

INTERNAL REGULATION OF THE CONDOMINIUM COMPLEX
CALAFIA II

CHAPTER ONE GENERAL PROVISIONS

ARTICLE 1. This regulation is based on article 932 and 934 of the Civil Code in force in the State of Baja California and the Law for Property Condominium Regime for the Free and Sovereign State of Baja California and it includes as a whole, designated areas for parking vehicles, private areas, and common areas. The present Regulation for the Urban Development Calafia II is issued.

Every purchaser or occupant of the Condominium Complex will be obliged to comply with the provision of the present Regulation and other laws and legal applicable regulations.

ARTICLE 2: The property subject to the Condominium Property Regime is call 'Calafia II' it is formed by a total of 50 house units, vertically developed and it's located on fraction A-2-A of block 766 in kilometre 34 in Predios Urbanos de la Costa neighborhood at the Carretera Libre Tijuana Ensenada which belongs to the Municipality of Playas de Rosarito, Baja California with a surface of 2,983,695m²

The following terms will be defined as follows:

- A) LAW. Law for Property Condominium Regime for the Free and Sovereign State of Baja California
- B) CONSTITUTIVE DEEDS. The Public Deed on which the Law for Property Condominium Regime is formed which is referred in article 10 of the LAW
- C) CONDOMINIUM. For effects of this present Regulation to the total of Private Areas and Common Areas that form the Condominium Complex

D) UNIT. Each house and their respective private areas belong exclusively to each of the homeowners

E) HOMEOWNER is an individual or Corporation that has entered in agreement with which once the terms have passed, he will become owner

F) USER. A person who has from any legal concept, use or possession derived from one or more units

G) GENERAL ASSEMBLY is what represents the total or most of the homeowners under the terms of the Law

H) PRIVATE AREAS. Are private goods of the Condominium Elements susceptible to be exclusively completely or individually acquired by each of the homeowners throughout a title legally granted and described specifically in each agreement.

I) COMMON AREAS: are those that renders a service for the community and satisfy a need Collectively Or individually

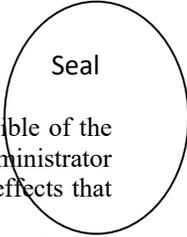
ARTICLE 3: All person occupant of the Condominium (Homeowners, tenants, possessors, or users, their families, permanent or occasional visitors) or their lenders that by any means are within the mentioned Condominium, in terms, are subject and required to abide on the terms of the present Regulation. Which the owners agree to each and all of its parts, by acquiring a private condominium and their undivided percentage of common area or for having a permanent or temporary relation with the condominium

ARTICLE 4: Every Homeowner has the right and obligation to know the present Regulation and, in its case, to have a copy of the Assembly Minute where a section of this regulation could have been modified. In the understanding that if the change is represented by more than 50% of the same, a new document must be issued giving a copy of the same to each Homeowner

The goods of private property and common goods of undivided property are those that are pointed out in the CONSTITUTIVE DEED

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INTERNAL REGULATION OF THE CONDOMINIUM COMPLEX
CALAFIA II
CHAPTER II: HOMEOWNERS RIGHTS AND OBLIGATIONS



ARTICLE 5. Unless where it is expressly stated in these regulations, which are understood to be limitative, all the units that form the condominium are to be used exclusively as A HOUSE, the rest of the parts that conforms it, will have a complementary use to the one that was previously mentioned

As a consequence of the previous paragraph, no part of the condominium can be used as a stand-alone house, external place to worship, bars, or company that does any of the previously mentioned analogies or even if they are allowed but due to its nature is not good for the health, dangerous or could affect other homeowners, if for whatever reason a modification must be done to the house, it will be for exclusive use of whom does the vigilance work

ARTICLE 6: Each homeowner will have exclusive rights to the corresponding private and parking area and coownership rights to the elements and parts of the condominium that are considered common. The homeowner's right upon the common good will be proportional to the value of the exclusive property fixed in the CONSTITUTIVE DEED for such effect (undivided chart)

ARTICLE 7: the water, gas, power, telephone conduction system that are in or pass through the common goods but is exclusively for a private unit will be property and responsibility of the corresponding homeowner.

ARTICLE 8. Any homeowner can use, enjoy and have his private property with the limitations and prohibitions pointed out by the LAW and other established by the CONSTITUTIVE DEED and this Regulation; but he cannot sell the isolated parts of the unit like rooms, private parking space, or room service. The homeowner and the tenant or any other assignee will settle the compliance of obligation before the other homeowners as well as under which cases the user will have the representation of the homeowner at the held assembly, but

In any case, the homeowner is mutually responsible of the user's obligations. They will both notify the Administrator of the condominium as soon as possible of the effects that proceed

It is only allowed to hang clothing in the designated areas for such purposes, it is not allowed to use balconies, windows, roofs, halls or any other area of the condominium that is not authorized for that purpose

ARTICLE 9: In case of a transfer of title of a condominium, it will follow what it is established on article 17,18,19 of the LAW

ARTICLE 10 THE USER can do use of the property in a calmed and orderly manner, as a consequence of this he cannot use the property of other purposes that could go contrary to the moral and good customs; nor use it for other reasons that are not expressly agree, in the event of doubt, those acts that have to be assumed by nature of the condominium that could affect the tranquility of other homeowners or occupants or that could compromise the stability, security, health and commodity of the condominium, nor incur in omissions that could have the same result. And in terms of the common goods, the user must abstain from any act, even when inside the property that could deter, or makes an operation less efficient or blocks the common use. The offender of these provisions will be responsible for the expenses done to recover or reestablish such facilities or services, as well as the damages and prejudices that are cause by such event.

In case of a perforation or damaging of a wall, the works must be done under the supervision of a Responsible expert in charge of the good performance of the condo, while taking the necessary measurements to not decreasing the stability and strength of the property being held in any case, responsible of the damages and imperfections the homeowner who ordered the execution of such works.

ARTICLE 11. THE USER cannot modify the interior of Its private unit without the consent of the Administrator of the Condominium, who will grant it if it does not affect the structure, facilities, façade circulation of common use or the hall. If it is authorized by the administrator, the USER will be responsible for repairing the imperfections caused to the good, in virtue of the modifications he does to the house.

ARTICLE 12 is a homeowner causes Imperfections in common areas he will be directly responsible for the caused damages and he will have to cover the reparation costs.

ARTICLE 13. If it is desired to do a modification to the façade, exterior painting or other work that affects the original condition of the house, it is required the consent of eighty five percent of the homeowners

ARTICLE 14: For works on the common goods of undivided property, it will obey what it is established on article 24 of the LAW

ARTICLE 15: Homeowners are obligated to allow the execution of necessary reparations on the common part of the property, boundary walls, and if it's necessary allow access to their private properties to architects, engineers, contractors, workers in charge of carrying out the reparations.

ARTICLE 16. None of the property's occupants can block the entrances and circulation areas by leaving an object that hinders movement of vehicles, people, since these services are designated for common use.

ARTICLE 17. It is not allowed to have in the private areas, roofs, garden or halls animals that in the Administrator's opinions could bother the other homeowners

ARTICLE 18. Homeowners that do not occupy their private units will remain personally responsible for the execution and compliance of the charges and conditions imposed by the present regulation, the LAW and the settlements of the Assembly

ARTICLE 19. It is strictly forbidden to hang clothing on windows, balconies and places of common use.

ARTICLE 20. When a homeowner must execute a right against another homeowner or if a homeowner has a complaint against another homeowner that prevents him from the free enjoyment or tranquility of the complex, no matter if it is harmful or uncomfortable, he must notify in writing to the Administrator who will do its best to resolve the controversy obligating the unwilling party to comply with his obligations and if case he doesn't get any results, he will proceed against the unwilling party in accordance to the terms established by the Regulations and the LAW

ARTICLE 21. The liens that are reported on the property will be divided into the number of the different departments of the same property and each of the homeowners will be responsible of the lien that corresponds to its property. Every clause that establishes support illegible to respond to a lien of a condo will be considered as illegible

ARTICLE 22. Each homeowner will be responsible of covering the expenses of reparations to be done in their individual property

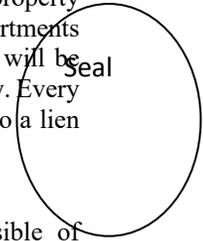
ARTICLE 23. Each private unit is listed independently, understanding the proportional part of the common goods, so each homeowner can pay individually every tax and right his private unit generates.

ARTICLE 24. In that same manner, each homeowner will pay the utility services (water, gas, phone, power etc.) individually.

ARTICLE 25. Each homeowner is obligated to contribute to the payment of common charges in the proportion that is established on the CONSTITUTIVE DEED, in accordance to the annual budget approved by the General Assembly and the manner on which the payment is established.

ARTICLE 26. Common charges are the following:

- A) The taxes rights and expenses that are cause by co-owners and are not established by the hypothesis is article 23 of this regulation.
- B) The conservation and repair expenses of any nature that are demanded by the parts of the common goods of the property
- C) Salaries, wages, benefits and gratifications of the administrative personnel and manual in service of the common interest of the property.
- D) General expenses of water, street lights of the common parts
- E) The expenditures of implementation of conservation service for cleansing and to the property
- F) The premium insurance that are contracted by agreement of the General Assembly



- G) The fee the fund designated for make maintenance expenses, common areas in administration
- H) Reservation fund for the acquisition and reposition of Implements and machinery That the property must have
- I) The fees agreed by the Assembly to pay the members of the Vigilance Committee
- J) In general, everything that is determined by this regulation, the LAW or the General Assembly

ARTICLE 27. All necessary work required to keep the complex in good shape, stability, conservation and the services working normally will be done by the Administrator, with previous authorization to competent authorities with charge to the funds for expenses of maintenance and administration, with the conformance of the Vigilance Committee and without the need of the homeowners authorization. When the fund is not enough or if it's necessary to do non contemplated work, the administrator will summon an assembly

ARTICLE 28. All common charges that are different to those mentioned in the previous article related to keep the complex in good shape, stability, conservation and the services working normally will be executed by the Administrator, without the previous conformance of the homeowners, and it will be charged to the budget approved by the Assembly to cover the expenses referred this section.

ARTICLE 29. The reparation of hidden defects of which remediation is not possible to ask to the seller, will be paid by the homeowners in the corresponding proportion once it was voted in agreement in a duly summon Assembly.

ARTICLE 30. Works that could endanger the security, stability, conservation of the condo or could affect the commodity of the same or could prevent the use of a part or common service are not allowed even if the affected party is one owner, and those that are determined by a private unit. In the two previously mentioned cases, the works can be carried out, if, there is an agreement among the rest of the homeowners and the owner, also if the affected party is paid to his satisfaction.

ARTICLE 31. No homeowner can do work on any of the common areas unless it is a reparation or urgent reposition as long as he has the authorization of the Administrator or the Vigilance Committee.

ARTICLE 32. When there are expenses fir things or common services that benefit the owners in several proportions the expenses could be divided in relation with the use each one does it, previously agreed at the Assembly with the approbatory vote of sixty five percent of the homeowners, excluding the votes of those who could result affected with he benefit or charge. In case that a homeowner increases the common charges for his benefit he will be the only one putting up with the increase and for that, the administrator will request the payment in accordance to what it is established in the penalty chapter.

ARTICLE 33. if a homeowner does not comply with any of the obligations he has, he will be responsible of the damages and prejudices that are caused to the other homeowners

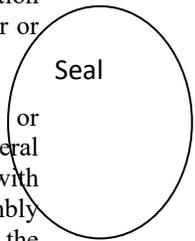
ARTICLE 34. Even if a homeowner abandons his right and renounces to use certain common goods, he will remain subject to the obligations established by the CONSTITUTIVE DEED, the LAW and the present REGULATION

ARTICLE 35. The only way the CONSTITUTIVE DEED, can be modified is if the ninety percent of the homeowners agree to it, and when it comes to the use of the complex and specially the use of each private unit as well as the values, determination of the goods of common property and modifications of the present Regulations.

CHAPTER III THE ADMINISTRATOR

ARTICLE 36. The administration of the condominium will be in charge of a General Administrator, who can be an individual or corporation, it will be elected by the General Assembly and will last in such position until it is removed of the same or if a new administrator is designated and the designated party shows to take possession of such position

ARTICLE 37 The designation of an Administrator will fall on an individual or a corporation experienced in the administration of properties, with great moral solvency and all the other.



senses to carry out a good administration of the condo, and will last on that position for a year which can be extended by decision of the assembly; The assembly of homeowners or the Vigilance Committee could request, once it was named, to deposit a guarantee bond, under the terms and for the amount the Assembly establishes

ARTICLE 38. The measurements and provisions adopted by the Administrator within his capacities will be obligatory for all homeowners but, they can be modified or revoked By the Assembly With a vote of at least 51% (fifty one percent) of the homeowners

ARTICLE 39. If it were established by the General Assembly, the Administrator must guarantee his loyal performance in such position with a bond Company duly authorized by the sum unanimously agreed at the Homeowners Assembly, unless the Administrator Is a financial institution

ARTICLE 40. The Administrator must:

I. Have a book of Assembly Minutes duly authorized by the Conciliation Offices and Municipal authority that corresponds to the municipality of Playas de Rosarito.

II. Take care and watch the goods of the condo and the common services, promote the integrity, organization and development of the community. Among the common services there are the services that are common to other condos

III. Represent and carry out the decisions taken at the Homeowners General Assembly regarding the Administrators Assembly

IV. Gather and keep the books and the documentation related with the condominium, same that at any time can be consulted by the homeowners

V. Take care of the adequate and efficient operation of the services and general facilities.

VI. Do all acts of administration and conservation that the condominium requires in all the common areas; as well as to have energy supply and other

necessary goods, for the services, facilities, and common areas dividing the consumption amount, in accordance to what it is established by law;

VII. Do all necessary work Under the terms of Fraction I of article 29 for such effect.

VIII. Carry out the Agreements of the Assembly, Unless the Assembly designates someone else to do so.

IX. Gather from the homeowners the corresponding contribution for the maintenance and administration and reserve funds, as well as the extraordinary fee in accordance to the proceedings and regularity established by the General Assembly.

X. Do all the expenses of maintenance and administration of the condominium with charge to the corresponding fund, under the terms if the Condominium's Regulation

XI. Grant a receipt for any payment he receives

XII Give on a monthly basis to each homeowner, gathering proof of who receives it, an account statement of the condominium that show

a) A detailed relation of last month's incomes and expenses

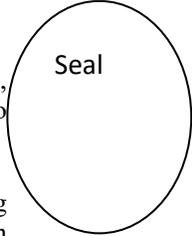
b) Details of the contributions and pending fees. The administrator will have for the homeowners tp see, a detailed relation of the same

c) Salaries and for what will be used for next month

d) Balance of bank statements, the resources in investments, considering the interest and

e) A detailed relation of the fees pending to be paid the property's providers and or services of the condominium.

The homeowner will have a time period of eight days staring on the day the homeowner received the documentation to do objections or observations he deems proper.



Once such period has passed, it is understood as if it is agreed with the same, unless the Assembly approves it, under the terms of Fraction VIII of article 37

XIII. Summon Assemblies under the terms established by Law and the Regulations of the Condominium

XVI. Represent Homeowners to enter in agreements with third parties to rent spaces, buildings, facilities of common property that are for lease, bailment or that will be used for commercial purposes published Adjusting to what it is established on the corresponding laws and the Regulations of the Condominium

XV. Carefully watch the provisions of this Law, the compliance of this Regulation and the Constitutive Deed

XVI. Ask, with the representation of the other homeowners for the compliance of this law's provision and the Condominium Regulation. Requesting in its case the corresponding authority's support;

XVII. In relation to the common goods of the condominium, the Administrator will have general capacities for lawsuits and collection acts of administration of the goods including those that require a special clause according to the Law;

In case the Administrator passes away or if he is absent for a period of three months without any previous notification, the Vigilance Committee can assume such capacities; until a new Administrator is designated.

XVIII. Comply with the provisions established by Civil Protection for the State of Baja California.

XIX. Initiate the corresponding administrative and judicial proceedings against the homeowners that have failed to comply with their obligations and incur in violations of the present Law, the Constitutive Law and Regulation of the Condominium.

XX. Do all other functions and comply with the obligations established to its position by the constitutive deed, The Condominium Regulation the present law and other

applicable legal provisions, requesting in its case, the authorities support for its compliance.

XXI. Motivate and promote at least once a year alongside the Conciliation Offices and the municipal authority of the corresponding City Hall a form of diffusion of the basic principles that form the Condominium culture

XXII. The Administrator of the Condominium must have to the Assembly's disposition, the respective book of minutes duly authorized by the Conciliation Office and corresponding Municipal Authorities of City Hall, when it has been summoned under the terms that are established by law for such effect.

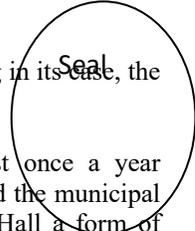
ARTICLE 41. The Administrator will be mutually responsible with those who have incurred with the irregularities they have committed if he is aware of them and didn't promptly report it to the Assembly.

Any controversy that arises among the homeowners for the reason of executing their rights in the Condominium CALAFIA II or the complaints they might have against other homeowners, must be informed to the Administrator who will try and resolve the controversy or issue in the best possible manner looking for the best integration, development and organization of the community

CHAPTER IV ASSEMBLY

ARTICLE 42 The Homeowners General Assembly is the supreme organ of the condominium; the legally adopted decision will be obligatory for all the homeowners; the Constitutive Deed is the one that establishes the characteristics and conditions for the organization and functioning of the condominium. The General Assemblies can either be ordinary or extraordinary

I. Ordinary General Assemblies will be held every six months with the purpose of informing what is the status of the condominium's administration as well as to talk about matters involving the same; and



II. The Extraordinary General Assemblies will be held when there are matter of urgent nature for review and when any of the following matters according to what it is established by law: if there is any modification to the constitutive deed of the regime or its regulation; for the voluntary extinction of the regime; to do new works, to agree what it is necessary in case of destruction, ruin or reconstruction.

It is up to the Administrator to summon the Assembly indicating the place within the condominium as well as the date and hour on which it will be held including the agenda. Homeowners and registered lenders or their legal representatives will be notified in the place that for such effect have been pointed out in writing.

ARTICLE 43. The Assembly will be led by the person that the attendees expressly designate, and the Administrator will work as Secretary if it is an individual, if it is a corporation it will work as the designated individual.

ARTICLE 44. The calls to hold assemblies will be done under the terms of article 36 of the LAW. When the General Assembly held in virtue of the first summon, a quorum of 75% (seventy five percent) of the homeowners is required; when the second summon called it will only need the simple majority of the of the total homeowners, in case of a third call the assembly will be declared legally established with the homeowners that assist to the assembly and the resolutions will be agreed by the majority present.

All legal decision taken by the Assembly will obligate every homeowner absent or not

ARTICLE 45. Homeowners can be represented at the Assembly by means of a legal proxy that can prove his capacity with a Power of Attorney, which will be handed over to the Administrator at the beginning of the Assembly.

ARTICLE 46. In case of having coownership of a private property, the co-owners must name a common representative for effects of attendance and participation of the Assembly

ARTICLE 47. The Assembly will have all the capacities listed in article 37 of the LAW.

ARTICLE 48. Homeowners can summon Assemblies without the need of the Administrator's intervention when they can prove before a competent Judge that they represent at least a quarter of the value of the condominium. In that same manner the Vigilance Committee, in case of emergency, can summon an Assembly with at least three days in advance; in such cases it must be notified to the Administrator.

ARTICLE 49. The President of the Assembly will designate a scrutineer among the people present who will do all necessary computing and inform it to the President and Administrator.

ARTICLE 50. The Assembly will take minutes of all the decisions taken at the same, the minute will be registered in the book that is authorized by the corresponding offices of the Municipality of Playas de Rosarito and/or and the competent Authority and will be signed by the President, Secretary and Scrutineer, an appendix will be created in each minute, which will have the list of attendance duly signed by everyone, as well as the documents the proxies have to prove their capacity and other documents that are considered necessary to keep.

ARTICLE 51. If one or several homeowners that do not represent 51% (fifty one percent) or more of the total of the condominium, denies his consent to reform this regulation, the CONSTITUTIVE DEED or to do necessary improvements to the complex, the majority can submit the case to a judicial authority; nevertheless, if the opponents represent more than 51% (fifty one percent) or more of the total of the condominium, the decision is unattackable. In general, the minority that has opposed to the majority's decisions at the Assembly, can inform the judicial authority so it can resolve it to whatever it is considered proper.

CHAPTER V VIGILENCE COUNCIL

ARTICLE 52. the members of the Vigilance Committee will be named at the Homeowners Assembly and freely removed in accordance to the same Assembly, always with the vote of fifty one percent or more of the total of the condominium; however,

they will be necessarily removed if they fail to comply with any of their obligations or if by absence prevents them the efficient compliance of the same.

ARTICLE 53. The Vigilance Committee will have the attributions and duties listed in article 51 of the LAW in force.

ARTICLE 54. The Assembly will agree, the manner and terms on which the members of the Vigilance Committee will be paid as well as the cases on which their removal from the Vigilance Committee proceeds.

ARTICLE 55. Members of the Vigilance Committee will be mutually responsible with what has proceeded in regards of the irregularities that they have had incurred if they were aware of them but didn't promptly report it to the Assembly or the Administrator.

CHAPTER VI PENALTIES

ARTICLE 56. Besides of the penalties established in the regulations of the LAW, those that are foreseen in this chapter will also apply

ARTICLE 57. All owners that have not paid on time the common expenses, for the maintenance and administration fund and for the reserve fund, will be obliged to pay the interest that has been set by the Assembly or by the Condominium Regulation, or by the law, if it were omitted, calculating upon the import of the omitted fees and the fees that were untimely paid.

ARTICLE 58. Have alongside the execution via civil manner the state of the liquidation of debts, the default interests, and conventional penalties fixed by the Assembly, if it is subscribed by the General Administrator and the President of the Vigilance Committee or whom it replaces it and it is accompanied with the corresponding pending payment receipts, like the certified copy of the officials related to the Assembly minute or the regulation in cause the fees charge to the homeowners have been fixed, for the maintenance and administration funds and reserve fund. This action can only be executed when there are there pending payment receipts.

ARTICLE 59. If a homeowner repeatedly does not comply with his obligations, besides of being held responsible of damage is and prejudices caused to others, could be sued to be forced to sell his rights even in a public auction respecting the right that is established under the terms of the present Regulation and the LAW article 18 of this action, it will be resolved by the Assembly by a minimum of 75% (seventy five percent) of the homeowners

ARTICLE 60. If the person who does not comply with the obligations was an occupant, not an owner, the Administrator will ask for previous consent of the homeowner, and to abandon the private unit if the homeowner opposes to the administrator and the occupant under the terms of article 65 of the LAW.

ARTICLE 61. All credits that are originated by the obligations contained in the CONSTITUTIVE DEED and the translative domain for the present Regulation or the LAW and other applicable legal provisions, enjoy of a real guarantee upon the private units, even if they are transferred to third parties. The inscription of this lien at the Public Registry of Property and Commerce right of the party concern to obtain from the Administrator and any other lender a liquidation of the pending debts. The liquidation of the Administrator will only have legal effects if it is subscribed by the President of the Vigilance Committee or whom replaces him.

CHAPTER VII DESTRUCTION AND RUIN OF THE CONDOMINIUM

ARTICLE 62. If a part that represents three quarters of the condominium or if the condominium is completely destroyed, according the report done by experts of the competent authority or the fiduciary institution, a special majority of 90% (ninety percent) of the homeowners can agree the reconstruction or division of the land and common goods that are left, or in its case the sell of it, in accordance to the legal provisions of planification development or urban regeneration and others that might apply

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ARTICLE 63. If in the events referred in the previous article, it is agreed to rebuilt, the minority of homeowners will be obligated to contribute to it in the corresponding proportion or to transfer their rights. The transfer could take place of course, in favor of the majority, it that is what is settled with the minority, but it will be forceful six months to the price of the appraisal practiced by a public broker or fiduciary institution, if within the said terms the minority hasn't been able to sell.

ARTICLE 64. In case the complex is ruined, destroyed or in a dilapidated state, a special majority of 90% (ninety percent) of the homeowners can resolve previous order of the competent authorities, the reconstruction or demolition and division of the common goods in case of sell following the corresponding preventions of previously mentioned articles.

ARTICLE 65. All the controversies that arise due to the interpretation, compliance and application of the CONSTITUTIVE DEED of the LAW or the present regulation as well as the translative deed of domain will be by arbitration and for effects of the interested parties, they will designate a credit institution or individual to work as arbitrator in accordance to the list of the Judicial Administration of the State of Baja California, in case they cannot reach an agreement in regards of which person will work as arbitrator, from this moment on the interested parties are subject to the local courthouses of the municipality of Playas de Rosarito, Baja California, renouncing to any other jurisdiction that could correspond due to their address.

TRANSITORIALS

ARTICLE I. Jose Juarez Camacho and/or Co will summon for the first Ordinary Homeowners General Assembly of at least 60% of the homeowner's units, within the first two months prior to the occupation on that Assembly the following must be settled:

- A) The activity reports or account statements of the condominium provided by the Administrator.
- B) the naming of the Vigilance Committee
- C) Establish a manner of payment and a budget for the payments of common expenses

D) The quantity of the Reserve Fund will be established

ARTICLE II. As long as the first Ordinary Assembly mentioned in the First Transitorial Article is not held, Jose Juarez Camacho and/or Cop. will provisionally take care of CALAFIA II's maintenance forcing the homeowners to cover a cooperation fee starting on the date on which the notarial or occupation deed has been signed (whichever happens first), until the date of the first Assembly, said fees will be fixed by the solicitor or developer from an expenses budget, in the understanding that as long as no agreements have been entered for the acquisition of 100% of the units, the condominium, Jose Juarez Camacho and/or Co, if necessary, will contribute will the amount that, in addition to, the previously mentioned fees, are required to cover the common expenses that are actually done, but his contribution can never exceed the amount of the concept for bi monthly fees for the expenses budget and that in accordance to what it is established by this Regulation would correspond to the homeowners of the houses that has not been acquired by third parties.

Each homeowner is obligated to contribute with the payment of common charges, based on the undivided percentage that corresponds upon the goods of common property that are set forth in the constitutive deed in accordance to the budget given by the Homeowners Assembly as well as its payment method. Unless the developer and original owner of the property carry out the contributions under the following premises:

1. Pay a fee for each 5 departments as long as more than 50% of the condominium has not been sold.
2. Pay a fee for each 3 departments as long as more than 80% of the condominium has not been sold
3. If more than 75% of the condominium is sold, this will liquidate the fees in accordance to the units it has on the property.

ARTICLE III. The naming of Administrator will be in charge of Jose Juarez Camacho and/or Cop, in case of not having the minimum representative percentage from the homeowners that it is established by the Regulation otherwise the Administrator will be chosen in accordance to the present Regulation.