

CONSTRUCTION RULES AND REQUIREMENTS
FOR SAN ANTONIO DEL MAR COMMUNITY

The following rules, requirements and recommendations have been in effect since the beginning of San Antonio del Mar. They have been traditional standards for residential construction and have contributed to the uniquely attractive characteristics of this community.

1. All proposed building construction and major alterations to existing buildings within San Antonio del Mar shall have plans prepared and submitted to the office of the Director of Urban Control, City of Tijuana, for review and approval. The proposed plans must be in compliance and conform to standard Mexican building codes for the State of Baja California, Mexico.
2. In order to promote positive relations among residents and to avoid legal actions and conflict, it is recommended that plans for new construction or major remodel be submitted to the Homeowners Association of San Antonio del Mar for review and recommendation.
3. Within the community of San Antonio del Mar Mexican colonial and Mediterranean styles of construction are encouraged.
4. San Antonio del Mar is a residential community characterized by independent, single-family dwellings.
5. In order to protect the ocean-views of all the residences within San Antonio del Mar, no structure may exceed a height of 12 feet 6 inches if the ridgeline of the roof is perpendicular to the coastline or 11 feet if it is parallel to the coast line. Exempt from this height limitation are the easterly lots in blocks 22, 25, 31, 42, 49, 53 and 62.
6. Property owners are responsible for the protection of retaining walls that lie within their property.
7. All new construction and modifications to existing residences shall respect adjacent property. Any damage or change to adjacent property will be repaired or restored to the original appearance. All regulations required by the City of Tijuana concerning set-backs from property lines will be followed.
8. Once a building project has started it should proceed toward completion as quickly as possible in a professional workman-like manner.
9. No temporary structure such as a tent, shack, garage, mobile home, recreational vehicle, van shall be occupied or used as a residence either permanently or temporarily within San Antonio del Mar.

10. In addition to these construction rules and requirements, all building contractors and their workers are asked to follow these requests:

- *Please remember that San Antonio del Mar is a residential neighborhood. The security and maintenance of our community is paid for voluntarily by our homeowners.*
- *Our streets and cross-streets are not designed for speed. Inside our community the speed limit is 15 mph or 25 km/h. Driving slowly will help maintain our ageing roads, especially when it rains. **Be safe! Drive slowly!***
- *Please clean up your work site at the end of each day so that the residents around you do not suffer because of another homeowner's construction. Nails and sharp objects in the roads cause flat tires.*
- *Construction projects must not cause permanent damage to our streets. If this happens, the homeowner will be responsible for the cost of repairs.*
- *Please consider where you park your vehicles so you do not block the entrances or exits to residence or garages.*
- *As a contractor it is your responsibility to dispose of all construction waste. For smaller household trash you can bag and seal smaller trash. Monday is the day we have trash pick-up for regular household in SADM.*
- *The Homeowners Association office is located at 294 Morro, TEL: 631 32 90. The Association Administrator is available to answer any questions or concerns.*
- *The guard gates are staffed 24 hours a day. Their phone number is 631 30 26.*
- *For more information about our community check out our website:*
www.sandantoniodelmarbaja.com