CONDITION OF A HOME, EXCESSIVE NOISE OF ANY KIND DURING THE DAY, NIGHT AND/OR LACK OF COMPLIANCE WITH QUIET HOURS, PARKING VIOLATIONS, ENCROACHMENTS, SPEEDING, RECKLESS DRIVING, UNACCEPTABLE BEHAVIORS.

STEP FOUR: ENFORCEMENT: NOTICE TO COMPLY

- FOR MOST CASES, A GRAN PACIFICA REPRESENTATIVE OR SECURITY GUARD OR SECURITY CHIEF, WILL RETURN TO THE LOCATION OF THE VIOLATION WITHIN 10 MINUTES OF THE ISSUANCE OF THE COURTESY NOTICE TO OBSERVE IF THE SITUATION HAS BEEN RESOLVED. IF RESOLVED NO FURTHER ACTION WILL BE TAKEN.

NOTE: THERE IS AN IMPORTANT EXCEPTION TO THIS PROCEDURE:

PLEASE SEE "EXCEPTIONS" BELOW.

- IF THE SITUATION HAS NOT BEEN RESOLVED, A WRITTEN NOTICE TO COMPLY WILL BE ISSUED. THIS NOTICE PROVIDES AN ADDITIONAL 15 MINUTES FOR RESOLUTION. CONCURRENTLY, THE PROPERTY OWNER OR THE PROPERTY OWNER'S DESIGNATED LOCAL REPRESENTATIVE WILL BE, AGAIN, INFORMED THAT THE SITUATION REMAINS UNRESOLVED WHICH HAS RESULTED IN THE ISSUANCE OF A WRITTEN NOTICE TO COMPLY WITH A 15-MINUTE DEADLINE.

THE PROPERTY OWNER OR THE PROPERTY OWNER'S DESIGNATED LOCAL REPRESENTATIVE WILL BE ASKED TO PERSONALLY BECOME INVOLVED TO RESOLVE THE SITUATION WITHIN THE 15-MINUTE TIME FRAME. IF THE SITUATION IS RESOLVED WITHIN THE 15-MINUTE NOTICE TO COMPLY DEADLINE THERE WILL BE NO FURTHER ACTION AS LONG AS THE SITUATION IS NOT REPEATED. [NOTE: GPR OR ITS REPRESENTATIVE OR THE SECURITY GUARD OR CHIEF IS NOT RESPONSIBLE IF, FOR ANY REASON, THE PROPERTY OWNER AND/OR HIS/HER DESIGNATED REPRESENTATIVE COULD NOT BE REACHED].

STEP FIVE: ASSESSMENT OF FINES

- FINES AND RESTITUTION FOR MOST OFFENSES ARE PAYABLE TO GRAN PACIFICA MASTER ASSOCIATION WITHIN TEN (10) DAYS OF NOTICE.

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- FINES AND RESTITUTION FOR DESTRUCTION OF INFRASTRUCTURE THAT IS NOT COMMON AREA ARE PAYABLE TO GRAN PACIFICA RESORT SA
- UNPAID FINES OR RESTITUTION WILL RESULT IN THE PROPERTY OWNER BEING DESIGNATED AS NOT IN-GOOD-STANDING AND MAY BE LITIGATED TO THE GREATEST EXTENT OF THE LAW.
- ALL FINES AND RESTITUTION ARE SUBJECT TO INTEREST AT THE HIGHEST RATE IF NOT PAID IN FULL BY THE DUE DATE.

FINE AMOUNTS

- FOR MOST VIOLATIONS: IN THE CASE OF THE FIRST INCIDENT FOR A SPECIFIC VIOLATION: IF RESOLUTION OF THE SITUATION IS NOT ACHIEVED WITHIN THE 15-MINUTE DEADLINE AFTER THE ISSUANCE OF THE WRITTEN NOTICE TO COMPLY, A \$100 FINE WILL BE IMPOSED AGAINST THE PROPERTY OWNER.
- IN THE CASE OF EACH SUCCESSIVE INCIDENT FOR THE SAME VIOLATION: A FINE OF \$500 WILL BE IMPOSED. A SECOND OFFENSE DOES NOT REQUIRE THAT THE OFFENDER BE THE SAME PERSON FOR WHICH THE FIRST INCIDENT WAS CITED, BUT THAT THE PROPERTY OWNER IS THE SAME PROPERTY OWNER.
- THE FINES SHOWN ABOVE APPLY TO THE MOST COMMON VIOLATIONS; HOWEVER, CERTAIN INCIDENTS SUCH AS DAMAGING OR DESTROYING IN ANY WAY, ANY OF THE COMMON AREA IMPROVEMENTS, INFRASTRUCTURE, TREES OR LANDSCAPING, CAN BE ASSESSED A FINE OF UP TO \$500 FOR THE FIRST INCIDENT AND AN AMOUNT EQUAL TO THE COST OF REPAIRS.
- FINES FOR EXTENDED VEHICLE PARKING IN DESIGNATED OFFSITE PARKING AREAS: IF A VEHICLE IS PARKED FOR A PERIOD LONGER THAN 24 HOURS, PROPERTY OWNERS ARE SUBJECT TO A \$100 FINE. IF A VEHICLE IS STORED IN EXCESS OF THREE (3) LOGGED DAYS, THE PROPERTY OWNER IS SUBJECT TO A FINE OF \$300/DAY BEGINNING AT THE FOURTH (4TH) LOGGED DAY AND/OR TOW AT THE OWNER'S EXPENSE.

EXCEPTIONS TO ENFORCEMENT PROCEDURES AND FINES:

THE FOLLOWING ARE EXCEPTIONS TO THE PROCEDURES DETAILED ABOVE:

SPEEDING, RECKLESS, ONE-WAY OR IMPAIRED DRIVING VIOLATIONS:

- For most first-time offenses, a Notice to Comply will be given. The Nicaraguan Police may also be called for serious offenses.
- For ALL second offenses, a fine of \$100 shall be payable within 5 days of citation. If the fine is not paid according to directives, the vehicle will be banned from Gran Pacifica and/or no longer allowed to use roadways within Gran Pacifica. This applies to all vehicles without regard to ownership status or type of vehicle.

PERSONAL AND/OR ILLEGAL ACTIVITIES BEHAVIORS

A penalty will be enacted upon any individual or group of individuals who engage in illegal activities of any kind and/or in unruly and unacceptable behaviors of any kind that are blatantly illegal in Nicaragua or that

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offend, degrade and/or threaten others including other owners, guests, employees in any public area throughout Gran Pacifica Resort. This applies to any area or amenity accessed via Gran Pacifica roads, paths, walkways or open fields. In addition to any fine or penalty assessed by Gran Pacifica Resort or its representative, GPMA, the Nicaraguan Police may be called. The penalties for such behaviors can include the immediate removal of any non-owner or guest of an owner from Gran Pacifica and/or the restriction of the offending individual(s), without respect to ownership status, from the area(s) in which the incident occurred for a period of three (3) months for the first offense and one (1) year for the second. A permanent restriction may be enacted on any individual beginning with the first offense if the offense is considered egregious. Depending on the offense, the restriction may be rescinded after six (6) months with the approval of Gran Pacifica Resort and Gran Pacifica Master Association (GPMA) and the GPMA Advisory Committee.