



ALEGRÍA

VILLAGE

Design Guidelines



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INTRODUCTION

ABOUT

Alegría Village is a new ecological neighborhood in the hills of San Mateo, Alajuela, Costa Rica, dedicated to best practices in regenerative living and design.

Nestled on 70 hectares (170 acres) of fertile farmland, Alegria includes extensive permaculture food forests with thousands of fruit trees, edible community gardens, abundant springs and creeks that supply our water, and hiking and biking trails for exploring our natural surroundings.

Each neighbor has their own space - their own private land and home - and we all share a community center, pool & hot tub, yoga & meditation shala, multi-purpose arts space, coworking hub, permaculture farm, and sacred spaces tucked throughout the property. Our vision is a place where all beings thrive. A place where our children can run free exploring and cultivating their natural curiosity, where our elders are supported and integrated into the fabric of our community, where wildlife is protected, water is respected, and food grows in abundance on the land where we live.

Together we live a simple, grounded, intentional, and deeply connected lifestyle.

PHILOSOPHY

The philosophy for creating a home in Alegría Village is to minimize the impact of building on the surrounding landscape. Emphasis is placed on the quality of the site work, architectural design, construction materials, and landscaping of the individual homesites. To support this belief these Design Guidelines have been created to help owners, builders and architects achieve the best possible home for themselves as well as for the land and surrounding community. Several key principles that are incorporated into the following guidelines are to:

- Create continuity of design and quality within the community
- Preserve the natural beauty of the existing landscape
- Define appropriate architectural styles
- Use appropriate landscaping and plant types
- Blend with the surrounding landscape through appropriate material uses and color palette
- Educate owners of green building programs related to architectural and site design

DESIGN REVIEW PROCESS

HOUSE DESIGN AND CONSTRUCTION SIX STEPS

Construction projects in Alegría shall be submitted to the Design Review Committee (DRC) for review and approval. This includes improvements to existing homes including fences, porches, accessory buildings, and landscaping.

“Congratulations! You're on your way to building your home in Alegría. This is an exciting moment and there are so many decisions to make. The DRC is here to help get everyone's' designs approved. We've created these steps to ensure you have everything in order to make this process as smooth as possible.”

House Design and Construction consists of five primary steps. These include:

1. Application and Preliminary Design Submission*
2. Concept Review: The Concept Review is established to ensure that an initial design concept is on track with the intent are requirements of these Guidelines.
3. Final Design and Preliminary Landscape Plan Submission.
4. Submittal to CFIA/Local Municipality.
5. Builder Approval. *

*The requirements for each step of the Design Review Process are outlined in detail in Appendix B (pages 26-39) of these Design Guidelines.

CONSTRUCTION SCHEDULE

Residents of Alegría Village are required to submit their drawings to the DRC within 18 months of closing on their lots. Construction must start within 12 months of DRC approval and must be completed within 18 months of starting. DRC approval expires after 12 months and projects must resubmit for re-approval. Resubmittal fees may apply. If construction inactivity reaches 90 days, the DRC will request an explanation of inactivity and weekly fines may apply. Construction projects must be completed within 18 months of their start unless an extension is provided by the DRC.

The required design submittal timeline and construction timeline for homes is controlled by the HOA bylaws. The Design Review committee may approve an extension of this timeline however it is not

guaranteed based on community needs with a maximum approval of ten lot extensions.

If a lot in the community is sold prior to starting any construction and prior to the agreed deadline for starting construction, the timeline required to start construction of your home will be reset to the closing date for the new owner, and the completion time requirement will be maintained following your start of construction.

Please note that all neighbors in Alegria are required to keep their lots safe, clean, and presentable. This includes managing the growth and habitats of your lot for both aesthetic and safety reasons. Tall grass harbors snakes and other animals. If the HOA determines that your lack of lot maintenance has created an unsafe environment for the community, the HOA Board of Directors may vote to order maintenance services for your lot, and the cost may be passed on to the homeowner.

RECREATIONAL VEHICLES AND OTHER TEMPORARY ACCOMMODATIONS

As noted in “Size and Height Restrictions”, all homes in Alegria village must have a minimum of 30 condition-able square meters. Temporary housing below these requirements may be allowed during the construction phase for workers and residents on lots, provided a request is submitted to the DRC to include:

- Description of housing (with pictures if possible)
- Location of housing on a site plan (note: location must honor lot setbacks or utilize the future driveway location)
- Expected duration of temporary structure
- Intended water source
- Wastewater disposal plan

In the case of any temporary housing on wheels: the same list must be submitted with the request. Housing on wheels will be reasonably approved if using the permanent driveway location. Approvals will include a limited period of time if placed on the lot itself and may not encroach on setbacks. The duration allowed inside a lot will be a maximum of six months at which time the request must be resubmitted with an explanation of the necessity to continue. Recreational vehicles, vans, buses, etc. may be parked in driveways indefinitely, however this does not apply in any way to the time frames required in the “Construction Schedule”. Please note: permits are required from the municipality as soon as any RV or similar is connected to a utility or utilizes any sort of construction. The requirement

that notes construction is vague as to what specifically qualifies, residents or their architects must consult with the municipality to determine if their plans require a construction permit."

FEES & DEPOSITS

- \$250 Application Fee - See Appendix B
- Non-Refundable Owner Impact Fee: \$500. This will minimize potential special assessments needed for road repair due to construction activity.
- Additional Review fees may be applied if the Design Review Process extends beyond the standard review period due to *first* the actions of the Owner.

VARIANCES

The DRC may approve variances to these guidelines, on a case-by-case basis, should it be warranted due to site conditions, unique architectural considerations, to enhance views, or to promote better privacy. Such case-by-case approval shall not set precedents for future applications.

ENFORCEMENT AND PENALTIES

- Construction cannot commence until a building permit is obtained from San Mateo.
- Compromised silt fences or erosion impacting neighboring property, including common spaces, will be fined \$100 per day.
- Trees damaged or removed against Tree Preservation guidelines will warrant a fine of \$150 per inch of tree diameter.
- ALL HOMES IN Alegría ARE REQUIRED TO BE SUSTAINABLY DESIGNED. It is the builder's responsibility to coordinate all 3rd party testing and verification.

SITE DESIGN

GRADING

Homeowners and their design team shall consider the existing topography and proximity to surrounding dwellings when developing the design. Wherever possible, homeowners shall site homes and improvements in a way that minimizes impacts to the property.

The following site grading parameters should be followed:

- The use of low walls is encouraged over the use of large graded slopes to minimize disturbance to the existing vegetation and topography.
- All graded slopes shall be no greater than 2:1 to avoid erosion and reduce the impact to native vegetation. Graded slopes shall be stabilized immediately with mulch or other erosion control measures and planted within 30 days from completion of site construction.
- No single retaining wall shall be constructed over eight (8) feet in height.

SETBACKS

Houses and accessory structures must be built within the minimum building setbacks, as defined by the San Mateo Zoning Ordinance. These typical setbacks are:

- Front Yard Setback – 7 meters
- Side Yard Setback – 3 meters
- Rear Yard Setback – 3 meters

Setback requirements on the rear and sides of the lot may be removed if they border an existing setback that meets the same or greater requirements for separation, such as a setback from a creek or a border that is shared with a stormwater easement

CONSTRUCTION AREA & BUILDABLE FOOTPRINT

For the purposes of this document, the Construction Area is defined as all built spaces and levels of the project and infrastructure inside the lot including but not limited to: all roofed areas, pools. The construction area can total up to 40% of the lot area, with a maximum of 900 m².

The buildable footprint refers to the amount of physical land coverage of the project that removes the capacity of the natural ground to absorb water and can amount to a maximum of 30% non-permeable

surface. Permeable surfaces would include components such as driveways that allow for water infiltration using permeable pavers (as an example).

TREE PRESERVATION

Preservation of existing trees is a high priority at Alegría. Established trees and forests provide vast environmental benefits, which include:

- Providing wildlife habitat
- Cooling the air and removing air pollutants
- Absorbing CO₂, which reduces the greenhouse gas effect
- Preventing soil erosion and water pollution
- Reducing energy consumption by providing passive solar benefits

Throughout Alegría, there are specimen trees that should be preserved if possible. There will inevitably be trees that will not be able to be preserved, but thoughtful house placement, low-impact site design, and conscientious construction site management should be used to preserve established, healthy trees whenever possible.

As part of the Preliminary Design Submission, a Tree Preservation Plan must be prepared which shows existing trees to be preserved within 30' of the proposed Construction Area and tree protection measures for the project. Owners are strongly encouraged to consult a professional arborist when evaluating a tree's health and its ability to withstand construction impacts.

For trees identified to be preserved which are located near the proposed construction site, the following tree protection measures should be followed:

- Install tree protection barriers to prevent direct damage to the tree by heavy equipment. Fencing should be installed at a radius of 1.50 feet away from the trunk of the tree for every inch.
- Reduce soil compaction by prohibiting vehicular traffic and the storing of construction materials in the root zone.
- Do not add more than 3" of well-draining topsoil in the root zone.
- Avoid soil cuts and trenching in the root zone. Utility installations should avoid root zones altogether, or be tunneled under the root system. Trees that are dead, diseased or a hazard to people or property may be removed upon DRC approval. Tree removal must be done in a manner that does not cause damage to the surrounding trees or native landscape. To limit the destabilization of the surrounding forest, trees should be cut down rather than pushed over.

CUTTING TREES INSIDE LOTS

The protection of trees is critical in Costa Rica. Barring some exceptions, no tree can be cut without specific permissions. In some cases, it is forbidden to cut some species, including trees inside forests. Alegría encourages lot owners to maintain and keep any existing trees in each lot but understands that the removal of some trees may be necessary. Reasons being due to design and construction processes, the trees being hazardous for future homes, or the lot owner's interest to lumber trees to use as material for their home.

Any trees cut without permissions issued by local agencies is considered criminal activity resulting in severe liability for lot owners. Therefore, to comply, lot owners must hire a Forest Engineer. This individual creates a tree inventory and assesses each tree species and other characteristics to determine which permit needs to be issued for the tree to be cut down legally and responsibly. It is important to note that Forest Engineers MUST be incorporated to the Agricultural Engineers Guild (Colegio de Agrónomos) for their certifications to be valid.

From the Forest Engineer's inventory and analysis, one of four possible outcomes can happen for each tree:

1. The tree is forbidden to be cut. This might be due to the tree being of an endangered species or being located inside protected areas such as a creek, spring or forest areas, and setbacks. As a result, no further action can be taken unless a change in national regulations happens.
2. The tree can be cut down, but a "Certificate of Origin" (Certificado de Origen) process needs to take place for the permit to be issued. Trees in this category include any trees specifically planted for commercial lumbering or agricultural purposes, or individually planted trees for old fences. Fruit trees usually fall in this category (but who doesn't want free mangoes?)
3. The tree can be cut down, so the "Forest Inventory" (Inventario Forestal) process needs to take place for the permit to be issued. Trees in this category only need to be in the Forest Engineer's inventory and comply with permitted species to be cut down.
4. The tree can be cut down, the "Forest Certification" (Certificado Forestal) process needs to take place for the permit to be issued. Trees in this category must belong to a certified reforestation program that has to be approved by local agencies.

Notable exceptions: Any growth that has less than a 15cm diameter trunk (measured at a 1.3m height from the ground up) can be cut down without a permit. Sick or dead trees can also be cut down and lumbered, but an assessment of the condition of any tree should be done by a qualified professional. Any fallen trees can be lumbered. However, a certified professional must verify that the tree was fell when the lot was purchased, or that it fell due to natural causes. Using the wood inside the same property where the tree was lumbered is allowed without any other permits. However, selling or

removing lumber from Alegría requires a particular legal process. Please consult your forest professional for any additional information regarding the movement of lumber outside of Alegría.

It is highly recommended that owners hire a Forestall Engineer whenever their lot has trees that may be impeding home development, especially if the lot is in part or entirely inside forest areas. Additionally, a Topographer may be hired to do a more precise survey of any particular tree location, trunk diameter, root location, canopy size, or any other information that might be needed by Architects during their design process.

DESIGNING AND BUILDING IN FORESTED AREAS

In Alegría's 70.1 hectares we have a varied eco-system, including 20.4 hectares of forest areas. Thus, over one-third of our land is covered by a tropical forest that includes a vast diversity of flora and fauna. Forests are usually located surrounding the three creeks that cross Alegría, but in some cases, they extend well beyond the 15 meters setbacks of each creek. As a result, some lots in Alegría may have forest areas within their respective property lines, or some may even be completely immersed inside of the forest. Lot owners and their architects and contractors should consider the conditions of building inside forests, as it may have certain implications on the future homes. Here are a few recommendations to be considered:

- It is highly recommended that structures built inside forests do not interrupt the continuity of the forest; a possible solution is to raise the architecture from ground level. This will allow the free growth of plant life under the building while allowing small animals to walk beneath it as well freely.
- Trees inside forest areas are not allowed to be cut. Any architectural elements, including entryways, should be located and designed, including tree locations and dimensions. A detailed tree survey should be included in the topography survey as part of the preliminary studies. Building envelopes in forested lots have been provided in which trees may be removed.
- Some tropical trees drop branches from time to time as part of their natural life cycles. This is a possible hazard for roof structures and people. Hiring a forest engineer to determine which species of trees might do this is a good idea to determine the optimal location of houses within forests.
- Areas within forests will have less sunlight and higher humidity levels. It is important to note these variables when determining the house orientation, materials, and finishes for structures. Also, when considering any mechanical solutions and appliances that might be needed, such as dehumidifiers or automatic dryers for clothes. Metal and wood structures will need a very high-quality sealant to endure high humidity conditions. More stone-like materials such as concrete

and cinder blocks are recommended. Designs incorporating lots of windows are suggested to take advantage of natural light, as well as allow homeowners to enjoy their jungle view!

- Alegría Village is located inside a biological corridor and owners of houses inside forests will also enjoy the visit of many animal species! Cariblanco and howler monkeys have been spotted in Alegría frequently enjoying mangos and other tropical fruits. Many bird species can be found as well including toucans and hummingbirds. Small mammals such as cusucos (small armadillos) and tepezcuintles (a rabbit-like rodent) frequently roam the creek areas. We have even spotted a couple of medium size feline species and coyotes hunting in the area. Several reptile species will also share their space with us. Some snake breeds are venomous and usually live around humid areas. Exercising caution is encouraged when storing materials during the construction process as snakes tend to hide inside small spaces. It is strictly prohibited to hunt animals in Costa Rica, and feeding wildlife is highly discouraged. Alegría residents must remember that animals were here before us and that they're going to be sharing their habitat with us. Respecting their space and keeping a safe distance is very important!

We hope that Alegría's residents enjoy a lifestyle that promotes a more natural and healthier approach to living, and through their experience living inside and around tropical forests, gain a deeper understanding and connection to our planet's diverse ecosystems.

CLEARING AND PRUNING FOR VIEW ENHANCEMENT

Obtaining a view is important to Alegría owners, but it must be done thoughtfully. Trees may be cleared or pruned to improve a view corridor. The following criteria shall be considered when contemplating clearing for a view:

- Limbing and pruning of trees are strongly encouraged as an alternative to the removal of any tree.
- Trees shall not be topped.
- Any plant material which is less than 4" DBH may be removed from the homesite. However, the removal of trees and vegetation from within the setbacks is strongly discouraged.
- 20% of trees with 4" to 8" DBH which are located outside of the Construction Area may be removed from any homesite with written approval from the DRC.
- 10% of trees with 8+" DBH which are located outside of the Construction Area may be removed from any homesite with written approval from the DRC.
- No clearing of trees which are 4" or greater DBH is permitted without written approval from the DRC.
- Owners who remove trees greater than 4" DBH without direct approval will incur fines stated in the Enforcement and Penalties section.

The DRC strongly encourages owners to mill the timber which has been removed from the property. This site-sourced lumber can be incorporated into the construction of the home and improvements.

STORMWATER MANAGEMENT

Measures must be taken to limit disruption of natural drainage patterns, to increase stormwater infiltration, and to reduce water flows into the streams. The design and use of stormwater features shall be an integral part of the site design and should be designed to complement the surrounding architecture and landscape. Approved permanent measures to manage water quality, volume, and site erosion are as follows:

- RAINWATER CATCHMENT - Cisterns and/or rain barrels for rainwater collection, storage and use are required and can be above or below ground. The DRC may require the cistern to be screened from view of the street, common areas, or adjacent lots depending upon the type of cistern proposed.
- GREEN ROOFS - Vegetated roofs absorb stormwater runoff, limit habitat disruption and reduce solar heat gain and are recommended when possible.
- POROUS PAVING – When in use, porous paving materials shall be installed over a 6” porous sub-base that is graded to drain away from the home.
- RAIN GARDENS / BIORETENTION CELLS - Rain gardens and bio retention cells are shallow, depressed areas in the landscape that capture, cleanse, and infiltrate runoff. These areas can be attractive additions to any landscape and should be filled with native plants tolerant of both dry and wet soil conditions.
- DRY WELLS / INFILTRATION TRENCHES - Runoff can be directed to gravel filled holes and trenches where the water is temporarily stored until it can slowly soak into the surrounding soil, recharging the groundwater aquifer.

WASTE TREATMENT

Each neighbor in Alegría Village is responsible for submitting their own designed solution for their individual waste treatment, both black water, and greywater. The Design Review Committee recommends repurposing greywater and encourages the most current ecological solution for waste.

Any system selected by a homeowner must prove to remove the level of pathogens in the systems effluent below 50 mg/l, which allows it to be repurposed safely for irrigation purposes or safely returned

to the natural environment.

Please reference the Buyers Information Package that contains the most up to date suggestions and solutions for waste treatment. Alegria is encouraging and promoting the use of the Bionest system that is included in this document, which is internationally certified to reduce pathogens below 15 mg/l.

Any modification of this requirement will require unanimous agreement of the condominium members.

DRIVEWAYS

Driveway design should complement the property's natural features. They should be designed to gently curve to accommodate existing topography and vegetation.

DIMENSIONS

- Shared driveways are encouraged.
- Single driveways shall be no closer than 3m from the side property line.
- Driveway width shall be 4m maximum, excluding motor courts. The 4m maximum driveway restriction does not apply to parking pads within the 7m setbacks; these will be considered parking areas. Driveways are defined as anything extending beyond 7m before parking. Owners are reminded that no structures may be built inside the 7m setback, including covered parking.
- Natural topography shall be followed to the greatest extent possible. Slopes shall be minimized and may not exceed 18%.
- Circular drives will only be permitted on corner lots and when grading impacts are minimal.

MATERIALS

- Crushed stone and decomposed granite are allowed if gray or brown in color and contained by paver banding or metal edging. White stone is not allowed.
- Brick, natural stone, and concrete pavers are allowed.
- Poured concrete is allowed, provided it has adequate detailing and consistent control joints. Exposed aggregate concrete is preferred.
- Asphalt and Chip & Seal driveways are allowed.
- All stone must have been quarried within a 200-mile radius.

COLORS

- Materials shall be earth-tone colors, responding to the building or surrounding landscape.

Lighter colors are preferred, as they absorb less heat and reduce the Urban Heat Island Effect.

PERMEABILITY

- Permeable pavers, porous concrete, and other permeable materials are strongly encouraged for all horizontal surfaces.
- Tire track drives and shared drives may be utilized to reduce the square footage of impervious surfaces.

RETAINING WALLS

Site retaining walls should complement the building architecture and will meet the following requirements:

- Natural stone veneer, boulder walls, stucco, and brick walls are allowed.
- Exposed concrete block walls are not allowed.
- Certain manufactured stone veneers may be approved on a case-by-case basis depending on their quality and their ability to mimic the natural material they are designed to emulate.
- See Site Design and Grading Section for guidelines regarding maximum wall heights.

FENCES

Fences are not encouraged at Alegría, as they obstruct wildlife corridors and have the potential to impede views from neighboring properties and common spaces. Fences are allowed for pet enclosures, pool surrounds and garden surrounds. Vertical fences must be designed to visually recede into the landscape. The DRC encourages the use of landscaping for perimeter control over fencing.

- Simple, non-ornate styles are preferred, with a high level of transparency.
- Powder-coated steel or aluminum fencing in dark green, black, or bronze is preferred.
- Cables and welded wire fence panels in a metal or wooden frame are acceptable, provided their colors blend into the surrounding landscape.
- Stone fencing is encouraged
- The use of invisible electric fences is encouraged for pet enclosures.
- The maximum height for fences is 5 feet.
- Fences shall not be located in front yards and must be set back 3m from the front building facade. Fences may not be located closer than 3m feet to the side and rear property lines.

SITE FEATURES

Outdoor spaces for enjoying Alegría's natural environment should be thoughtfully designed to extend the indoor living environment while minimizing impact on the existing landscape.

All site features (walls, fences, patios, driveways, walkways, fire pits, planters, etc.) shall be built from materials and colors that complement the architecture of the home and the surrounding site. Indigenous and/or regionally sourced materials shall be used.

PATIOS AND WALKWAYS

- Acceptable materials are natural stone flagging; brick, stone, and concrete pavers; crushed stone and decomposed granite (no white gravel); and poured concrete.
- Low-impact walking paths of mulch, wood chips, gravel, or elevated boardwalks may be installed throughout the site.
- Patios may be in the front, side, or rear yards.
- Side yard patios must be screened from neighboring properties.

OUTDOOR FIRES AND KITCHENS

- Fire pits, fireplaces, and outdoor grills are allowed provided reasonable safety precautions are followed.
- Materials and colors used must complement the architecture of the home.

POOLS AND SPAS

- Pools and spas are generally allowed in Alegría.

PLANTING

The landscape design should use native plantings and materials that reflect the natural patterns, character, forms, and colors of the region. Materials and structures should also blend into and reflect the rustic natural qualities of the property.

- Limited lawn areas, if desired, will be permitted.
- Acceptable lawn alternatives include no-mow grass seed mixes, which only need mowing 2-3 times a year, and groundcovers such as creeping thyme and Mondo grass.
- Disturbed areas shall be immediately planted with native trees, shrubs, grasses, and groundcovers, and covered with hardwood mulch.
- All plantings will be reviewed for approval in the final landscape plan submission.
- The use of edible landscape materials, including vegetable gardens, is encouraged. Vegetable gardens should be maintained in an orderly fashion, including pruning, weeding, and appropriate disposal of unwanted produce.
- Trash and recycling containers must be screened from view of the road and neighboring properties

Except for vegetable gardens, all planting shall be selected so they are able to survive after one summer (dry) season without the use of supplemental irrigation water. Irrigation is allowed however, and shall be designed so it reduces water consumption by using drip irrigation, water sensors, etc. Utilizing captured rainwater for irrigation purposes is strongly recommended.

All landscape areas shall be designed so they do not require the use of chemical fertilizers or pesticides once established. All planting areas shall be of amended soil that is well drained and full of nutrients. Landscape plans shall consider sun and shade microclimates.

All landscape lighting shall be designed with full cutoff fixtures that direct light downward to create a safe and attractive nighttime environment while not contributing to light pollution. No uplighting will be allowed.

ARCHITECTURAL PATTERNS

DESIGN CONCEPTS

The intent of the Guidelines is to maintain high standards for a community of residences in the context of the natural environment. It is not the intent of the Guidelines to dictate an architectural style, but rather to provide Lot Owners and their architects with a set of guidelines that will foster an attractive community.

The architectural style of structures at Alegría should be individually designed for each lot with respect for its natural features. Concepts should preserve the natural beauty of the existing site through appropriate rustic contemporary and mountain vernacular designs, landscaping, and material use.

Rarely will a “plan book” design solution fit appropriately on the unique characteristics of a given lot. Architectural solutions should endeavor to visually recede into the natural setting and harmoniously relate to neighboring structures, rather than making a grand architectural statement. Period, European Romantic, and heavily adorned architectural styles are not appropriate for Alegría.

FEATURES RESPONDING TO THE SITE

In order for the architecture to complement and be responsive to the immediate site and environment, each feature and component of the design solution should be a deliberate response to these natural elements:

TOPOGRAPHY – The configuration and orientation of the structure should generally run parallel with the natural topography.

SUN – Roofs, apertures, and transparency should be responsive to the solar orientation of the lot. Where solar heat gain is of concern, roof overhangs should appropriately respond to sun exposure. Roof slopes are not predetermined.

RAIN – Roof slopes, overhangs, drainage gutters, and catchment features should respond to the rainy, temperate environment of Costa Rica.

WIND – Orientation, roofs, and building geometry should take the prevailing wind direction into consideration. Such consideration can be advantageous to naturally ventilate the structure.

BUILDING SIZE & HEIGHT

All houses shall meet all applicable building codes and regulations.

- Building heights shall be limited to 30' above grade to peak of the roof.
- Houses will be a minimum of 30 conditionable square meters.
- Secondary houses of smaller than 30 square meters shall be permitted, provided they are submitted to the DRC with designs that show additional homes planned for the lot that, combined, will surpass the minimum requirement of size.

COLOR

All built elements will be finished in colors that relate to the environment and contextual elements of the home's location.

- Medium to darker shades of green, brown, gray, and other earth tones are encouraged in Alegría.
- If a lighter color is contemplated for a meadow home, the home design shall take into consideration the orientation of sun-facing building planes to reduce or minimize the immediate reflectivity onto adjacent properties.
- All exterior colors and materials shall be approved by the DRC.

EXTERIOR MATERIALS

Exterior materials include any material other than roofing, vertical or horizontal, that is applied to the exterior of the house. The intent of this section is to establish a consistent application of suitable and compatible materials throughout Alegría.

WOOD SIDING - Shall be applied in a vertical or horizontal manner. Wood siding may include lap, shiplap, board and batten, tongue and groove, natural bark, or sawn shingle application.

SYNTHETIC SIDING - Various synthetic products are approved if wood-based or cementitious. Products may include those that simulate the approved wood materials. Sheet panel products such as Hardipanel are also allowed but must be used in accompaniment with batten strips, shadow reveal moldings, or flashing profiles. Panel products cannot leave a butt joined seam exposed between two or more panels.

NATURAL STONE - Natural stones that are indigenous to the Central American region are allowed for exterior dry stack or mortared applications.

MANUFACTURED STONE - Certain manufactured stone veneers may be approved on a case-by-case basis depending on their quality and their ability to mimic the natural material they are designed to emulate.

BRICK - Wire cut or molded bricks that are dark grey, black or brown in color and shall not be overly variegated in color/shade range. White bricks are not allowed as they contain a high light reflectance value (LRV). Mortar shall be raked and shall closely match the brick in color. Painted brick is allowed but must meet LRV requirements of 40% or less.

STUCCO - Portland or acrylic stucco finishes shall be allowed.

PRESSURE TREATED WOOD - Unstained or unpainted pressure-treated wood shall be allowed for horizontal deck applications only. Any other application of pressure treated wood will need a stain/paint that complies with the required LRV values for exterior components.

WOOD DECKING - Products that are inherently resistant to rot, decay, and insects are encouraged. Such products include: locust, cedar, cypress, thermally modified ash or oak, ipe or mahogany. Care and awareness should be given when choosing products that are exotic in nature and may be harvested via unsustainable or harmful practices.

COMPOSITE DECKING - Shall be allowed for horizontal deck applications.

BAHAREQUE and BAMBOO are encouraged when appropriate.

RAILINGS - See Porches and Decks section.

VINYL / PVC - Siding or exterior finishes are not allowed.

WINDOWS - Windows are key components of the Alegría aesthetic – transparency and visual connection to the outdoors is encouraged. Windows shall be wood, wood with metal cladding, mosquito screen, or metal in construction. Exterior window colors shall meet the required LRV value for exterior materials.

ROOFS

All roof pitches which are responsive to site/environmental influence are allowed. Roof vents, metal flashing and penetrations shall be painted to closely match the roofing color. Vent stacks, exhaust fans, skylights, flues, and other roof penetrations should not be visible from the street.

ROOF MATERIALS SUGGESTED:

- Standing Seam, Flat Seam, or Agricultural metal roofs, with low sheen or matte finish, in earth tone colors (greys, bronzes, and browns)
- Wood shake or simulated wood shake roofs
- Slate or simulated slate roofs
- Flat tile (no barrel) in earth tone colors (greys and browns)
- Thatch roof
- Vegetated Roofs
- Dimensional/Architectural asphalt shingles (must be multi-ply), limited to darker earth-tone colors (greys and browns)

ROOF MATERIALS NOT ALLOWED:

- Exposed white PVC or TPO membrane roofs (unless not visible from neighboring or above properties, nor visible part of viewshed)

SOLAR PANELS:

- Photovoltaic panels are strongly encouraged and may be incorporated into the roof and/or landscape

SATELLITE DISHES:

- Satellite dish location should be inconspicuous and unobtrusive
- Final placement is subject to DRC approval

GARAGES

All homes may have an enclosed garage. Garages can be attached or built as an accessory structure (detached). Story and a half garages with living or storage space above are allowed provided they meet the design guidelines and DRC approval. Carports may be considered by the DRC on a case-by-case basis.

- Garage doors should not face the street unless approved in writing from the DRC.
- Garage doors should be painted/stained to match the trim color or the body color of the house to help the door blend into the composition of the house.

ACCESSORY STRUCTURES

All accessory structures are subject to DRC approval and include but are not limited to detached garages, guest houses, greenhouses, gazebos, trellises, playhouses, chicken coops, etc. These structures shall match the style, materials, and color of the main house. Accessory structures will meet the following requirements:

- Will be less than 25' tall
- Should not be more than 40 m2 footprint, but may be with DRC approval
- Generic storage sheds purchased as a single unit must be approved by the DRC.
- Temporary structures less than 30m may be placed on a lot for the duration of time noted in the construction schedule section of this document. The placement has to be approved by the DRC and it's requested that they are on the rear of the lot and/or hidden from view. Storage or living area must be realistically removable after construction OR design must be approved by the DRC for extended usage. Waste systems and water supply must be approved by the DRC
- Accessory structures under 10 m2 (such as dog houses or chicken coops) do not require DRC approval, however it is expected they will be tastefully designed, hidden from road view, and follow the sustainable / regenerative spirit of the community.

PORCHES, DECKS & RAILINGS

- Outdoor living is essential to experiencing the natural beauty of Alegría. Porches, patios, decks, and railings will meet the following requirements: Designs shall be integrated into the architectural composition of the main structure - appropriate to the size, scale, and materials of the house.
- Railings must be transparent in nature and must match the color and style of the house.

EXTERIOR LIGHTING

Exterior lighting shall minimize any uplighting, glare, and unshielded/diffused direct bulb conditions. The finish of all exterior light fixtures shall match or coordinate with other exterior materials. All lighting elements shall be full cutoff fixtures.

DARK SKY PRINCIPLES:

- Minimize the amount of illumination – number of fixtures and lamp wattage as well as direction of light.
- Minimize the area of illumination – only light areas that are needed, minimize glare by directing all light downward, do not allow light to trespass on to adjacent properties. Minimize the duration of illumination – use photosensors or timers. Motion sensors can also be used but can be challenging with pets and tree motion from wind and may not be allowed in some instances.
- Interior lighting should also be considered, particularly in homes with large glass or open windows that allow light out. Options to minimize the exterior impact of your interior lighting could be:
 - Low wattage bulbs in ceiling and wall lights, especially near glass windows/doors
 - Timers to ensure your lights are not left on extensively and particularly at night
 - Window treatments, such as glazing or curtains

PRECEDENT IMAGES

Houses at Alegría may be of traditional or contemporary form. Gable roofs and dormers of varying sizes and slopes and homes with single slope roofs are appropriate for Alegría. Large windows can create a connection to the natural beauty of the surrounding landscape, while exterior living spaces provide a space for enjoying the outdoors. Appropriate materials, landscape design, roof overhangs, and outdoor living spaces can be used to blend contemporary structures with the surrounding mountain landscape. Building form and configuration at Alegría are not predetermined and will be an aspect of site-responsive design.

GREEN BUILDING PROGRAMS

There are several financial incentives that builders and homeowners should take advantage of. These programs can offset thousands of dollars in initial energy efficiency costs, which can significantly reduce the return on investment time periods. The following green building programs provide 3rd party verification of a home's energy efficiency and environmental performance. These programs also improve property values and resale values of homes

ENERGY STAR PROGRAM

(www.energystar.gov)

A new home that has earned the ENERGY STAR label has undergone a process of inspections, testing, and verification to meet strict requirements set by the US EPA. ENERGY STAR certified homes typically use 15-30% less energy than comparable new homes while delivering better comfort, quality, and durability.

LEED FOR HOMES

(www.usgbc.org/cert-guide/homes)

A LEED-certified home is designed and constructed in accordance with the rigorous guidelines of the LEED for Homes green building certification program. LEED for Homes is a consensus-developed, third party-verified, voluntary rating system that promotes the design and construction of high-performance green homes.

APPENDIX A - RECOMMENDED NATIVE PLANT LIST

This list is not exhaustive, but it represents some of Costa Rica's best native plants. In order to provide the best combination for wildlife and pollinators, we recommend planting a diversity of species, with successional flowering times.

LARGE TREES (OVER 25 FEET)

- Breadfruit
- Jackfruit
- Mango
- Avocado
- Mamey Zapote

SMALL TREES (UP TO 25 FEET)

- Longan
- Guanabana
- Starfruit
- Canistel

LOW SHRUBS (UNDER 4 FEET)

- Lantana
- Hibiscus
- Katie

MID-SIZE SHRUBS (4 FEET TO 10 FEET)

- Surinam cherry
- Acerola
- Grumichama
- Hibiscus

LARGE SHRUBS (OVER 10 FEET)

- Surinam cherry
- Hibiscus
- Heliconias
- Ornamental gingers

VINES

- Passion fruit
- Sacha inchi
- Thunbergia
- Jade vine
- Garlic vine

NATIVE GRASSES AND SEDGES

- Non native- lemongrass
- Citronella
- Vetiver
- Rose grass

GROUND COVERS

- Coleus
- Persian shield
- Wandering jew
- Okinawa spinach
- Brazilian spinach

PERENNIAL WILDFLOWERS

- False sunflowers
- Heliconias
- Ornamental gingers
- Costus

APPLICATION FOR APPROVED BUILDER

Note: This form and required supporting documents **must** be submitted prior to the start of construction.

Date: _____ Lot # _____

Builder Name: _____

Builder Address: _____

City: _____ ST & Zip: _____ Country: _____

Email: _____

Website: _____

For consideration as an Approved Builder in Alegría please submit the below items to the Alegría Design Review Committee.

- A notarized Affidavit of Qualifications.
- A notarized Affidavit of Understanding.
- Proof of Póliza de Riesgos del Trabajo (INS).
- Examples, if available, of commercial or residential construction ideally within similar communities.
- A portfolio of relevant work for review by Developer and DRC

DRC ACTION

Approved _____ Disapproved _____

** See attached comments from the DRC

AFFIDAVIT OF UNDERSTANDING INSTRUCTIONS

Instructions: To be completed by the builder and submitted as part of the Alegría Approved Builder Application.

Contact Information

Contractor Name: _____

Address: _____

City: _____ ST & Zip: _____ Country: _____

Telephone _____ Email _____

I acknowledge and agree that:

- 1) I have read and understood the Alegría HOA Guidelines and the Alegría Design Guidelines and will follow and obey the said HOA and Design Guidelines.
- 2) When building in Alegría, I am responsible for compliance with all municipal, state, and federal laws which may be applicable.
- 3) I understand that should a violation of municipal, state, or federal regulation or law occur the Alegría Design Review Committee has the right to terminate the Contractor's right to be an approved builder.
- 4) I understand that construction may start only with the construction permit number issued by Municipality.

(Name - type or print clearly)

(Signature)

AFFIDAVIT OF QUALIFICATIONS

Instructions: To be completed by the builder and submitted as part of the Alegría Approved Builder Application.

Contractor Information

Contractor Name: _____

Company: _____

Corporate #: _____

I acknowledge and agree that:

1. I am currently legally able to serve as Construction Foreman for the project referenced.
2. I do not have a builders license that has been revoked, suspended, debarred or under notice thereof in any jurisdiction.
3. I have no pending claims or resolved claims with the Costa Rica Government or any other governing body within the past five (5) years.
4. My company carries all appropriate insurance for the works planned.

(Name - type or print clearly)

(Signature)

APPLICATION AND PRELIMINARY DESIGN SUBMISSION

Date: _____ Lot # _____

Owner: _____

Current Address: _____

City: _____ ST & Zip: _____ Country: _____

Telephone _____ Email _____

Architect: _____

Address: _____

City: _____ ST & Zip: _____ Country: _____

Telephone _____ Email _____

Landscape Architect _____

Address: _____

City: _____ ST & Zip: _____ Country: _____

Telephone _____ Email _____

PRELIMINARY DESIGN CHECKLIST

Owner Name: _____

Current Address: _____

City: _____ ST & Zip: _____ Country: _____

Telephone _____ Email _____

Contractor (if determined): _____

Address: _____

City: _____ ST & Zip: _____ Country: _____

Telephone _____ Email _____

Please check off each item as they apply. If any of the items on the list are not completely addressed and fully completed, the submittal will be considered incomplete and will not be included on the agenda for review.

(1) hard copies and digital file in .pdf format

\$250 Application

Site Plan indicating:

Existing topography with 2' minimum contour intervals

Identification of any trees planned to be removed

New grading lines, if applicable, for site

Driveway layout

House footprint and other proposed structures with finished floor elevations

Location of proposed hardscape improvements (walls, patios, walkways, etc.) if known

Location of planting beds and conceptual planting plan if known

Setbacks

Septic and repair fields

- Proposed utility locations
- Location of tree protection fencing and/or other protection measures if applicable
- Location of topsoil and construction material storage areas
- Stormwater Management Plan indicating:
 - Silt fencing and other temporary erosion control measures if necessary
- Scale floor plans indicating:
 - Overall dimensions
 - Square footage of conditioned spaces and outdoor spaces
 - Room names
- Scale exterior elevations indicating:
 - Exterior windows and doors
 - Height to highest point of roof
 - Preliminary exterior materials

Notes:

DRC ACTION

Approved _____ Disapproved _____ ** See attached comments from the DRC

FINAL DESIGN SUBMISSION

Date: _____ Lot # _____

Owner: _____

Current Address: _____

City: _____ ST & Zip: _____ Country: _____

Telephone _____ Email _____

Architect: _____

Address: _____

City: _____ ST & Zip: _____ Country: _____

Telephone _____ Email _____

Landscape Architect _____

Address: _____

City: _____ ST & Zip: _____ Country: _____

Telephone _____ Email _____

FINAL DESIGN CHECKLIST

Owner Name: _____ **Lot #:** _____

Current Address: _____

Telephone: _____ Email: _____

Contractor (determined): _____

Address: _____

Telephone: _____ Email: _____

Please check off each item as they apply. If any of the items on the list are not completely addressed and fully completed, the submittal will be considered incomplete and will not be included on the agenda for review.

(2) hard copies and digital file in .pdf format

\$500 Owner Impact fee

Completed Final Design Form

1" = 20' scale Site Plan indicating:

Existing topography

Existing trees greater than 6" DBH

New grading lines

Driveway layout

House footprint and other proposed structures with finished floor elevations

Location of proposed hardscape improvements (walls, patios, walkways, etc.)

Limits of disturbance and overall SF of disturbed area

Setbacks

Septic and repair fields

- Proposed utility locations
- Proposed location of hardscape improvements (walls, patios, walkways, etc.)
- Proposed fencing
- Mechanical equipment
- Proposed locations for waste dumpster and portable toilet
- 1" = 20' (minimum) Preliminary Landscape Plan indicating:
 - Landscape beds
 - Plant species with approximate count - see Planting section for requirements.
 - Landscape lighting plan
 - Other landscape features such as paths, rain gardens, boulders, etc.
 - 1" = 20' scale Tree Preservation Plan indicating:
 - Trees identified for preservation with the species, diameter at breast height (DBH)
 - Location of tree protection fencing and / or other protection measures
- 1" = 20' scale Stormwater Management Plan indicating:
 - Silt fencing and other temporary erosion control measures
 - Location of permanent stormwater control features
 - Final calculations of volume and flow rates 44
- 1/4" = 1'-0" scale Floor Plans for all floors indicating:
 - Wall dimensions
 - Room names
 - Area calculations: square footage of conditioned spaces and outdoor spaces

1/4" = 1'-0" scale Exterior Elevations (perspective drawings are helpful if available), accurately depicting:

Windows and doors

Proposed garage doors (with detail and spec sheet)

All proposed trim, fascia, bands, brackets, and braces

Porches, columns, and railings

All wall penetrations, including mechanical / plumbing exhausts

All roof penetrations

Finished grade lines

Exterior lighting (submit spec sheets for decorative fixtures)

Wall Sections/Details indicating detail for exterior elements including but not limited to:

Roofs, eaves, cornice, rakes

Window and door trim

Chimney caps

Terraces and porches

Railings

All visible material transitions (siding to stone, sill caps, water tables, etc.)

Final exterior palette and samples of all exterior materials and colors.

Energy Star compliance documentation (if applicable) including:

Intended certification method: Prescriptive Path or Performance Path

Builder's Energy Star Partnership Agreement

Energy Star Home Energy Rater

Notes:

DRC ACTION

Approved _____ Disapproved _____

** See attached comments from the DRC

FINAL LANDSCAPE PLAN

Date: _____ Lot # _____

Owner: _____

Current Address: _____

City: _____ ST & Zip: _____ Country: _____

Telephone _____ Email _____

Architect: _____

Address: _____

City: _____ ST & Zip: _____ Country: _____

Telephone: _____ Email: _____

Landscape Architect: _____

Address: _____

City: _____ ST & Zip: _____ Country: _____

Telephone: _____ Email: _____

Contractor: _____

Address: _____

City: _____ ST & Zip: _____ Country: _____

Telephone: _____ Email: _____

LANDSCAPE DESIGN CHECKLIST

Final landscape plan is due 60 days prior to completion of construction.

Please check off each item as they apply. If any of the items on the list are not completely addressed and fully completed, the submittal will be considered incomplete and will not be included on the agenda for review.

(2) hard copies and digital file in .pdf format to DRC for review and approval.

Final Landscape Plan indicating:

Landscape beds

Plant species with final count - see Planting section for requirements.

Landscape lighting plan

Other landscape features such as paths, rain gardens, boulders, etc.

NOTES:

DRC ACTION

Approved _____ Disapproved _____

** See attached comments from the DRC