

# EXHIBIT A

## Community Covenants

What you do on your own property is your business as long as it is legal in Costa Rica and as long as it doesn't encroach on your neighbor's rights and privacy. With that said, here are some mandatory covenants that will keep the peace and keep the property values going up.

People are coming/buying here as owners for peace, for income investing and for a place to go if things in their home country gets bad enough to leave. Let's give each owner and person the highest respect.

- All property owners must be aware and agree that they are buying property in a "Residential Community" with the intent to build a residence only.
- Metu Neter will be the authorized Property Management Society, and will provide property upkeep, maintenance, and security. Metu Neter will also have authority to issue approvals or denials for any and all housing projects for the community. Metu Neter will issue all fines assessed for noncompliance.
- Homes need to be at least 50 meters from the main road if possible. That will help keep space in between the dusty road and your home and any noise from cars and trucks.
- Homes should be somewhat centered in the middle of the property so that you will not be too close to the neighbors and you will have green space to show off.
- No cars and truck to be parked on the roads.** Each owner should provide ample parking area for the largest number of guests that you anticipate. For example, if you plan to build cottages to accommodate 8 family units you will need 10-12 parking spaces or more so that there won't be any parking on the road nor on your beautiful grass.
- Use of the recreation center (lot number To Be Determined) will be for all homeowners, their renters and their guests within reason. For example, it will probably be the size of one 40-foot shipping container, which won't hold more than about 15 people comfortably at a time.
- No public nudity or lewdness in public. Prayerfully that wouldn't even be a problem. However, it must be stated here. Please dress modestly.

- The retreat center (Lots13 and14) is privately owned but can be rented out by homeowners on a daily or weekly basis if available, upon contacting the owners or **the property management company, Metu Neter.**
- **Pets** are to be kept on the property on a leash or in the home. **No** pets are allowed to roam the community. Remember: not everybody likes pets and some people are either allergic to or afraid of animals. You have the right to allow or not allow pets in your rental cottages. In the rental agreement you can specify your preference. If you plan to rent the **retreat center** with or without its cottages you will need to inform your tenants that no pets will be allowed on retreat center grounds.
- **Community common upkeep** is paramount. This will keep our homes beautiful, safe (from wild animals) and help increase property values. With that said, cutting the grass and bushes, trimming the trees, adding gravel and other needs will have to be taken care of. A flat monthly fee will be charged for the common areas and an additional amount for each lot according to the size. The fees will be reasonable. We can't have some yards pristine and others with five-foot tall grass. That unkemptness would be unfair to the other owners. We also can't rely on owners to keep the grass up because many of them won't be living at the property full time. Be prepared to discuss common and individual fees with the property manager.
- Each owner has the ability and the right to rent their home or cottage(s) for income. Each owner agrees to use one standard rental agreement and a consistent range of rental fees, so that the quality of the renters will be consistent. That way, nobody will have to fear that the community will be turned into a slum or worse.
- **No smoking** will be allowed on the common grounds and in the community center or retreat center. No smoking will be allowed in any other facilities that we develop in the future, inside and outside the community area. This includes restaurants, markets and other developments that are planned. People can smoke outside at least 50 yards from any structure or organized event that is not near a structure. This does not include personally owned homes.
- Each structure will be built far enough away from the next person's lot so as to ensure that noise will not disturb your neighbor. If we center the homes on the property that shouldn't be a problem.
- We plan for all homes to be built from shipping containers or metal structures similar to containers. Please go on the Internet and key in "Built Out Shipping Containers" (Conex boxes) and see all of the wonderful structures that can be built. We would like originality but in good taste. You will receive a brochure with the layouts chosen for this community. They are standard but different choices. Any construction that differs from the preset templates will need approval from Metu Neter.

- Painting homes can also be fun. We would like a colorful community that brings forth the Caribbean cultural look. Lots of yellows, greens, blues and orange. Please check with the community board of directors if you want something different. We wouldn't want one lot to have a home that looks hideous, like purple and red.
- We would like each cottage to have a nice deck. See the pictures from the Internet. If your budget is not at the point where you can get one immediately it can be added later.
- We would like the same fencing same mailboxes. Uniformity in fencing and mailboxes helps to add value to the property.

THIS LIST OF COVENANTS WILL EXPAND AS THE COMMUNITY EXPANDS