

KANYINI

Annex B: Living and Home Guidelines

Welcome to Kanyini

Kanyini means *“love with responsibility: to care for the land, our family, and all life.”* These Guidelines are how we put that idea into practice when we build and care for our homes.

We chose Playa Grande for what it is: jungle meeting the ocean, quiet nights, turtles on the beach and homes that sit gently among the trees. Every home in Kanyini adds to that picture or takes away from it. When each of us builds with natural colours, warm wood and a low, open form, and looks after our gardens and the beach, the whole community stays beautiful.

A shared standard benefits every one of us:

- **A unique place.** Kanyini is a small, exclusive community with a character of its own, unlike anywhere else on the coast.
- **Lasting value.** A consistent, high standard of design and care protects the value of every home and lot.
- **A pleasant place to live.** Above all, it keeps Kanyini a calm, green and friendly place to come home to.

A note on how to read this guide

Look at this document as a guide. We all need to be flexible and live in harmony, each of us with our own unique interests, personality and taste. The guide describes the spirit we share; within it there is plenty of room for every home to be personal.

We understand, and expect, that these guidelines will be stretched from time to time: a party or a celebration, a special event, or an urgent job by a contractor outside normal hours. That flexibility is of course there. All we ask is the courtesy of letting your neighbours know in advance, so the community can plan around it.

These Guidelines form part of the Kanyini Shared Easement Agreement (section 5) and apply to every Lot, every home and all building and maintenance work in Kanyini.

1. Environment and the beach

Kanyini lies within Las Baulas National Marine Park at Playa Grande, a rare and unique situation for a residential community. The beach is a valued nesting site for leatherback and other sea turtles. Leatherbacks nest here from about October to May. Every Owner, resident, guest and contractor must protect the beach, the turtles and the surrounding nature.

1.1 Laws that apply

Owners must comply with all applicable laws and the rules of the park authority (SINAC, Tempisque Conservation Area), including:

- the rules of Las Baulas National Marine Park;
- the Maritime-Terrestrial Zone Law (Ley 6043), which sets a 50 m public zone from the high-tide line and a 150 m restricted zone behind it;
- the Sea Turtle Protection Law (Ley 8325), which lists Playa Grande as a protected nesting beach.

Where these Guidelines are stricter than the law, these Guidelines apply.

1.2 Turtle-safe lighting

Artificial light confuses nesting turtles and hatchlings and draws them away from the sea. All outdoor and indoor lighting must follow these rules:

1. **No light visible from the beach.** No light source, lit surface or glow may be directly visible from the beach.
2. **Shielded fixtures.** Outdoor fixtures on Lots 7, 8, 9 and 10 are shielded and point downward as much as possible.
3. **Warm, low light.** Outdoor bulbs are amber (long-wavelength, turtle-safe), low wattage and mounted low. White, blue and bright LED lights are not allowed outdoors.
4. **Only when needed.** Outdoor path lights use motion sensors or timers as much as possible.
5. **Pools and landscaping.** Pool, garden and path lighting follows the same rules. Pool lights facing the beach are limited after dark during nesting season.
6. **Lighting plan.** Every home must have a lighting plan that follows these rules.

1.3 Noise

1. Quiet hours are from 9pm to 7am every day.
2. Generators and pool equipment are housed as much as possible in sound-insulated enclosures on the side of the home away from the beach.

1.4 Vegetation and land

1. Owners keep as much existing native vegetation and as many mature trees as possible. Clearing is limited to the approved building footprint, driveway and garden.
2. New planting uses native coastal species as much as possible.

1.5 On the beach

1. No motor vehicles on the beach.
2. No beach furniture, umbrellas, boats or equipment left on the beach overnight.
3. Turtles, nests and hatchlings are never touched or lit. Sightings are left to park rangers and approved guides.
4. Rubbish is always taken back from the beach.

1.6 Extra rules for beach Lots 7, 8, 9 and 10

The Owners of Lots 7, 8, 9 and 10 border the beach and the park, and must also:

1. Build only outside the public zone and the park boundary, and only within the restricted zone where the law and all permits allow it. No building is closer than [number] m to the high-tide line.
2. Keep a natural vegetation buffer along the beach side of the Lot, to screen the home and its light from the beach.
3. Have their lighting plan checked against section 1.2 before construction, and again before the home is occupied.
4. Not fence, gate or block the public zone of the beach.
5. Include these rules in any lease or rental agreement for their home.

2. Design character

Kanyini homes are quiet, low and natural. They sit among the trees so that, from the beach and the road, the community reads as forest and jungle, not buildings. Natural colours, sand tones, warm wood and generous glass let each home blend into the landscape and into the community.

The first homes, like the one shown below, set the reference for the character of Kanyini. Homes do not need to copy them, but should feel like part of the same family.



What makes the reference home work:

- **Low and horizontal.** A single storey under thin, flat roofs with deep overhangs that shade the walls and glass.
- **Soft, organic lines.** A curved roof edge and curved walls echo the shapes of the beach and the trees.
- **Sand and wood.** Smooth sand-coloured render combined with vertical natural-wood cladding.
- **Open to the garden.** Floor-to-ceiling glass and sliding doors connect the living spaces to terraces and the pool.
- **Wooden screens.** Lattice and slatted wood panels give shade and privacy and soften the facade.
- **Built around the trees.** Mature trees are kept as much as possible and become part of the design.
- **Light, natural ground.** Pale gravel, stone, a wood deck framed by green hedges and tropical planting.

3. Form and scale

1. **One storey is preferred.** Homes are preferably single storey. A partial second level may be approved where it stays below the surrounding tree canopy.
2. **Roofs.** Flat or gently sloping roofs with deep overhangs, in light sand tones. Curved and organic roof lines are encouraged. Steep pitched roofs, towers and domes are not in keeping with Kanyini.
3. **Setbacks.** Homes stand at least 2 m from the fence line on the street side (the public road or the Internal Road), and at least 1.5 m from the fence line with neighbouring Lots. Beach Lots also follow section 1.6.

4. Materials and colours

The palette is drawn from the beach and the forest: sand, warm wood, stone and green.

Element	Preferred	Avoid
Walls	Smooth render in sand, cream or warm stone tones; natural stone	Bright or saturated colours, stark white, exposed concrete block
Wood	Vertical cladding, lattice and slatted screens in sustainably sourced hardwood or teak, natural or clear-oiled finish	Painted or stained wood in strong colours, and plastic
Ground	Pale natural gravel, stone, wood decking, permeable paving	Large areas of asphalt or concrete
Pools	Terrazzo, natural stone or light finishes	Bright blue tiles, dark or glossy finishes

5. Boundaries and fencing

1. Boundaries between Lots are marked with planted green hedges of native species, as in the reference home. Any fence behind a hedge is no higher than 1.5 m (malla europea) and hidden by planting.
2. Solid walls between Lots are avoided.
3. The Perimeter Fence along the public road follows section 4 of the agreement, in materials and colours from section 4 of these Guidelines.

6. Landscaping

1. Mature trees are kept and protected as much as possible.
2. Gardens use native and tropical species suited to the dry-forest coast, in line with section 1.4.
3. Surfaces are permeable wherever possible, so rainwater soaks into the ground.

7. Outdoor lighting and building services

1. All lighting follows section 1.2. Concealed lighting under roof edges, as in the reference home, uses warm amber light, is dimmable, and is not visible from the beach.
2. Air-conditioning units, pumps, generators, water tanks and gas bottles are screened with wood or planting and placed away from neighbours and the beach.
3. Solar panels are welcome when laid flat or hidden on the roof.
4. Rubbish bins are kept in a closed wooden or metal enclosure.

8. Construction

1. Building work follows the good-neighbour hours in section 9.4 of the agreement.
2. Building sites are fenced, kept tidy and cleared of rubbish weekly. Nothing is burned on site.
3. Trees to be kept are protected with a fence around their root zone during construction.
4. Materials and equipment are stored on the Owner's own Lot, never on the Internal Road or shared areas.
5. Construction vehicles drive slowly on the Internal Road and use only the construction entrance. The Owner repairs any damage their contractors cause.

9. Maintenance

1. Homes, gardens and hedges are kept in good condition throughout the year, including when the Owner is away.
2. Wood is maintained and treated regularly so it weathers evenly.
3. Repainting uses colours from section 4 of these Guidelines.
4. Fallen trees and storm damage are cleared promptly.
5. Changes to the outside of a home after it is built, including extensions and new colours, go through design approval under section 5 of the agreement.

10. Acknowledgement and acceptance

By signing below, the Owner confirms that they have received and read these Guidelines, accepts them as Annex B to the Kanyini Shared Easement Agreement, and agrees to follow them, and to ask their family, guests, tenants and contractors to follow them, in the spirit in which they are written.

Owner details	
Lot number	
Owner name	
ID / cédula jurídica	
Signature	
Place and date	

Sources

- Manual de legislación del Parque Nacional Marino Las Baulas (MarViva): Ley 6043 zones, Ley 8325 — <https://marviva.net/wp-content/uploads/2022/07/Manual-de-legislacion-del-Parque-Nacional-Marino-Las-Baulas-de-Guanacaste.pdf>
- Las Baulas Marine National Park (Wikipedia): nesting season — https://en.wikipedia.org/wiki/Las_Baulas_Marine_National_Park