

# RANCHO VILLA REAL

## DEVELOPMENT SERVICES AND AMENITIES

Provided within the Rancho Villa Real Master Condominium domain:

- ◆ Main entry road with curbed borders, interlocking brick surface, landscaped median islands and complementary buffer plantings
- ◆ Entry gate facilities, including electronic entry gates, guard house, walls, entrance structure and complementary landscaping
- ◆ Paved collector road system with storm water drainage, landscaped median islands as per plan, boulevard plantings and low-level street lighting
- ◆ Underground services & utilities to each development block including, water, sanitary sewers, electrical, telephone, cable TV and internet
- ◆ Sewage treatment plant providing an environmentally sensitive system of sanitary sewage disposal for all units within the Master Condominium domain
- ◆ Underground irrigation system providing grey-water irrigation to all green areas within the Master Condominium domain
- ◆ Sidewalk system along one side of the paved collector road leading from the front entry to the south termination of the main road; and along the side of Parque Mango leading to the Escondido entry gates
- ◆ Sendero Chorotega, which is a natural park trail system extending from the front entry to the water feature, central park and Club Rancho facility
- ◆ Parque Mango is a 1.5 acre, centrally located common area park property, including natural open space, landscaping and trails connected to various areas of the community. Note: Open space areas are reserved in this park to provide space for possible future park facilities, which may be provided by the Condominium Corporation, should the Owners decide that they wish to provide additional common amenities.
- ◆ Club Rancho, is a common area clubhouse feature including gym facilities, change rooms / washroom facilities, bar, lounge, outdoor swimming pool, jacuzzi, patio area, covered and open observation deck, management office and parking areas;
- ◆ Buffer areas which are planted with native trees and vegetation to provide natural area separations between the various development enclaves
- ◆ Perimeter fencing enclosing the entire perimeter of the Master Condominium and associated Escondido area
- ◆ Professional Management Services are provided by the Master Condominium to administer all services as outlined in the condominium documents, generally including, coordination, goodwill, peace and tranquility, architectural control, permits, maintenance of common areas, security, government liaison, Owners' meetings, budgeting, fee collection, payments, etc.
- ◆ Shuttle Service provided to Tamarindo area services and amenities including village shops, restaurants, shopping centre, banks, services, beach, etc