

- d) **MAINTENANCE OF DRAINAGE.**- When installing your drainage system, it is very important to insure that rain water drains away from the foundation of the house and that the flow patterns prevent water from flowing under or ponding near or against the house foundation, walkways, sidewalks and driveways. At no time may the grading on any site alter the drainage of any adjacent site.

The roofs, balconies, and in general every construction must have proper drainage to prevent **water runoffs from falling freely** to public areas or **neighboring lots**. Whenever possible, drainage must be redirected to flow onto the street. **At no time should clear water drainage be connected to the Puerta Del Mar sewer system.**

Each site OWNER is responsible for any erosion control that may be necessary **to protect adjacent sites**, or common areas from damage due to drainage or related erosion.

All grey and black water must drain into the Puerta Del Mar sewer system.

- e) **OF HOUSES AND/OR CONDOMINIUMS BY THE DEVELOPER.**- Every thing relative to condominiums will be governed by the Ley Sobre el Régimen de Propiedad en Condominio de Inmuebles del Estado de Baja California (L.S.R.P.C.I.B.C.) and other laws, regulations and provisions in effect; In regards to the Houses, this will be governed by the Ley de Edificación y Vivienda, these **RULES AND REGULATIONS** and other applicable laws in effect.
- f) **PARKING:** Every lot must have 2 automobile parking spaces as a minimum. In regards to condominiums, this must be pursuant to the provisions in the Ley Sobre el Régimen de Propiedad en Condominio de Inmuebles del Estado de Baja California (L.S.R.P.C.I.B.C.), these **RULES AND REGULATIONS** and other laws, regulations and provisions in effect.
- g) **PROVISIONAL INSTALLATIONS:** During the period of construction, the OWNERS must install portable restrooms for workers use, which must remain for the duration of construction, provisional installations such as restrooms, storage shacks, etc. must be strategically placed so that they do not visually or otherwise contaminate, and must be immediately withdrawn upon completion.
- h) **PUBLIC SERVICE INSTALLATIONS:** In each lot, the OWNERS must build a special module for service connections, such as gas, water, electricity, etc., which must remain hidden and comply with required specifications by authorities or companies rendering said services.
- i) **REGARDING THE CISTERN.**- the OWNER is responsible for constructing a cistern that permits him/her to hold as a minimum enough water to consume in a week, cistern that is to be maintained clean, covered by a flagstone of hydraulic concrete, and it's lid sealed as hermitically as possible.
- j) **SITING.**- Each building site has its own specific qualities and characteristics. It is important that you look carefully at your site, observe its special assets and decide how each of these can best be used to increase the aesthetic value of the site to you and the community.