



Custom Home FAQ



The Villages of Loreto Bay will offer all the variety and amenities of the finest resort towns world-wide. Below are answers to the most frequently asked questions regarding Loreto Bay's Custom Home program.

WHAT PROPERTIES ARE AVAILABLE FOR CUSTOM HOMES?

The custom home sites at Loreto Bay offer some of the best locations in the Villages. Approximately 25 percent of the homes are designated as custom sites and can be found in the following areas:

- Along the Golf Course, many of these premium home sites offer stunning views of the rugged Sierra de la Giganta mountain range.
- Beachfront homes, with uninterrupted views of the Sea of Cortés are favored for their direct access to Loreto Bay's pristine beach.
- Custom home sites along the estuaries and canals offer proximity to the birdlife of the estuary mangrove forests while allowing easy access for spontaneous kayaking.

WHAT ARE THE AVERAGE CUSTOM HOMESITE SIZES?

You will find a variety of custom home sites at The Villages of Loreto Bay, all ready to accommodate your dream home. The average home site is approximately 512 square meters or 5,520 square feet. Your sales associate can provide you with more specific details on the home sites that interest you.

WHAT KIND AND SIZE OF HOME CAN BE BUILT?

The Villages at Loreto Bay have been created around the ideals of the traditional Old World town; combining the courtyard house with the streetscape and public courtyards that define the richness and human scale of this community. Most of our custom courtyard homes range between 2,500 and 5,000 square feet with an average home size of approximately 3,300 square feet.

- On the Main Floor:

With the exception of setbacks along the waterfront, at the golf course edge and along the estuaries and canals, the courtyard home may cover the remaining area to the property lines. A variety of central courtyards and gardens will be incorporated to provide outdoor spaces as an extension of the indoor living areas and as a means to moderate climatic conditions. These outdoor spaces will provide adequate absorption of rain water as each home should not contribute to runoff.

- On the Second Floor (optional):

On interior lots, second floor areas may have areas up to 25 percent of the lot area. For example, on a 5,000 square foot interior lot, the second floor space can be up to 1,250 square feet. For waterfront and golf course lots, second floor areas may have areas up to 15 percent of the lot area. An exception occurs when there is only one row of houses behind the lot, and in this case the coverage can increase to 25 percent. Enclosed second floor areas may extend up to 50 percent of the width of the property and up to 50 percent of the length of the property. Pergolas or other transparent structures in combination with the enclosed second floor areas shall not exceed 75 percent of either width or length of lot.

- On the Third Floor (optional):

A third floor viewing tower may be added and may be up to five percent of the home site area. A viewing tower is a mostly transparent structure in the view directions and is not intended as interior living space or as an active recreation area. To ensure a reasonable level of privacy, tower locations shall not create an overlook onto neighboring properties.

WHAT ARE MY CHOICES FOR THE EXTERIOR FINISHES AND COLOR OF MY HOME?

Loreto Bay Company provides a Pattern Book palette of available finishes and exterior colors. Personal requests are welcome but are subject to compliance with architectural guidelines and approval of the Design Review Committee.

MAY I BUILD A STANDARD VILLAGE HOME MODEL ON A CUSTOM HOMESITE?

Custom Home sites are reserved for more distinctive homes and require slightly higher exterior detailing therefore village homes are not allowed on custom lots.

WHO WILL DESIGN MY CUSTOM HOME?

Loreto Bay Custom Homes Division is pleased to provide a list of talented preferred architects, who fully understand the process of designing and building a custom home at Loreto Bay. They will assist the home owner in designing a home of their dreams while successfully meeting the requirements of building to become an integral component in the fabric of the Loreto Bay Village. They are available to coordinate all aspects of the home including structural engineering, interior design and landscape planning. Architectural and any additional consultant services are the contractual responsibility of the home owner.

Preferred architectural companies are now based in several locations throughout the U.S. and Canada.

WHAT IS THE DESIGN REVIEW COMMITTEE AND WHAT IMPACT CAN IT HAVE ON MY DESIGN AND CONSTRUCTION?

The Loreto Bay Design Review Committee (DRC) reviews every building design to assure compliance with the spirit of Loreto Bay as outlined in the Pattern Book and the Custom Homes Design Guidelines. The Design Guidelines have been developed to assist home owners and designers to plan homes that reflect values, standards and aesthetics of Loreto Bay while promoting the goals of sustainable living. The Design Reviews are concerned with overall compatibility with neighboring homes, including view corridors, reasonable privacy and other issues that will ensure the integrity of the town we all envision.

As the home owner progresses through the design process, the home design is submitted twice to the DRC. A Preliminary Design Review is submitted once an idea for the home has been established to see how the plans and aesthetics of the design fit into the village fabric. As the plans are developed, a Final Design Review occurs to assess how the design has progressed, note any changes that have come about since first submitted and those items that may still require resolution.

WHAT IS THE TIMELINE TO COMPLETION OF A CUSTOM HOME ONCE I HAVE SIGNED THE INITIAL CONTRACT?

Based on Loreto Bay's contractual agreement with FONATUR, each custom home buyer must agree to complete construction of their home within the 24 months following close of escrow on their lot.

To begin the design process, an architect should be chosen, ideally within 30 days from contract date. With the assistance of the architect, Preliminary Design drawings will be prepared and submitted for Preliminary Design Review in the next four and a half months. On approval by the Design Review Committee, more detailed drawings would be prepared and submitted for initial costing and Final Design Review within the next four months. A further three and a half months should complete the documents that will be used to build the home.

The construction process will vary with the complexity and size of the home, but it is anticipated that the average custom home will take approximately 12 months to completion.

The Custom Homes Division will be able to assist you with any questions and concerns throughout this process.

[ARE FURNITURE PACKAGES AVAILABLE AS WITH THE VILLAGE HOMES?](#)

Many custom home owners wish to furnish their homes under the guidance of an interior designer. However, if you wish to use the Loreto Bay furniture packages as a starting point, you are welcome to do so. Please refer to the Furniture FAQ document, which will answer most of your questions with regard to source, availability, shipping, delivery and warranties for Loreto Bay furniture packages.

[MAY MY CUSTOM FLOOR PLAN/DESIGN BE REUSED ON ANOTHER HOMESITE OR IS EACH DESIGN UNIQUE?](#)

The design of your home is unique to you and may not be reused without your prior permission.

[ARE THERE ANY PRE-DESIGNED HOMES THAT CAN BE ACCOMMODATED ON A CUSTOM HOME LOT?](#)

The Loreto Bay Villas have been designed by Loreto Bay preferred architects and interior designers to offer you aspects of a custom home without the investment of time usually required when building a fully customized home. The Villas have been planned for a number of select custom lots and are "limited editions." Your Sales Associate and Custom Home Specialist can assist you in choosing a suitable combination of custom home lot and villa for your needs.

Loreto Bay Villas have received general approval by the Loreto Bay Design Review Committee and are subject to the requirements of the Custom Home Design Guidelines. Any alterations to the design must have the approval of the Design Review Committee.

Finishes, fixtures and furnishings may be provided as a complete package or these selections may be made by the home owner and priced accordingly.

Villas are eligible for the Loreto Bay Rental Program. Conditions and requirements are outlined in the Rental Program Décor Standards and Rental Agreement.

IS MY CUSTOM HOME ELIGIBLE FOR THE RENTAL PROGRAM AND IF SO, WHAT CONDITIONS AND REQUIREMENTS APPLY?

A custom home is eligible for the Loreto Bay Rental Program, under the same requirements established for the village homes and Posada del Mercado condominium suites. Conditions and requirements are outlined fully in the Rental Program Décor Standards and Agreement.

IF I PURCHASE A BEACH FRONT HOME, IS THE BEACH DIRECTLY IN FRONT OF MY HOME PUBLIC OR PRIVATE?

As is the case in most countries, the beaches in Mexico are public.

DO CUSTOM HOME OWNERS HAVE ACCESS TO THE LORETO BAY BEACH CLUB?

Beach Club memberships are available to Custom Home Owners upon payment of the initiation fees in effect at the time of purchase (subject to membership availability). Monthly dues will also apply to have access to the members-only portion of the Beach Club.

WHAT IS THE HOME WARRANTY OFFERED ON CUSTOM HOMES?

Loreto Bay provides a defect warranty for one full year following the completion of your home. During this period, any defects and imperfections that have developed in the home due to construction will be repaired by Loreto Bay at its sole cost.

HOW WILL MY HOME OWNERS' ASSOCIATION (HOA) FEES BE ASSESSED?

In Mexico, the organization that operates as an HOA is called a condominium regime. Each year the condominium regime will prepare a budget for the upcoming calendar year that will estimate the total common expenses to be incurred for that year. Common expenses include such things as the cost of maintaining the common areas and beaches, security, garbage collection, insurance and taxes. These fees will be allocated to home owners 50 percent based on the area of the home site or unit and 50 percent based on the number of home sites or units within their particular condominium regime.