



Regulations Loteo.-

Inmobiliaria SA Altos del Huife

I Overview

This text recasts the original regulation, issued by public writing

Pucon notary Don Luis Espinoza Garrido dated January 22, 2016,

236 repertoire and modification granted by public deed before the Notary Public

Pucon Don Luis Espinoza Garrido dated August 30, 2016, 4,008 repertoire.

This Regulation shall be binding for any natural or legal person who acquires

each batch or resulting plots of subdivisions of the properties

mentioned in the first clause or that occupy any capacity are

tenants, employees, bailees and so on. Thus, whenever the

this Regulation the term "owner" is used, will be extended and will include

every occupant, under any title to do so. However, the fact that

obligations under this Regulation could be borne by third parties not

frees the owner from his direct responsibility, which shall remain in any case.

II Predios on which applies

1) One batch of Huife Altos, Huife located on site, commune of Pucon, a

98.22 hectares surface.

It is recorded at page number 2772 1403 Property Registry

Of Real Estate Pucon 2015.

The society **Inmobiliaria SA Altos del Huife** this property subdivided in 160 pitches and

in two common areas called ecological reserves. The subdivision was approved

by certificate issued by the Agriculture and Livestock Service dated 6

May 2016, the plane was filed under number 353 of the Special Registration

Plans of Real Estate Pucon 2016.

2) **Lot 2 A-1 A-3** an area of 1.17 hectares, located on site Huife, town of Pucon, enrolled at page number 2442 1237 Property Registry Of Real Estate Pucon 2015.

III Recast of Regulation

Note: begins with the expression "third party" because the deed, in clause first and second states as indicated in the "General" of this text.

Third : Of serfdom transit and destination for common use .

3.1) In order to achieve adequate access and expeditious movement of people and vehicles to and from the lots or parcels with road to Pucon, have established the corresponding transit easements, which is singularized in subdividing plane, with a total area of 8,512 hectares levied and benefits each batch, reciprocally. The easement will supported and exerted by each of the holders in the respective proportion and According to the expressed surfaces, taking care to respect the rights of others owners and collaborating maintaining roads, trees and other works existing or to exist in the future.

3.2) Also on the lot number 1 of an area of 5,100 square meters an easement destination areas for common use is constituted, in order to be used in the implementation of facilities and luggage porter access, according to the plan of subdivision, which, duly approved by the Agriculture and Livestock Service, was added under number 353 in the Register of Plans of Real Estate Pucon 2016. The deslinde perimeter of the patch with the rest of the lots will be done through fences with living plant species, according to the provisions of clause 9.3.

Fourth : Aqueduct easement .

Expressed on the same surfaces in the third clause, it is a underground aqueduct easement type. The easement be supported and exerted by each of the holders of the batch, in the relative proportions and According to the stated surfaces, ensuring that the strips of land use closer to the respective batches for such purposes, according to the requirements



Technical proceed, so that the central part of the surface is intended for the movement of people and vehicles. Over the pipelines and water are will at a minimum depth of 50 centimeters, and grant access to the proper maintenance of these and all structures and facilities constitute the feedback system, accumulation and distribution of water.

Fifth : Bonded electrical lines, gas and communications .

On the same areas for transit easement it is a bonded underground type for installation of electric lines, gas and all kinds of home services and communications, and surveillance systems, alarm, satellite TV, etc. The easement will be supported and exerted by each one of the holders of the batch, in the relative proportions and according to expressed surfaces, making sure that the strips of land use closer to the respective lots for such purposes, according to the technical requirements proceed, so that the central part of the area is designated transit of people and vehicles. Each owner shall require the service to the company respective distributor and undergo regulation.

Sixth : Servitude of view .

In order to maintain and preserve the characteristics of the site and project design parcel and ensure the utility that this represents for each batch or plots, they will be taxed with each other in perpetuity servitude of view, according to the following rules:

One) The maximum height of buildings may not exceed the equivalent of two floors, with a maximum of 10 meters from the natural ground level. However, this rule may be modified in the particular case of each lot or parcel, with written consent from adjacent neighbors.

Two) Buildings should be located at a minimum distance of 7 meters limit separating the plot of way. In addition you can not be built less than 7 meters from medianero limit separating it from neighboring parcels this project, without the express agreement of the relevant adjoining neighbor.

Three) Fences must not exceed the height of 1.20 meters, so as to allow appreciate the full landscape. For this hedgerows or other materials may be used whose height does not exceed the aforementioned. In the boundaries with neighbors who are not part the parcelling, the maximum height of 1.80 meters shall be.

Four) the construction of water towers, housing type "A", is prohibited linings electrical and communications cables air and lifting works complementary significantly affecting the view.

Five) Plantations that are made may not have a density or height prevent the general right of view of neighboring lots or parcels.

Seventh : Rules on environmental protection .

7.1) To facilitate the smooth functioning of the electric power system that is loteo dowry, owners of all lots or parcels will be forced to use elements efficient lighting, such as ampules and interior bulbs and Outside of the type "led" (light emitting diode) or similar technologies. each plot It will limit electric power of 4 kilowatts.

7.2) Each lot or parcel must have a waste treatment chamber liquid and solid, according to the respective regulatory standards.

7.3) From the approval of the respective municipal ordinance, each batch or plot must have separate containers for plastic waste, glass, paper, cans and other trash, so they are evacuated separately outward. While such approval is pending, waste separation It will be a recommendation for each owner, in order to promote the care of the environment.

7.4) Similarly, after the approval of the respective municipal ordinance, each lot or parcel must have a tank intended for collecting waste organic nature, which will be used to generate fertilized soil. while such approval is pending, the separation of these wastes will be a recommendation for each owner, in order to promote environmental care.

Eighth :



Ecological reserves . At the level of subdivision referred to in the third paragraph is

They have seen two lots that will be used for ecological reserves, acurdo to follows:

8.1) The ecological reserve number 1 has a surface of 2.5 ha, of which 0.5 hectares are intended to transit easement. The remaining 2 hectares correspond to the surface of a gap which exists inside the premises, where wildlife and wild plant species, with the intent of the Real Estate that Continue this destination. Therefore, the use of boats is prohibited motorized, allowing the propelled by oars or by sails.

8.2) The ecological reserve number 2 is of a total area of 11.55 hectares, 40 square meters which have been earmarked for transit easement. The surface remaining of 11,546 hectares, you will be destined to the maintenance of green areas and native forest, to be used for activities of hiking, biking, horseback riding, picnic and similar, in areas duly delimited by the Administration, with the commitment of user activities that do not generate damage or Pollution flora and fauna within the reserve.

Nineth : The obligations of owners .

The owners of each lot or parcel is especially obliged to:

9.1) Use the lot or parcel exclusively for residential purposes, according to the notion of plot liking, quedádoles strictly forbidden to change their current destination, establish businesses or industries of any kind, breeds of animals, domestic or not, keeping aggressive animal breeds or develop any other different from its residential character activity. Pets allowed, only for purposes recreational or assistance of persons requiring support.

9.2) The design of the buildings that each owner to project in their lot or parcel, It should be harmonious with the landscape, with buildings that currently exist in the loteo, and the architectural tradition of the area. It should be coated with stone area at least 20% of the outer surface of buildings. It may be build up to two dwellings per plot, with a minimum individual area of 80

square meters and a maximum of 10% of the total area of the respective plot. I dont know

You may use zinc roofs or reflective metals, unless they place a paint or coating that prevents light effect.

9.3) The compounds cierros be native wood by 2 by 8 tranqueras

180 inches and centimeters and pillars crude 4 by 8 inches and 120

centimeters crude consequently used the same material for all

fronts side plots that give interior and exterior streets of parcelling.

Access gates of parcels shall be the same material, composed of

fixing pillars 4 by 8 inches and two hinged doors composed of pillars

4 by 6 inch tranqueras 2 by 8 inch sheet pillars 3 6

inches, no power other various materials used. Concealment and / or filler

closures, boundaries and gates intended a reduction in the requirement

transparency must be obtained solely through the use of fences

living (shrubs, especially ligustrinos, miosporos, estenocarpus and trees). In

all closures fences reinforcements may be used with metal mesh

alive, so take care that pets do not break through plant species. The kind of

floor covering is used for access to each parcel must be

earth, maicillo, natural stone or the like, in earth colors. Between adjacent neighbors

the allotment, it may be agreed other similar closures or the lack thereof,

by writing to the Administration.

9.4) Make use of roads and other public places, as its purpose and

nature.

9.5) Contribute to the common expenses incurred in the operation of the

parcelling and set out below. The fact that any owner not

make use of any particular service or common good; or whose property remains

unemployed or build on your lot or parcel, does not exempt in any case

obligation to contribute to the payment of common expenses.

9.6) Regarding the use of water, it is expressly prohibited varying the diameter of the

connection assigned to each batch; starts to connect new matrix, yielding water



third parties, either free of charge or wells and register for single domain, single allowing for the use and enjoyment of all loteo.

9.7) Regarding the power supply, the subdivision will have a centralized service for common areas corresponding to each proportional apportionment unity. Owners will have individual services in each lot or parcel, for which it may use easements in the fifth clause.

9.8) Set an email for notifications, which will have the same value a traditional menu, according to Article 1 Clause 2 and article 3

Law 19,799. The society **Inmobiliaria SA Altos del Huife** fixed as e

mail for this purpose as follows: **contacto@altosdelhuife.cl**.

9.9) Owners must inform the Administration, by email sent one day in advance, whenever develop works, buildings meetings or events involving a movement of people or vehicles out of the usual to his plot, indicating the nature of the activities, the personnel in charge of the work or the head of the work or responsible for the same event.

Tenth : The use of thermal enclosure .

10.1) The society **Inmobiliaria SA Altos del Huife** It owns a property named **Lot 2 A-1 A-3** an area of 1.17 hectares, located in the place Huife, district of Pucon, registered on page 1237 2442 number Property Registry of Real Estate Pucon 2015, where he will implement a enclosure with thermal pools, bathrooms, dressing rooms and related facilities intended for the use and enjoyment of the owners of the parceling and other loteos develop Inmobiliaria, whose administration it will be up to it, according to the rules which they will be expressed.

10.2) The Company reserves the right of admission and permanence, or expulsion people who do not meet the logical rules of coexistence, alter the order or enter purposes other than tourism, health or recreation.

10.3) visitors under 13 not accompanied not be accepted by their parents or seniors.

10.4) Every owner of a lot or parcel shall be entitled to use the thermal baths

with their basic family group formed by those indicated by name to join the loteo, but the guests as it deems appropriate and does not need identify, with a total maximum of 8 people per plot, no charge Additional any. If this number of people is exceeded, a right fixed 0.4 UF per adult additional user and 0.25 units promotion for each user under 12 years.

10.5) The Administration may establish hours of operation and regulate the use of enclosure proportionally among users, in order to ensure their proper maintenance and harmonious occupation among them.

Eleventh : For the purposes of this Regulation shall be considered as goods common roads; goal installations, water, electricity and gas; ducts and water mains referred to services identified; gardens and green areas intended for common use; and overall facilities and equipment that society **Inmobiliaria SA Altos del Huife** or future owners intended for the use of all the owners of the lots or parcels of loteo.

Twelfth : Common costs will accrue from the first transfer to third each lot or parcel, being exempted society **Real estate Altos del Huife SA**, except that make effective use of any of them. The value of the common expenses It will be determined by society **Inmobiliaria SA Altos del Huife** or decision Most owners, as set out in clause 17, according to the budgets and assessments to convey Manager, which will be paid in proportion to the domain of each owner within the month following approval. In case of default or simple delay, the maximum amount due shall bear interest applicable for adjustable operations. While the aforementioned assembly is not done, the monthly cost per parcel will be 2.5 UF.

Thirteenth : Notwithstanding the foregoing, if the arrears exceeds ninety days, the Administrator is authorized to suspend water supply of the respective lot or parcel.



Fourteenth : Regarding the supply of water for human consumption and irrigation, each lot or parcel has included the consumption of 30,000 liters per month for use house, at a rate of 0.02 units per cubic meter building. consumption exceeding the amount indicated will have the value of 0.05 for UF cubic meter, value to be paid together with the common expenses. Without Notwithstanding the foregoing, it is considered within the common expenses electricity consumption associated with the transport of water, according to the actual consumption of each parcel, the to be determined by the Administrator. It is stated that the rights of water comes from deep wells, so that the flow may suffer variations climatic, geographical or seasonal reasons, without any right to claim by the owners.

fifteenth : The validity of these rules will start from January 22, 2016, notwithstanding that subsequently entered in the Register Mortgage and Encumbrances of Real Estate Pucon, and its precepts prevail any agreement that the owners had held each other or with third people.

sixteenth : These regulations may be modified by the company **Real estate Altos del Huife SA**, which it is expressly authorized to supplement, clarify, modify and amend, by public writing, which you entered in the register referred to above.

Seventeenth : Loteo administration correspond to society **Real estate Altos del Huife SA** until transferred or disposed of 75% (seventy five percent) plots. Fulfilled that percentage, the owners are authorized to hold an assembly, to appoint an administrator, a committee of Administration and Audit Commission, both of 3 members by a simple majority.