

The Declarations of Carmelita Gardens

To all to whom these Declarations shall come, we the undersigned Founders of Carmelita Gardens, send our Greetings.

Whereas, the Founders of Carmelita Gardens, Cayo, Belize, did, on the ____ day of _____, in the Year of Our Lord Two thousand and Twelve, and in the Second Year of the Registration of Carmelita, hereby severally enter into a firm league of friendship with each other, for the common good, binding themselves to assist each other in the administration, development and maintenance of the community.

Declaration I

Statement of Purpose and Intent

The Master Plan for Carmelita Gardens calls for creation of a new community, with walkable streets, plazas, gardens, orchards, woodlands, common areas and parks, and a range of housing types and businesses. Established as a sustainable, resilient, self-sufficient community, Carmelita Gardens is organized around independent production of food and energy. The Carmelita Gardens design is intended to mix commercial, civic and residential uses in a way that enlivens the Community. The Founders intend these Declarations to be reasonable codes governing the use of the properties, private and community, and the conduct of the property owners, merchants, residents and guests.

Declaration II

Identification and Governance of the Community

Section 1: The Carmelita Gardens Community is registered as the **Carmelita Subdivision, Cayo, Belize**, according to the authenticated plan recorded with the Government of Belize as “Plan Showing Subdivision Survey of Block No. 1 to 11 as Shown on Entry No. 12586, Register 28, Situate along the Belize River in the Duck Run Area, Cayo District”.

Section 2: These Declarations of Carmelita Gardens along with the Articles of the Carmelita Gardens Founders Guild hereby establish the Carmelita Gardens Founders Guild (CGFG) as the organization and legal entity charged with administration and governance of the Community.

Section 3: The enumeration of powers for the administration and governance of Carmelita Gardens shall be controlled by the Articles of the Carmelita Gardens Founders Guild.

Declaration III

Property Rights in the Common Areas

Subject to the provisions of the Articles of the Carmelita Gardens Founders Guild and the Declarations of Carmelita Gardens, every Founder shall have a nonexclusive right and easement of enjoyment in and to the Common Areas and such easement shall be appurtenant to and shall pass with the title to every parcel.

Section 1: The rights and easements of enjoyment created hereby shall be subject to the following:

- a) The right of the CGFG to promulgate and publish Rules and Regulations which Founders, residents, merchants and guests shall comply with, regarding the use of Common Areas.
- b) The right of the CGFG to close or limit the use of the Common Areas while maintaining, repairing, or improving the Common Areas.
- c) The right of the CGFG to establish reasonable charges for the use of certain Common Areas and to restrict the use of portions of the Common Areas.
- d) The right of the CGFG to suspend or limit any person's right to use the facilities within the Common Areas for failure to comply with the Rules and Regulations.

Section 2: No absolute liability will be imposed upon individual Founders for damage to the Common Area whether caused by themselves, their families, guests, or invitees, and liability will extend only to that for which the individual Founder is legally responsible under the laws of Belize unless such damage is found to be due to negligence or abuse. In the case of negligence or abuse, the cost to repair the damages will be paid by the Founder and if not paid then will be assessed against the Property of the Founder pursuant to Declaration IV.

Section 3: Any Founder may delegate, in accordance with the Rules and Regulations, the Founder's right of enjoyment to the Founder's parcel, the Common Areas, and facilities to any member of the Founder's immediate family, contract Founders, or tenants or assignees. For security and accountability purposes the CGFG requests notification at least two weeks in advance of said delegation of Founder's right of enjoyment.

Declaration IV

Declarations for Maintenance Assessments

Section 1: Founders are deemed to covenant and agree to pay the CGFG annual assessments and special assessments, such assessments to be established and collected as hereinafter provided. The annual and special assessments, together with interest, costs, and reasonable attorney's fees, shall be a charge on the Founder's parcel and shall be a continuing lien upon the parcel against which each such assessment is made. CGFG may prepare a written notice setting forth the amount of such indebtedness and the name of the Founder. Such a notice shall be signed by CGFG, and may be recorded in the Records of Belize. The lien for each unpaid assessment attaches to the Property at the beginning of the assessment period and shall continue to be a lien against the parcel until paid. CGFG also reserves the right to pursue legal action for the collection of said assessments. The costs and expenses for filing any notice of lien and/or legal action shall be added to the assessment. Each assessment, together with interest, costs, and reasonable attorney's fees, shall also be the obligation of the Founder, the person or entity who was the owner of such parcel at the time the assessment fell due. This obligation for delinquent assessments, if not paid, shall pass to the heirs, successors and assigns of the title.

Section 2: The assessments levied by CGFG shall be exclusively to promote the recreation, health, safety, and welfare of the residents of the Properties, for the improvement and maintenance of the roadways and common areas, for the maintenance, upkeep, and replacement of all landscaping, for the maintenance, upkeep, and replacement of all civic structures and recreational facilities.

Section 3: The maximum annual assessment shall be based upon an estimate of the expenses to be incurred after January 1 of the year immediately following the date of the transfer of the first parcel, the maximum annual assessment may be increased each year based on actual cost of expenses which shall take into account the increases in those expenses due to inflation, but in no event will the assessment increase more than 15% per year during the first three years.

Section 4: The Maximum Annual Assessment for each parcel shall be based on lot size and use. The initial Annual Assessment will have a basis of \$900. Lots shall be assessed by a multiple of the basis as follows:

<u>Lots</u> <u>Type</u>	<u>Greenway</u>	<u>Riverfront</u>	<u>Business</u>
Vacant	0.25	0.50	0.75
Garden	0.75	1.00	1.25
Village	1.00	1.25	1.50
Estate	1.25	1.75	2.00

This Annual Assessment shall be paid by January 1st of each calendar year. Both the annual and special assessments must be sufficient to meet the expected needs of the CGFG.

Section 5: The annual assessments provided for herein shall commence as to all parcels at the time of signing of the transfer of title instrument. All assessments will be pro-rated to the date of commencement.

Section 6: Any assessments which are not paid when due shall be delinquent. Any assessment not paid within thirty (30) days after the due date thereof shall bear interest from the due date at the rate of 2% per month. CGFG may bring an action at law against the Founder obligated to pay the same or foreclose the lien against such Founder's parcel.

Section 7: The Founder shall not use these Declarations to create a charge or mortgage with any person, institution, or entity.

Declaration V

Architectural Control

Section 1: The Architectural Review Committee (hereinafter "ARC") shall consist of three persons, including the Chairperson, who shall be appointed by the Developer, Carmelita Belize Limited (CBL), until 75% of parcels are sold. After 75% of parcels are sold the CGFG will appoint one ARC member and CBL will appoint the Chairperson and one other member. The developer shall relinquish control of the ARC after the entire project is completed and all the parcels in the Community have been sold. With the approval of the Chairperson, a majority of the ARC may designate a representative to act for it. The ARC or its representative shall have the power, by exercise of its best judgment, to determine that all

structures, improvement, construction, decoration, and landscaping on the Properties conform to and harmonize with the existing surroundings and structures.

Section 2: The Founder shall not carry out any construction, alterations, modifications or additions on the parcel without first submitting a plan to the ARC and obtaining the ARC's prior written approval.

Section 3: A reasonable Review Fee will be charged, based upon the size and magnitude of the plans to be reviewed. The ARC will provide the Founder with a Review Fee quote prior to the review of the Founder's design concept.

Section 4: The ARC shall approve or disapprove all concepts, plans and requests within thirty (30) days after requests have been submitted. The ARC shall maintain written records of all applications submitted to it and of all action taken. All plans submitted to the ARC shall be left on file with the ARC. In approving or disapproving the plans submitted to it, the ARC shall take into consideration the design, architecture, and location in regards to the terrain and surrounding Properties and shall determine whether such proposed building or alteration is consistent with the general terrain, the architecture of other buildings, and whether or not the construction or alteration of said building or alteration will adversely affect or decrease the value of other Properties due to its design, location, height or type of material used in construction.

Section 5: The Founder shall submit design concepts to the ARC prior to submitting request for final approval of plans. Upon acceptance of the Founders design concept, the ARC shall provide the Founder with a Review Fee quote. Upon receipt of Review Fee, the ARC shall provide design concept review comments. Upon the completion and approval of revisions the ARC will issue a notice to proceed. Whenever the ARC disapproves of any proposed plans or specifications, it shall state in writing its reason for such disapproval in general terms so the objectives can be met by revisions acceptable by the ARC. The ARC may make reasonable requirements of the Founder, including the submission of additional plans, to ensure conformance of such building or alteration when erected with these Declarations and with the plans submitted and approved. The ARC may require such changes as may be necessary to conform to the general purposes as herein expressed.

Section 6: The ARC shall have the authority to grant variances from the provisions of these Declarations in cases wherein the strict enforcement of these restrictions would result in unusual hardship. The ARC shall be the sole judge of whether or not said hardship exists.

Section 7: Architectural character shall use the following guidelines:

- a) The total ground area of all buildings constructed on any single parcel shall not exceed 20% of the total area of the parcel.
- b) Buildings designed in the Caribbean Cottage style should follow the appropriate guidelines expressed in "A Living Tradition" by Stephen Mouzon.
- c) Buildings should also follow the appropriate guidelines expressed in "Get Your House Right" by Marianne Cusato and "Traditional Construction Patterns" by Stephen Mouzon.
- d) Additional and/or alternate guidelines will be published by the ARC as community patterns evolve.

Section 8: There shall be a minimum setback of 10 feet from all property lines and 76 feet from the river.

Section 9: The ARC shall resolve all questions of interpretation under these Declarations. They shall be interpreted in accordance with their general purpose and intent as herein

expressed. Any determination shall be by simple majority vote and in the event there is no majority, then the decision of the Chairperson shall prevail. The validity of the proceedings of the ARC shall not be affected by any vacancy amongst the members thereof or by any defect in the appointment of a member thereof.

Section 10: The ARC shall not be liable at law or in equity to any persons submitting requests for approval or to the Founder by reason of any action, failure to act, approval, disapproval, or failure to approve or disapprove with regard to such requests.

Declaration VI

Maintenance

Section 1: The parcels shall be maintained in a neat and attractive manner by Founders thereof.

Section 2: The Founder shall provide exterior maintenance for buildings as follows: repair, replacement, and care of roofs, gutters and downspouts; painting, repair, and maintenance of exterior building surfaces, including maintenance and repair of all glass surfaces.

Section 3: CGFG shall be responsible for the landscaping and maintenance of the Common Areas and community roadways as well as those areas reserved by CGFG. Additionally, CGFG shall be responsible for the maintenance, upkeep and repair of the civic structures and recreational facilities. The Founder shall not, in whole or in part, change the landscaping adjacent to his parcel by the addition or removal of any items thereon without the prior written approval of CGFG.

Section 4: The Founder shall permit CGFG and its agents at all reasonable times on notice (except in case of emergency when no notice is required) to enter his parcel for the purpose of inspecting it and maintaining, repairing or renewing pipes, wires, cables and ducts or for the purpose of ensuring the Declarations are being observed. No such entry shall constitute a trespass.

Declaration VII

Easements

Section 1: There are hereby reserved for CGFG, its heirs, successors and assigns, perpetual, alienable, divisible, and releasable easements and the right from time to time to grant such easements to others over, under and across such parcels and the common areas for the use of the transmission of electrical current or impulses or electronic signals, for heat and fuel lines, for water lines, for utility lines, for sewer lines, for drainage, and for other similar or dissimilar facilities and services.

Section 2: CGFG, its heirs, successors and assigns specifically reserve perpetual, alienable, divisible, and reasonable easements and the right from time to time to grant such easements to others for ingress and egress to the Common Areas.

Propane Storage: CGFG, its heirs, successors and assigns, further reserve a perpetual, alienable, divisible, and reasonable easement to the rear of each parcel for the purpose of propane storage facilities which may encroach into the Common Areas.

Section 3: A non-exclusive easement is further granted to all police, fire protection,

ambulance and all similar persons or entities to enter upon parcels.

Section 4: An easement is hereby granted to CGFG, its agents, employees and assigns, upon, across, over, and in the Properties as may be necessary or appropriate to perform the duties and functions which they are obligated to perform pursuant to these Declarations or otherwise.

Section 5: Unless approved in writing by the CGFG the following rules apply to the use of Common Areas:

- a) No use shall be made of the Common Areas which shall in any manner violate the statutes, rules, or regulations of any government or private authority having jurisdiction over the Common Areas.
- b) No personal use shall be made of the Common Areas, including but not limited to, storage, dumping, parking, construction, vehicle repair, penning or grazing of animals.
- c) The Founder shall not place any structure whatsoever upon the Common Areas, nor engage in any activity which will temporarily or permanently deny free access to any part of the Common Areas to others.
- d) The use of the Common Areas and the restrictions of use on any portion of the Common Areas shall be subject to such rules and regulations as may be adopted from time to time by CGFG and the Association, with the approval of two-thirds (2/3) **or more** of the Founders of the parcels.
- e) No use shall be made of the Common Areas which will deny ingress or egress.

Declaration VIII

Residential and Commercial Character

Section 1: Except on Properties designated by CGFG as business parcels on the plat, the Founder shall not use the Property for purposes of carrying out any business or profession without the express written consent of CGFG before such business begins.

Section 2: No tent, tree house, barn, camping quarters, trailers or other temporary structures shall be used as permanent residence upon any parcel.

Section 3: No walls or fences, save those made from foliage, shall be erected on any parcel without the written approval of the ARC.

Section 4: All construction shall be new and no building previously used at another location, nor building or structure originally constructed as a mobile dwelling or structure, may be moved onto any parcel without the express written consent and permission of ARC.

Section 5: No building materials shall be stored on any parcel except temporarily during continuous construction of a building or its alteration or improvements unless enclosed in a service yard or within a building so as not to be visible from any neighboring Property or adjacent streets unless otherwise approved by CGFG.

Section 6: A structure shall not be occupied in the course of original construction until substantially completed. All work of construction shall be prosecuted diligently and continuously from the time of commencement until fully completed.

Section 7: The exterior of all buildings and other structures must be completed within one

year after the commencement of construction except where such completion is impossible or would result in great hardship due to strikes, fires, national emergency, or natural calamities. If not so completed, or if construction shall cease for a period of sixty (60) days without written permission of CGFG, the unfinished structure or unfinished portion thereof shall be deemed a nuisance and may be removed by CGFG at the cost of the Founder.

Declaration IX

Living Environment Standards

Section 1: Cleanliness

- a) Each Founder shall prevent the development of any unclean, unsightly, or unkempt conditions of buildings or grounds on such parcel which shall tend to substantially decrease the beauty of the Community as a whole or in the specific area.
- b) No trash, rubbish, garbage, scrap material, or other non-organic refuse or receptacles or containers thereof shall be stored, accumulated, or deposited outside or so as to be visible from any neighboring Property or street except during refuse collections.
- c) Mulching of biodegradable organic matter such as compost, leaves, straw, grass, and hay is encouraged. All mulching and composting shall be contained within bins or receptacles designed for such use. Carpet mulch is not allowed.

Section 2: Nuisances

- a) No noxious or offensive activities shall be carried on in any Property or anything done thereon tending to cause embarrassment, discomfort, annoyance, or nuisance to the Community. No annoying lights, sounds, or odors shall be permitted to emanate from any Property.
- b) No horns, whistles, bells or other sound devices except security devices used exclusively for security purposes shall be located, used, or placed on any structure or within any building site provided that all security devices and intercoms shall comply with the paragraph above.
- c) All yards, open spaces and entire area of every parcel on which no building has been constructed shall be kept free of plants and weeds infected with noxious insects or plant diseases and from weeds which in the opinion of the CGFG are likely to cause the spread of infection or weeds to neighboring property and free from bush and other growth or trash which in the opinion of the CGFG cause undue danger of fire. Any palm, tree or other landscaping infected with disease shall be removed.

Section 3: Hazards

- a) No Founder shall use or permit to be brought into or stored on any parcel or in the buildings on any parcel, any flammable oils or fluids such as gasoline, kerosene, naphtha or benzene, in large enough quantities to be deemed hazardous to life, limb, or property.
- b) No hunting or discharge of firearms, crossbow, or similar weapons will be allowed within the Community.
- c) No one may capture, trap, or kill any wildlife within the Community, except as expressly approved by CGFG, and as necessary to preserve the health, safety, and welfare of the residents of the Community.

Section 4: Animals

- a) As an Agrarian Community, it is anticipated that certain Founders will choose to have and raise animals other than standard domestic house pets. As such, each Founder, by accepting a deed or entering into a recorded contract of sale for any portion of the Properties, hereby acknowledges his or her understanding that such animals may have an associated noise, odor, and visual impacts that are characteristic of a farm and further acknowledges that CGFG shall have no obligation or responsibility to alleviate or eliminate such noise, odor, or visual impact associated therewith; and furthermore, understands and agrees that neither CGFG, nor any officer, director, member or employee of the foregoing, shall be held liable for any injury, damages or loss arising from such animals.
- b) Swine and cattle shall not be permitted on any parcel.
- c) Founders or other occupants of a parcel may keep a reasonable (as defined at the sole discretion of CGFG) number of dogs, cats, fowl, goats, or other usual and common household pets within such parcel. No one shall permit any pet or other animal to roam free, make objectionable noise, or endanger the health or safety of, or constitute a nuisance or inconvenience to, the Founders or other occupants of other Properties or parcels. Any pet that violates this section, in the sole discretion of CGFG, shall be removed from the Property and the Community upon the CGFG's request. If the owner of such pet fails to honor such request, CGFG may cause the pet to be removed from the Property and the Community, and all costs and expenses of such removal shall be the responsibility of the Founder. Pet owners shall keep their dogs on a leash, or otherwise confined in a manner acceptable to CGFG whenever their dogs are present outside their Homes. All pets shall be registered, licensed and inoculated as required by applicable laws, codes and ordinances. In the absence of said laws, pet owners shall have their animals vaccinated against all usual communicable veterinary diseases. The CGFG may adopt Rules & Regulations that further regulate the keeping of pets within the Community, including, but not limited to, the restriction of the number of animals that may be kept within a parcel, the prohibition of certain species or breeds, and the regulation or prohibition of pet activities within the Common Area.
- d) Every pet owner shall be strictly responsible for the behavior of such owner's pet and/or livestock, including, for example, any damage to property or injury to Persons caused by such pet, and shall indemnify, defend and hold CGFG, the Association and every other Founder or occupant of a Property completely free and harmless from and against any and all damage or injury caused by such pet.

Section 5: Vehicles

- a) No vehicle, boat, trailer, golf cart, camper (on or off supporting vehicles), tractor, commercial vehicle, mobile home, motor home, motorcycle, any towed trailer unit, or truck shall be kept parked on the roadways of the Community.
- b) No stripped down, partially wrecked, or junk motor vehicle or sizable part thereof, shall be permitted to be parked on the roadways or on the parcels of the Community.
- c) Dismantling or painting or repainting of any type vehicle, boat, machine or device may not be carried-on within the Properties unless in an enclosed structure such as a garage.
- d) All motorized vehicles, recreational vehicles, and trailers and all vehicles shall park only on the owner's or host's parcel or in designated parking areas.

Section 6: Signs - Except ARC approved signs on CGFG designated business parcels and only on such businesses therein, the only signs permitted shall be:

- a) Such signs of customary size for identification of the Property and/or its residents.
- b) Such multiple signs for sale, administration, and directional purposes during development as are approved by ARC.
- c) Such signs as may be necessary to alert to rules and regulations or to caution or warn of danger as approved by ARC.
- d) Such signs as are approved by ARC that may be useful in identifying, informing and directing attention towards flora, fauna, and other natural and built attractions.
- e) Such signs as may be required by law and approved by ARC.

Section 7: General Living Environment Codes

- a) Maya artifacts are considered the possession of the Government of Belize; however, such artifacts may be displayed within the Community in areas designated by the Association for such. Removal of the artifacts from the Community is considered a material breach of these Declarations and such acts or omissions will subject the Founder to the fines or other sanctions set forth elsewhere in these Declarations.
- b) No aerial, antenna, satellite dish or other device for reception or transmission of radio or television or other electronic signals shall be erected or maintained on any lot nearer to the front lot line than the front corners of the residence and nearer to the side lot line than the side corners of the residences adjacent to public easements.
- c) No Founder or their tenant or assigns may sink or bore any hole or well whatsoever for the purpose of drawing water from any underground source on the Property or pump or in any way cause water to be removed from the river for any reason except for the suppression of fire in the case of emergency, unless approved in writing by the CGFG.
- d) No further subdivision or partial sale of a lot shall be permitted.

Declaration X

Commerce

No commercial activity, except home-based businesses that do not create additional traffic and parking within residential neighborhoods, shall be conducted on Properties that are not officially designated as commercial parcels or mixed-use parcels on the plat without the express written consent of CGFG. No signs, billboards, or other erection for the purposes of advertising or giving notice shall be erected or placed within the Community unless approved in writing by ARC. CGFG shall have the right to refuse any commercial activity it deems, in its sole discretion, to be a nuisance, offensive, or inappropriate to or for the other Founders or the Community. CGFG reserves the right to limit hours of operation of any and all businesses within the Community.

Declaration XI

Sewerage, Waste-Water, and Waste Disposal

Section 1: All Properties will be required to use composting toilet systems for all blackwater waste. No black water waste disposal systems (septic systems) shall be installed or used without the prior written consent and approval of CGFG, and are subject to inspection at any reasonable time by CGFG and any governmental agency or department which may be deemed necessary or appropriate. Grey water systems shall not discharge into the set-back

area of each parcel nor into any Common Area nor into any body of water on or off the Property and shall be contained to disposal, discharge, and use within the Founder's own parcel. Systems shall be maintained regularly to ensure proper functioning and environmental protection. In no event shall any water from any household drain empty into the river or drainage ditches.

Section 2: Grease and oils shall not be disposed of into household drains. A grease trap shall be installed on each kitchen sink. Use of phosphate free or other similarly environmentally friendly detergents, etc. shall be practiced to the extent possible.

Section 3: Chemical wastes (paint, thinners, acids, etc.) shall not be disposed of in the Community.

Section 4: Organic household waste shall be disposed of using a compost site. Founders are encouraged to develop their own compost site within their parcel but not in the area of setback. CGFG, at its sole discretion, may make and establish compost sites on the Common Areas for use by Founders or other tenants. Yard debris (other than leaves and grass clippings) and inorganic wastes shall be hauled to the nearest legal dump site. CGFG reserves the right to charge a fee for this service if deemed necessary. Any construction trash is the responsibility of the Founder or contractor and must be disposed of at a legal public dump site.

Declaration XII

General Provisions

Section 1: These Declarations shall run with the land, shall inure, be binding on the Property, and upon each person or entity acquiring ownership thereof.

Section 2: Each of these Declarations is cumulative and independent and is to be construed without reference to any other provisions dealing with the same subject matter or imposing similar or dissimilar restrictions. The provision shall be fully enforceable although it may prohibit an act or omission sanctioned or permitted by another provision.

Section 3: Except as these Declarations may be amended as set forth in the Articles of the Carmelita Gardens Founders Guild, they may not be waived, modified, or terminated and a failure to enforce shall not constitute a waiver or impair the effectiveness or enforceability of these Declarations. Every Founder bound by these Declarations is deemed to recognize and agree that it is not the intent of these Declarations to require constant, harsh, or literal enforcement of them as requisite of their continuing vitality and that leniency or neglect in their enforcement shall not in any way invalidate these Declarations or any part of them, nor operate as impediment to their subsequent enforcement and each such person agrees not to defend against enforcement of these Declarations on the ground of waiver.

Section 4: The Founder shall be responsible for obtaining and maintaining the full force and effect at all times casualty, liability, hazard, fire, and whatever other insurance the Founder so desires for the Property with all personal property and furnishings.

Section 5: These Declarations are for the benefit of the Founders jointly and severally and CGFG and may be enforced by action for damages, suits for injunction, mandatory and prohibitive, and other relief, and by any other appropriate legal remedy instituted by CGFG, or its heirs, successors or assigns. All costs incurred by anyone in connection with any

successful enforcement proceeding shall be paid by the party determined to have violated these Declarations.

Declaration XIII

Contact and Signatures

Section 1: Each Founder shall register his mailing address with CGFG, and except for monthly statements and other routine notices, all other notices or demands intended to be serviced upon a Founder shall be sent by regular mail, postage prepaid, addressed in the name of the Founder at such mailing address.

Section 2: All notices, demands, and other notices intended to be serviced upon CGFG, shall be sent by regular mail, postage prepaid to:

Carmelita Belize, Ltd.
Cahal Pech Hill
San Ignacio, Belize

until such address is changed by a change of address mailed to each Founder by CGFG.

Section 3: I _____, the undersigned Founder, do by these presents, fully and entirely ratify and confirm each and every of the said Declarations, and all and singular the matters and things therein contained: And I do further solemnly swear that my inhabitants shall abide by the determinations of the Carmelita Gardens Assembly, on all questions, which by these said Declarations are submitted to them. And that these Declarations thereof shall be inviolably observed by the inhabitants I respectively represent, and that the Carmelita Founders Guild shall be perpetual.

In Witness whereof, I have hereunto set my hand in a league of friendship.

Done; the _____ day of _____ in the Year _____.

Founder: _____

Founder: _____