

REAL ESTATE PROPERTY LAW IN CONDOMINIUM OF THE STATE OF QUINTANA ROO

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FIRST TITLE Of Property in Real Estate Condominium

CHAPTER I Of the General Provisions

ARTICLE 1.-The provisions of this law are of public order and are intended to regulate the constitution, modification, organization, operation, administration and termination of the condominium property regime.

It also regulates the relationship between condominium owner, between them and their administration, establishing the bases to resolve disputes that arise as a result of such relationships, through conciliation and arbitration, without prejudice to the jurisdiction that corresponds to the judicial or administrative authorities. .

ARTICLE 2.-For the purposes of this law it is understood as:

I. ADMINISTRATOR.- Natural person or legal entity designated by the Assembly to perform the administration function of a condominium.

II. AREAS AND COMMON PROPERTY.- These are those that belong jointly to the condominium owners and whose use, exploitation and maintenance is responsibility of the condominium owners and occupants, in accordance with the provisions of the Law, the Articles of Incorporation, the Condominium Regulations or by agreement of the General Assembly, and in the case of green areas, by the applicable environmental legislation.

III. GREEN AREA.- Portion of territory occupied by vegetation, inside or outside the development, intended as a place of recreation and relaxation for the condominium owners and occupants, which belongs jointly to the condominiums.

IV. ASSEMBLY.- It is the General Assembly of Condominium Owners as the supreme administrative body that will govern the organization and social functioning of the Condominium Property Regime, in terms of this Law.

V. CIVIL CODE.- The Civil Code for the Free and Sovereign State of Quintana Roo.

VI. SURVEILLANCE COMMITTEE.- It is the control body made up of condominium owners elected in the General Assembly, whose task, among others, is to monitor, evaluate and rule on the timely performance of the administrator's tasks, as well as the execution

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of the agreements and decisions made by the General Assembly regarding the common affairs of the condominium.

VII. CONDOMINIUM.- It is the group of lots of land, apartments, homes, houses, premises or warehouses of a property built horizontally, vertically or mixed, susceptible to independent use by them containing an exit to a common element of that property and to the public road and that belong to different owners who will have a singular and exclusive right of ownership over their Exclusive Property Unit; and also a right of co-ownership over the common elements and parts of the property, necessary for proper use and enjoyment.

VIII. CONDO OWNER.- Individual or legal-collective person, who has ownership or ownership of the Escrow rights over one or several Exclusive Property Units in a property subject to the Condominium property regime and for the purposes of this Law, when he has entered into a contract under of which, if its terms are fulfilled, the individual becomes the owner or trustee of an Exclusive Property Unit.

IX. MASTER CONDOMINIUM.- Any grouping of two or more Condominiums, whether horizontal, vertical or mixed, built on a single property, provided that each of said Condominiums retains for itself areas of exclusive use, and therefore there will be an existence of areas for common use for all Condominiums that make up the reference Master Condominium, such as internal roads, buildings and facilities, among others, and whose general Common Areas will be managed, conserved and maintained by all the Condominiums belonging to said Master Condominium.

X. EXTRAORDINARY FEE.- The monetary amount agreed by the General Assembly to cover unforeseen or extraordinary expenses.

XI. ORDINARY FEE.- The monetary amount agreed upon by the General Assembly, to defray the expenses of administration, maintenance, operation and non-individualized services of common use, which may be fixed or variable according to what the General Assembly determines.

XII. ARTICLES OF INCORPORATION.- Public document, through which a property is constituted under the Condominium Property Regime.

XIII. VOLUNTARY EXTINCTION.- The disappearance of the Condominium Property Regime.

XIV. RESERVE FUND.- It constitutes the economic or financial reserves of the Condominium derived from the payment of fees contributed by the condominium owners to cover extraordinary, emergency and unforeseen expenses.

XV. LAW.- The Real Estate Condominium Property Law for the State of Quintana Roo.

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XVI. SIMPLE MAJORITY.- 50% plus one of the total votes or co-owners, as the case may be.

XVII. OCCUPANT.- It is the person who, by agreement entered into or express authorization of whoever has the power to do so, can use and enjoy an exclusive property unit and acquires rights and obligations over the Common Use Areas and Assets, in the terms established in the Law and the Regulations.

XVIII. PROINDIVISO (Percentage of Ownership of Common Areas Assigned to Each Unit; UNDIVIDED INTEREST).- The percentage that represents the Private Property Unit of each Condominium Owner in relation to the total property subject to the Condominium regime in the terms of the Constitutive Deed, which is not subject to the action of material division of the parties, except in the case of extinction. The condominium owners will have equal circumstances regarding the rights and obligations over the Common Use Areas and Assets.

XIX. REGULATIONS (BY-LAWS).- It is the legal instrument that must be part of the constitutive deed of the condominium property regime and registered in the Public Registry of Property and Commerce and will regulate at least what is established in Chapter I of Title IV of this Law.

XX. SANCTION.- Penalty or fine that condominium owner and/or occupant of the property is obliged to cover for violating this Law, the Civil Code, constitutive deed, ownership transfer contract, agreements of the General Assembly of Condominium Owners, regulations and other applicable legislation in the matter.

XXI. SUB-CONDOMINIUM.- It is that horizontal, vertical or mixed condominium that is part of a Master Condominium.

XXII. EXCLUSIVE PROPERTY UNIT.- These are the different lots of land, apartments, houses, premises, areas or warehouses and the corresponding annexed elements over which the condominium owner has a right of ownership and exclusive use.

Article reformed POE 12-11-2021

CHAPTER II Of the Constitution, Modalities and Extinction of the Condominium Property Regime

ARTICLE 3. The rights and obligations of condominium owners will be governed by this Law, the Civil Code, the articles of incorporation, the ownership transfer contract, the agreements of the Assembly and by the By-Laws of the condominium in question.

Article reformed POE 12-11-2021

ARTICLE 4. The constitution of the condominium property regime is the formal legal act through which the owner or owners of a property formalize before a Notary Public declaring their willingness to establish that type of ownership.

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for its best use, and in which two or more people having a private right, use, share and have access to the areas or spaces of common use and property, assuming conditions that allow them to satisfy their needs according to the use of the property, in a convenient and adequate manner for each and every one, without detriment to its exclusive property, having its own legal personality, applying the Civil Code in a supplementary manner and being governed by the provisions of this Law.

Without prejudice to the above, the Condominium Property Regime may also be established in the following modalities:

a. When the different floors, apartments, homes, premises, areas or warehouses of which a property consists, or that have been built within a property with parts of common use, belong to different owners or being the same owner, are given a different use, or private to each one;

b. When the different apartments, apartments, homes, premises, areas or warehouses that are built within a property, and which has common and indivisible elements, whose private property is reserved in the terms of the previous article, are intended for the alienation of different people;

c. When the owner or owners of a property divide it into different floors, apartments, homes, premises, areas or warehouses, and among others give it a residential, supply, commerce or services, industrial or agro-industrial or mixed use, to sell them to different persons, as long as there is a common element of indivisible private property;

d. By testamentary disposition, provided it complies with the applicable urban development regulations;

e. Derived from the partition of a co-ownership, when two or more units of exclusive ownership are generated, which share common areas and facilities.

In order to register in the Public Registry of Property and Commerce, previously the owners must obtain the Certificate of Territorial Compatibility that, if applicable, is issued by the Agency of Sustainable Urban Territorial Development in terms of the Law of Human Settlements, Territorial Planning and Urban Development of the State of Quintana Roo. To do this, they must present the following documents:

I. Original application signed by the legal representative or owner addressed to the competent authority;

II. Property title;

III. Lien Release (Freedom of Tax);

IV. Certificate of land use issued by the competent municipal authority;

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- V.** Construction License issued by the competent municipal authority;
- VI.** Authorization document for the condominium property regime issued by the competent municipal authority;
- VII.** Completion of work issued by the competent municipal authority or, where applicable, a copy of the bond that guarantees it in the name of the competent municipal authority;
- VIII.** Copy of the corresponding property tax payment receipt;
- IX.** Certification of measurements and boundaries of the property issued by the corresponding municipal authority; and,
- X.** Cadastral Certificate/Record.

Without prejudice to other requirements that in the opinion of the Secretariat of Sustainable Urban Territorial Development deems and indicates necessary, the City Councils will only authorize the change to condominium regime in finished buildings, provided they comply with the rules relating to division of the land, its use, density and intensity of use and urban image, restrictions, agreements made in the General Assembly and other applicable regulations.

Private units in the case of condominiums that involve housing, must respect the minimum surfaces referred to in the Urban Planning Actions Law of the State of Quintana Roo.

Article reformed POE 12-11-2021

ARTICLE 5.-The condominiums, according to their structure and use characteristics, may be:

I.- Due to its structure:

- a)** Vertical condominium.- It is established in that property built on several levels on a common land, with exclusive property units and co-ownership rights over the land and other common elements and parts of the property for its use and enjoyment;
- b)** Horizontal condominium.- It consists of properties with horizontal construction where the condominium owner has the right to exclusive use of part of a piece of land and is the owner of the building established therein, being able to share or not its structure and party walls, being the holder of a right of co-ownership for the use and enjoyment of the areas of the land, buildings and facilities intended for common use;
- c)** Urban Land Condominium.- It is constituted by individual plots of land, considered as Exclusive Property Units, in which each condominium owner will build their construction in accordance with the technical specifications established by the

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corresponding municipal authority at the time of granting the respective construction license, as well as the general and special rules of the Condominium; and

d) Mixed condominium.- It is one formed by vertical and horizontal condominiums, which can be constituted in groups of exclusive property units such as: buildings, bodies, towers, blocks, sections or zones;

II.- Due to its use:

a) Housing.- These are those in which the exclusively owned units are intended for housing;

b) Commercial or services.- These are those in which the exclusive property units are intended for the corresponding line of business or service according to their activity;

c) Industrial.- These are those where the exclusively owned units are used for activities specific to the industry; and

d) Mixed.- These are those where the exclusive property units are used for two or more of the uses indicated in the previous sections.

III.-Repealed.

Repealed fraction POE 03-22-2011

ARTICLE 6.-Repealed.

Article repealed POE 03-22-2011

ARTICLE 7.-Repealed.

Article repealed POE 03-22-2011

ARTICLE 8.-The condominium property regime can be established in new or planned constructions, as well as in previously built properties, as long as the property complies with the provisions of Article 4 of this Law.

Article reformed POE 03-22-2011

ARTICLE 9.-To establish the condominium property regime, before the competent municipal authority, the owner or owners must express their will in a public deed, in which, in addition to the documents provided for in article 4, they will state:

I. The construction license, or in the absence of one, the construction regularization license issued by the competent municipal authority;

II. The location, dimensions, measurements, property limit and boundaries that will be subject to the Regime, if it is located within a housing complex or unit, must specify its separation from the rest of the areas. Likewise, when it is a

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condominium complex, the limits of the buildings or the wings, sections, zones or blocks of the condominium regimes that comprise it must be specified;

III. A general description of the constructions and the quality of the materials used or to be applied to;

IV. The description of each exclusive property unit, number, location, boundaries, measurements, parking spaces and areas, if any, that comprise it;

V. The establishment of areas, facilities, or adjustments to comply with the established standards to facilitate the use of the property by people with disabilities;

VI. The nominal value assigned to each exclusive property unit and its undivided percentage in relation to the total nominal value of the property;

VII.-The characteristics of the condominium, in accordance with the provisions of article 5 of this Law, as well as the destination of each of the exclusive property units;

Reformed fraction POE 03-22-2011

VIII.-The description of the common property assets, destination, specifications, location, measurements, components, and all data that allows their easy identification;

Reformed fraction POE 03-22-2011

IX.-The cases and conditions in which the constitutive deed of the regime and the regulation by-laws may be modified;

Reformed fraction POE 03-22-2011

X.-The certificate of completion of work issued by the competent municipal authority or, where applicable, the bond equivalent to 15% of the total value of the condominium, to guarantee the completion of the work and bond equivalent to 10% of the total value of the condominium, to respond the quality of the construction and its defects, which will be valid for two years from the total delivery of the condominium.

Both bonds will be issued in favor of the corresponding municipal treasury;

Reformed fraction POE 03-22-2011

XI.-Appointment of the administrator, the remuneration if applicable, legal faculties and powers;

Reformed fraction POE 03-22-2011

XII.- The obligation of the condo-owners of guaranteeing the payment of the dues corresponding to the maintenance and administration fund and the reserve fund.

Reformed fraction POE 03-22-2011

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To the appendix to the deed, the following will be added duly certified: the general plan, technical report and blueprints corresponding to each of the exclusive property units, blueprints for hydraulic, electrical, structural, gas installations and common areas with measurements and boundaries; the internal regulations by-laws of the condominium also certified by a notary public, as well as a copy of all the blueprints authorized by the competent municipal authority in the Constitution of the Condominium Property Regime.

ARTICLE 10.-The deed constituting the ownership regime in condominium of real estate, as well as the ownership transfer contracts and other acts that affect the ownership or ownership of these properties, in addition to complying with the requirements and budgets of this law, must be registered in the Public Registry of Property and Commerce.

ARTICLE 11.-Any modification to the articles of incorporation and its regulations will be agreed upon in an extraordinary general assembly, which must be attended by at least 75 percent of the condominium's undivided shareholders and its resolutions will be taken by majority vote.

When a single condominium owner owns more than 20% of the undivided property, the provisions of article 28, section VII of this Law will apply.

*Paragraph added POE 11-12-2021
Article reformed POE 03-22-2011*

Article 12.- In every contract for the acquisition of the rights to an exclusive property unit, it will be stated that the unit or units are up to date with the payment of the ordinary and extraordinary maintenance fees of the Reserve Fund and that was delivered to the condominium owner, as a simple copy of the deed of incorporation of the condominium and the by-laws. The above will apply successively with the new owners.

Article reformed POE 12-11-2021

ARTICLE 13.- The voluntary extinction of the Condominium Property Regime will be agreed upon in an Extraordinary General Assembly which must be attended by simple majority of condominium owners and will require a minimum of votes that represent 75% of the total value of the condominium and the simple majority of the total number of condominium owners, so that their resolutions are valid. The termination of the Condominium Property Regime must be recorded in a public deed and recorded in the Public Registry of Property and Commerce.

SECOND TITLE Of Exclusive Property Assets and Common Use Assets

CHAPTER I Of the Condominium and its Exclusive Property

ARTICLE 14.-The annexed elements that correspond to it, such as regulatory parking spaces, warehouses, utility rooms, hanging cages, laundry rooms or any other that are not common elements and that have been assigned as part of their Exclusive Property Unit, according to the Articles of Incorporation.

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The condominium owner will have the exclusive singular right of his Exclusive Property Unit and co-ownership rights over the elements and parts of the Condominium that are considered common in the Articles of Incorporation.

ARTICLE 15.-Each condominium owner will enjoy their rights as owner, in the terms provided in the Civil Code for the State of Quintana Roo. For this reason, you may sell it, lease it, mortgage it, encumber it and celebrate, with respect to the Exclusive Property Unit, and its respective undivided percentage, all the contracts referred to in common law, without the need for authorization from other Condominium Owners, with the limitations established by law.

For the purposes of respecting the right of the co-owners, in the event of alienation of the Exclusive Property Unit, the owner of the property will make known the intention to sell through the notification made to the co-owners through a Notary Public or a voluntary jurisdiction. The notification must specify the Unit being sold; the exact price of its market value as sold. Once the notification is received, he or the interested parties will have a period of 15 business days to express their desire to acquire the property and initiate the respective procedures.

ARTICLE 16.- Each condominium owner, and in general the inhabitants of the condominium, may use all the common property and enjoy the general services and facilities in accordance with their original nature and destination, without restricting or making more onerous the right of others, otherwise they will be subject to the sanctions provided in this Law; without prejudice to the civil or criminal responsibilities that may be incurred.

ARTICLE 17.- Each condominium owner, and in general the inhabitants of the condominium, will use their exclusive property unit in an orderly and quiet manner. They may not, consequently, allocate it to uses contrary to its intended purpose, nor make it serve purposes other than those expressly contained in its constitutive deed.

ARTICLE 18.- When a condominium owner does not exercise his rights or renounces the use of certain common property, he will continue to be subject to the obligations imposed by this Law, the Articles of Incorporation, the Regulation By-laws, and other applicable legal provisions.

ARTICLE 19.-The condominium owner may use, enjoy, and dispose of his or her exclusive property unit, with the limitations and modalities of this Law and the others established by the articles of incorporation and the regulation by-laws.

The condominium owner and his tenant or any other assignee of the use will agree among themselves who must comply with certain obligations before the other condominium owners and in what

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in this case, the user will have the representation of the condominium owner in meetings that are to be held, but at all times, the user will be jointly and severally responsible for the obligations of the condominium owner.

Both will promptly make the corresponding notifications to the Administrator within the first five business days, counted from the day after they were granted their representation, for the appropriate purposes.

In every lease contract, loan agreement or any other legal instrument, regardless of its name, through which the use of an Exclusive Property Unit is granted to a third party, the obligation of the third party to comply with and respect the By-Laws must be included, and a copy of these latter must be attached into it.

ARTICLE 20.-The joint right of the co-owners will have priority over the tenant's right of preference.

Paragraph reformed POE 03-22-2011

In the case of the sale of an exclusive property unit, the following will apply:

a) If there are two or more co-owners interested in making use of the share right, the one with the greatest seniority will be preferred.

b) In the event that there are two or more co-owners with the same seniority, the one who reliably notifies the bidder first of his willingness to make use of that right will have the right.

In the event there is no interest on the part of the co-owners of the condominium unit, and once the period of 15 days from the notification to exercise that right has expired, this benefit will pass to the tenant and the following must be met:

I.- If the exclusive property unit is intended for a use other than housing, the provisions of the Civil Code and other related provisions will apply, as long as they do not contravene the provisions of this Law.

II.-If the exclusive property unit is intended as a home, the following terms will apply:

a) In all cases, the condominium owner must give written notice to the tenant of his desire to sell his exclusive property unit, specifying the price, terms, conditions and modalities of the sale;

b) The lessee will have fifteen calendar days to give written notice to the lessor of his desire to exercise the right of preference set forth in this Article in the terms and conditions of the offer, exhibiting for this purpose the

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amounts payable at the time of acceptance of the offer, in accordance with the conditions indicated in this law;

c) In the event that the lessor changes any of the terms of the initial offer, he will be obliged to give new written notice to the lessee, who from that moment on will have a new period of fifteen calendar days. If the change refers to the price, the lessor will only be obliged to give this new notice when the increase or decrease in price is more than ten percent;

d) The sale carried out in contravention of the provisions of this Article will be void and the notaries will incur liability in the terms of the Law of the matter, when their fraud or bad faith is proven in the act in which they intervene, except when the seller declares that the property is not rented.

Actions for nullity and notarial liability expire three months after the tenant became aware of the sale.

The buyer in good faith will have the right to sue for damages against the seller who has acted by concealing the lease.

The lessee's right will expire when he or she does not comply with the conditions established in sections b) and c).

ARTICLE 21.-It is prohibited for condominium owners and in general for the inhabitants of the condominium:

I.- Conduct any act that affects the tranquility and comfort of the other condominium owners and occupants, or that compromises the stability, security, health or comfort of the condominium, nor incur in omissions that produce the same results;

II.- Conduct any act, outside or inside his exclusive property unit, that prevents or makes ineffective the operation of common services and general facilities, or by stopping or hindering the use of common areas or if it puts security or tranquility at risk for condominium owners or occupants, as well as the people who pass through the corridors, platforms and stairs; them being obliged to maintain their own services and facilities in good state of conservation and operation;

III.- Conduct works, buildings, or modifications inside your exclusive property unit, such as opening zones, doors or windows, among others, that affect the architectural image of the condominium or damage the structure, load-bearing walls or other essential elements of the building or that may harm its stability, safety, health or comfort;

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IV.- Conduct works and repairs in condominiums for residential use at night hours, except in cases of force majeure.

In the case of commercial or service use, industrial or mixed, the Assembly of condominium owners will agree on the schedules that best suit the destination of the Condominium;

V.-Decorate, paint, or carry out works that modify the façade or exterior walls, out of harmony with the whole or that contravene what is established and approved by the general assembly;

VI.-Cut down or transplant trees, change the use or nature of the green areas unless agreed by the condominium owners who represent at least 75 percent of the undivided ownership of the condominium, as long as it does not contravene the applicable environmental law, and must be: the Constitutive Deed of the condominium.

However, in the event that the trees represent a risk to the buildings or to the condominium owners, or are in poor phytosanitary conditions according to the opinion of the environmental governing municipal body, the general assembly will determine the most appropriate actions to be taken;

VII.- Delimit with any type of material or paint exclusivity signs, as well as roof or make constructions that indicate exclusivity, in the common use parking area or in any other common destination area of the condominium, except the green areas which may be delimited. for their protection, as agreed by the Assembly or whoever this designates.

For no reason may parking in common use areas be used for other purposes;

VIII.- Possess animals that, due to their number, size, or nature, affect the safety, health or comfort conditions of the condominium or condominium owners. In all cases, the condominium owners, their tenants, or assignees, will be absolutely responsible for the actions of the animals that they bring into the condominium if these affect the cleanliness, health and protection, or cause any damage, annoyance, pest or disease to other condominium owners and inhabitants thereof;

Reformed fraction POE 11-12-2021

IX.- Carry out works on the exclusive property that may endanger the safety and physical stability of the building, causing danger or risk to the inhabitants of the condominium or that do not allow the conservation of common areas or their flora, as well as those carried out by condominium owners in common areas affecting the traffic comfort of the condominium; those that permanently prevent the use of a common part or service, even if it is a single owner, and those that detract from any exclusive part of a condominium unit.

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The conducting of works may only be carried out with the unanimous agreement of the condominium owners by a General Assembly, except in green areas, and in the latter case, in addition, the affected party will be compensated to their full satisfaction.

Paragraph reformed POE 03-22-2011

X.- Change the use and destination of the exclusive property unit or the development in part or in whole, unless there is a 100% agreement of the condominium owners, and

Added fraction POE 11-12-2021

XI.- Give use, by any means, of the exclusive property unit to a greater number of people for whom the property is intended.

Added fraction POE 11-12-2021

The violator of these provisions will be responsible for the payment of the expenses incurred to repair the facilities or restore the services in question; will be obliged to stop carrying out the aforementioned actions, and will also be liable for the damages and losses that result, the latter regardless of the sanction to be applied.

Paragraph reformed POE 03-22-2011

ARTICLE 22.-The execution of the works that require mezzanines, floors, pavements or other adjacent divisions in the condominiums, as well as their cost, will be obligatory for the adjacent condominium owners as long as the execution of the work does not result from damage caused by one of the condo-owners.

In vertical construction condominiums, the works that require the roofs on the outside and the basements will be the responsibility of all condominium owners.

CHAPTER II Of Assets Considered Common Property

ARTICLE 23.-The objects of common property in the condominium, such as the following assets may not be alienated, encumbered, or seized:

Paragraph reformed POE 03-22-2011

I.-The land, basements, entrance doors, façade, lobbies, galleries, perimeter walls, corridors, stairs, patios, gardens, squares, paths, interior streets, sports, recreational, reception or social gathering facilities and the spaces designated for drawers parking of vehicles in excess of the regulations, provided this mentioned areas are for general use;

II.-The premises intended for administration, concierge and accommodation for the door attendant and guards; plus, those intended for general facilities and common services;

III.-The works, installations, devices, and other objects that serve common use or enjoyment, such as pits, wells, cisterns, water tanks, elevators, forklifts,

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incinerators, stoves, ovens, pumps, and motors; sewers, canals, water distribution, drainage, heating, electricity and gas conduits; the premises and security works, decorations, and loading areas in general, and other similar works, with the exception of those that exclusively serve each exclusive property unit;

IV.-Foundations, structures, load-bearing walls, roof and rooftops for general use; and

V.-Any other parts of the property, premises, works, devices or facilities established as such in the articles of incorporation and in the regulations.

The condominium owners will monitor and demand that the administrator, through the surveillance committee or general assembly, keep a complete and updated inventory of all the furniture, appliances and facilities described, as well as those that are subsequently acquired or deregistered.

ARTICLE 24.-The mezzanines, walls and other divisions shared by the condominium owners of the property will be common property, only between the adjacent exclusive property units.

ARTICLE 25.-In vertical condominiums, no condominium owner regardless of the location of his or her exclusive ownership unit will have more rights than the rest of the condominium owners.

Unless established in the constitutive deed of the condominium property regime, ground floor condominium owners may not conduct works, occupy for their exclusive or preferential use over other condominium owners, the lobbies, basements, gardens, patios, or other spaces of such. plant considered common, including those intended for light cubes. Likewise, condominium owners on the top floor will not be able to occupy the roof or raise new constructions. The same restrictions apply to the other condominium owners of the property.

ARTICLE 26.- For works on common property and general facilities, the following rules will be observed:

I.-The works necessary to maintain the condominium in a good state of security, stability and conservation, and, for the services to function normally and effectively, will be carried out by the administrator with prior license, if applicable, from the competent authorities of the public administration, sufficient the compliance of the surveillance committee, charged to the maintenance and administration expenses fund, and must report on the matter at the next general assembly. When this fund is not enough or it is necessary to conduct unforeseen works, the administrator will call a general assembly, so that, as provided by the regulations, it can resolve the appropriate matter;

II.-The owner or owners of the condominium in the case of alienation will be responsible for the recovery in the case of eviction. In the case of new constructions, the original owner or owners of the condominium will be responsible for defects

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or hidden defects in the constructions, the corresponding actions being extinguished two years after the delivery of the affected area;

III.-To carry out new works, except in green areas, that do not imply the modification of the Articles of Incorporation and result in a better appearance or greater comfort; an approval agreement from the Extraordinary General Assembly will be required with the assistance of the condominium owners and by a minimum of votes representing 51% of the total value of the condominium, except when a condominium owner owns up to 25 percent of the total value of the condominium, in which case the approval of a minimum of votes of 75 percent of the total value of the condominium will be required;

IV.-In case of lack of administrator, urgent repairs or replacements in the common goods and services may be conducted by any of the condominium owners, the expenses incurred will be reimbursed by distributing the cost in equal parts among all the condominium owners, with prior authorization from the surveillance committee;

V.-The expenses arising from the operation, repair, conservation and maintenance of the general facilities and services, as well as the communal areas or assets, will be covered by all condominium owners in the proportion that their percentage of ownership represents over the undivided of the condominium;

VI.- In the case of expenses arising from the provision of electricity, water and other services in communal areas or assets, they will be covered in accordance with the provisions of section **V** above. The service provider or provider will include the respective amount in the invoice or receipt it individually issues to each condominium owner for the service in their exclusive property unit.

ARTICLE 27.-Agreements may be entered into with the competent authorities to establish control and surveillance services in gardens, parks, roads, squares, parking lots and other areas that are part of the areas and elements of common use, subject to prior approval agreement by the General Assembly and in accordance with the provisions of Article 31, section III. Without this preventing the Assembly itself from hiring professional services for these purposes.

TITLE THREE

Of the Organization and Administration of the Condominium Property Regime

CHAPTER I

Of the Supremacy and Powers of the Assembly

ARTICLE 28. Condominium property regime will be administered by the Assembly, which must be governed by a Public Deed that stipulates its organization and social functioning and will appoint an administrator to conduct said tasks.

Ordinary meetings of the assembly will be those that are called to discuss the matters referred to in article 31 of this Law, with the exception of section I, which

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must be discussed in an extraordinary meeting of the assembly, which must also resolve and agree, in the case of destruction, ruin, decay, expropriation or affectation of the condominium in accordance with the legal provisions that may be applicable, matters related to the reconstruction, demolition, division and disposal of the assets that make up the condominium property regime.

The meetings of the Assembly of a master condominium will be group meetings, in which matters related to the common areas of the master condominium are discussed, of a condominium that consists of different parts and includes, among others, several stairs, patios, gardens, works and installations intended to serve only a condominium, whose special expenses will be borne by the group of beneficiary condominium owners, including the cases of stairs, elevators, elevators and other elements, devices or facilities for the exclusive use of the corresponding condominium. In the condominium regulations, special rules for the distribution of these expenses must be established according to the undivided members of the master condominium and the relationship between the undivided members of the sub-condominiums, as well as those to regulate meetings of administrators, when said condominium has been organized by sections or groups, or if it is a master condominium.

The meetings of the Assembly will be governed by the following:

I. They will be chaired by the condominium owner designated by the Assembly, two tellers who may be owners or third parties also designated by the Assembly, and a Secretary whose function will be performed by the Administrator or, in the absence of the latter, by whomever the Assembly designates, or the Regulations provide.

II. To conduct the Assembly meeting, the services of a moderator or an advisor may be hired in order to conduct it in an orderly manner, facilitating the interaction of those present and providing advice to comply with the formalities of the meeting, as well as providing the legal guidelines regarding the points that will be the subject of discussion. The moderator or advisor must be impartial, objective and will work for the common good of the Assembly.

Without prejudice to the foregoing, the moderator or advisor of the Assembly meeting may also collaborate in drafting the minutes of the meeting; but will never replace the character and function of the President and, where appropriate, the Secretary.

III. Ordinary meetings will be held at least once every six months and extraordinary meetings will be held as many times as they are called in advance as circumstances require, in accordance with the provisions of this Law, the Articles of Incorporation and the Condominium Regulations.

IV. The Assembly meetings, whether ordinary or extraordinary, will be held in the Spanish language and if required by the condominium owners, these may be assisted by a translator to facilitate communication and the making of agreements therein.

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V. Meetings of the Assembly, whether ordinary or extraordinary, may be held in person and/or remotely through the use of digital platforms.

The condominium owners may freely choose the modality of their participation in the Assembly meetings, whether in ordinary or extraordinary ones.

The meetings of the Assembly, whether ordinary or extraordinary, in their face-to-face mode will be held at the condominium domicile, except in cases of force majeure or by being necessary and in order to facilitate the participation of all interested parties.

In the Assembly meetings, whether ordinary or extraordinary, in their remote mode, the use of any digital platform will be implemented that facilitates and allows the image of the condominium to be projected in real time, as well as the use of voice for the purpose of be able to cast their vote without the need for a legal representative to physically participate in the meeting, with the recording serving as proof.

The Assembly meetings in their remote mode will be governed by the following:

a) The condominium owner must request registration in advance via email to the Condominium Administration account, to which they will send the requirements required to participate.

b) The condominium owner must acknowledge receipt via email of a link and password to access the platform.

c) The condominium owner must project his image in real time.

d) The condominium owner must request the use of voice either through the platform's chat or by raising his hand depending on the platform used.

e) Microphones must remain turned off for the entire duration of the Assembly meeting, in order to maintain the connection and sound quality.

f) The microphone will be enabled only when using its voice.

g) The Assembly meeting in question cannot be declared null or invalid if for connectivity reasons it is disconnected from the platform and the signal is lost intermittently or completely.

h) The consent of the condominium owner will be requested so that the meeting of Assembly and their participation could be recorded, and the digital memory attached to the appendix of the minutes that are drawn up for such purposes.

i) The Assembly meetings will be held at the time established for such purposes, according to the geographical area in which the condominium is located.

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j) During the development of the Assembly meetings, the guidelines of the platform technician and moderator will be followed, which will be the person who will attend to the participation of the condominium owners connected to the platform and will enable the microphone according to the corresponding turn among the participants. in person and remotely, so that they can use their voice, as well as verify their vote and communicate it to the designated tellers.

k) The attendance list will be signed by the teller designated by the Assembly prior to reviewing and verifying the participation of the condominium through the projection of its image.

VI. The value of the vote of each condominium owner, whether their participation in the Assembly meeting is in person or remotely, will be equal to the percentage of the undivided property that corresponds to them and that appears in the Articles of Incorporation and in the corresponding public instrument which serves to state the ownership of its property.

In cases of election, re-election, or removal of the Administrator, of the members of the administration or of the Surveillance Committee, each unit of exclusive residential property will have a single vote, including those of mixed use that have units for residential or residential-touristic use. Condominiums are excepted for commercial, office, storage, industrial and parking use, where the vote will be in accordance with the provisions of the previous paragraph.

VII. Voting will be nominal and direct. The Condominium Regulations may authorize representation by means of a power of attorney signed before two witnesses, or in the case of legal entities that are owners and are represented at a meeting of the Assembly, they must exhibit the testimony, or a certified copy of a power granted in a public deed. In no case may a single person represent more than 20% of the condominium owners, nor in any case may the Administrator or the members of the Surveillance Committee represent any condominium owner, which will be duly specified in the Condominium Regulations.

VIII. The resolutions of the Assembly will be taken by a simple majority of votes of those present at the meeting held, except in cases in which this Law, the Assembly, and the Condominium Regulations, without contravening it, prescribe a special majority.

When a single condominium owner represents 20% or more of the joint ownership, the vote in favor of the majority of the remaining percentage will also be required for the agreements to be valid.

IX. The appointments of the Administrator, the Administration Committee, if applicable, and the Surveillance Committee, will be for up to one year and may only be re-elected up to two consecutive times for the immediate period, unless there is unanimity among the condominium owners, which do not exceed 20 Exclusive Property Units. Cases of external administration are excepted from the above.

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X. In cases where only one condominium owner represents more than 50% of the undivided condominium and the remaining condominium owners do not attend the meeting of the Assembly, after notification of the call-in accordance with this Law, the meeting of the Assembly may be held in the terms of articles 29 and 30 of this law.

XI. When a single condominium owner represents more than 20% of the undivided property of the Condominium, at least half of the votes representing the remainder of said undivided property will be required for the agreements to be valid. When a valid agreement is not reached, the majority condominium owner or the minority group may resort to mediation; or submit the discrepancy to arbitration or judicial resolution. Exceptions are cases of election of Administrator or members of administration and surveillance committees, where agreements will be made by simple majority of votes in the Assembly.

XII. The secretary will transcribe the minutes of the Assembly meeting in the book that the Assembly has authorized for this purpose. The minutes, for their part, will be authorized, and in this order, by the secretary himself, the president of debates of the assembly, the tellers, and the members of the surveillance committee if they attend, and where appropriate by a notary public.

Without prejudice to the foregoing, when the Assembly or the Surveillance Committee or the Administration has the assistance of a moderator or advisor to conduct the Assembly meeting and draft the minutes, both the President of the Assembly and the Secretary will ensure that the wording of the minutes contains the points of agreement reached at the Assembly meeting.

XIII. The secretary will always have the minute book in view of the Owners and will inform each one in writing of the resolutions adopted by the Assembly.

Without prejudice to the provisions applicable to the meetings of the Assembly, it may agree on other mechanisms and forms to make decisions and agreements for the better administration of the condominiums.

If the agreement is issued to modify the Condominium Constitutive Deed and/or its Regulations, the minutes will be notarized before a notary public so that it can be registered in the Public Registry of Property and Commerce, attaching the minutes to it. that is raised, the attendance list, the memory of the recording of the Assembly meeting, the printout of the email of your registration and the response to said email made by the Administrator and/or his staff.

XIV. For the purposes of voting in the Assembly meetings, electronic voting and communications from foreign or national Condominium Owners who are not in the Condominium location may be provided, provided that such means are subject to the guidelines established for holding the Assembly meetings in their remote mode.

For the purposes of votes of the Condominium Owners and various communications that are contemplated in the constitutive act of the regime or in the respective Regulations, the following means might be used; being such means the

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electronic, optical or any other technology, including videoconferencing.

XV. When, due to the importance of the matter(s) to be discussed at the Assembly meeting, it is considered necessary, the Administrator, the Surveillance Committee or at least 25% of the Condominium Owners may request the presence of a notary public.

XVI. The Owners or their representatives may attend the Assembly meetings either in person or remotely, accompanied by lawyers, public accountants and/or translator interpreters, so regardless of the modality chosen for participation in the meeting of the Assembly, only one of them may speak before the Assembly, making the respective designation at the time of the roll-call.

Article reformed POE 12-11-2021

ARTICLE 29.-In the procedure for holding the Assemblies, as the case may be, the following provisions must be met:

When the assembly is held by virtue of the first call, a quorum of 75% of the condominium's proindiviso WILL be required; when it is held by second call, the quorum will be at least 51% of the condominium's proindiviso.

Paragraph reformed POE 03-22-2011

In the event of a third or subsequent call, the assembly will be declared legally established with the Owners who attend, and the resolutions will be taken by majority of those present.

ARTICLE 30.-The calls to hold Assemblies must meet the following requirements:

I. The call must indicate the type of meeting of the Assembly in question, the modality, the requirements to be met by the participants, the place where it will be held within the condominium, or, where appropriate, the one established by the By-Laws, but in no case outside the municipality in which the condominium is located, as well as the date and time in which it will be held, including the agenda and who convenes;

Reformed fraction POE 11-12-2021

II. Between the first call and the holding of the Assembly meeting, there must be a minimum period established for this purpose by the Condominium Regulations or, failing that, said period will not be less than fifteen calendar days. Between the second call and the holding of the meeting of the respective Assembly, there must be a minimum period of 30 minutes and between the third or subsequent call, ten minutes of advance notice.

Reformed fraction POE 11-12-2021

Repealed.

Paragraph repealed POE 03-22-2011

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When a group of Condominium Owners who hold at least 25% of the undivided share of the condominium have requested in writing from the Administrator the holding of an Assembly, clearly specifying the topics and points to be discussed, in the event that the Administrator has not called it in the following ten business days, they may prove the previous point before the Civil Judge of First Instance or the Alternative Justice Center, so that it publishes the aforementioned Call, which may not vary in the points previously requested.

Paragraph reformed POE 03-22-2011

The Surveillance Committee may also call an Assembly, as provided in Article 40, section IX.

In cases of extreme urgency, an assembly will be called as early as circumstances require.

The determinations adopted by the Assemblies in the terms of this Law, the Articles of Incorporation, the Condominium Regulation By-Laws, and the other applicable legal provisions are binding on all Condominium Owners, including those absent and dissidents.

III.-Condominium Owners or their representatives will be notified by unfailingly delivering the respective call to the Exclusive Property Unit that corresponds to them or by email they have had indicated for this purpose; and this notification must be recorded in the administration of the Condominium.

In addition, the convener must post the call in five or more visible places in the Condominium, or in those expressly established in the Regulation, on the date on which it is issued, and must prepare a detailed record of the above, signed by the person who convenes, by a member of the surveillance committee and three Condominium Owners, or failing that, prepare said detailed record before the certification of a notary public.

ARTICLE 31.-The Assembly of Condominium Owners will have the following powers:

I.-Modify the Condominium Constitutive Deed and approve or amend its Regulations and By-Laws; these must be registered in the Public Property Registry in the cases and conditions provided for by both;

II.-Freely appoint and remove the Administrator or Administrators, in the terms of this Law, from the Constitutive Deed and the Condominium By-Laws, except for those who serve for the first year, which will be appointed by those who grant the Condominium Constitutive Deed;

The Administrator or Administrators will be empowered to act in the name and representation of the General Assembly of Condominium Owners and may or may not be one of the Condominium Owners; the Assembly of these will set the relative remuneration, which may be waived by any condominium owner who agrees to serve the position free of charge;

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III.-Specify the obligations and powers of the Administrator towards third parties and those necessary with respect to the Condominium Owners, in accordance with the Articles of Incorporation and the Condominium Regulations;

IV.-Establish and modify the default rates payable by the Condominium Owners, in case of non-payment of maintenance and administration fees and for the reserve fund;

V.-In the terms of the previous sections, appoint and remove the members of the surveillance committee;

VII. Resolve on the type and amount of the guarantee that the Administrator must grant regarding the faithful performance of his mission and the management of the funds in his care, both for maintenance and administration and for the reserve for replacement of implements; The Administrator may be exempt from posting bail, if approved by the Assembly by a simple majority;

Reformed fraction POE 11-12-2021

VII.-Examine and, where appropriate, approve the account statements submitted by the Administrator for its consideration, as well as the annual activity report submitted by the oversight committee;

VIII.-Discuss and, where appropriate, approve the expense budget for the following year, which will establish the fees that the administrator and other workers will earn;

IX.-Establish the fees payable by the Condominium Owners to constitute a fund destined for maintenance and administration expenses and the reserve fund, for the acquisition of implements and machinery that the Condominium must have;

X.-Instruct the surveillance committee or whoever is designated to proceed before the competent authorities when the Administrator or Administrators violate this Law, the Condominium Regulations, the Articles of Incorporation, and any applicable legal provisions;

XI.-Adopt appropriate measures on matters of common interest that are not included within the functions conferred on the Administrator; and

XII.-The others conferred by this Law, the Condominium Regulations, the Articles of Incorporation, and other applicable provisions.

Article 32.-The lack of payment by the condominium owners of fees for the maintenance and administration fund and for the reserve fund, as well as extraordinary fees, default interest, attorney's fees or the payment of any penalty established in favor of the condominium, will suspend their right to vote as long as the non-payment persists.

Paragraph reformed POE 11-12-2021

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However, the condominium owner whose voting right is suspended; his representative, or, where applicable, the duly authorized occupant, may freely attend the Assemblies and express his opinion regarding the matters discussed therein.

In this case, the undivided property corresponding to the Exclusive Property Unit whose owner or occupant has failed to comply will not be considered for the purposes of the installation of the Assembly, nor will it have the right to vote.

Paragraph reformed POE 11-12-2021

CHAPTER II Appointment and Powers of Administrators

ARTICLE 33.-The administrator or administrators of the condominium property regime is the physical or legal person designated by the Assembly in the terms of this Law, and the Condominium Regulations.

To perform the position of Administrator, you must prove experience in condominium administration, or, where appropriate, prove that you have taken training courses in Condominium administration. This requirement may be waived by the assembly through the vote of the Condominium Owners representing 75% of the undivided Condominium.

ARTICLE 34.-In the event that Owners decide to conduct their self-administration, the Administrator will be elected by the Assembly from among the Owners themselves, lasting in office for the time determined by the Assembly itself, without generating the performance of such function in any case a labor right.

When a condominium owner is appointed Administrator, member of the administration committee or the surveillance committee, he must prove that he is up to date with the ordinary fees, the reserve fund, as well as the extraordinary fees, default interest, legal expenses or the payment of any penalty established in favor of the condominium, from the beginning and throughout its entire management.

Paragraph reformed POE 11-12-2021

ARTICLE 35.-When the assembly decides to hire professional services for the administration of the Condominium, it will designate the person or persons in charge of entering into the corresponding contract in accordance with the applicable law, in which it will be established that the administrator who receives compensation for his administration services must issue a receipt that meets the requirements established by the Federal Tax Code.

ARTICLE 36.-It will be up to the Administrator:

I.-Keep a book of assembly minutes, duly authorized by the oversight committee;

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II.-Take care, monitor and maintain in good condition the common use assets of the Condominium, facilities, and common services, as well as promote the integration, organization, and development of the community.

Common services include those that are in common with other Condominiums, as is the case in master condominiums.

The provision of these services and the problems that arise due to the contiguity of the Condominium with others, will be resolved in the Assemblies corresponding to each Condominium, with each Administrator representing the respective Condominium Owners before the General Meeting of Administrators in which they will be agreed upon, the pertinent instructions for the General Administration Committee of the Master Condominium;

III.-Collect and preserve, for the duration of its management, the books and documentation related to the Condominium, which may be consulted at all times by the Condominium Owners or their representatives, delivering them to subsequent administrations;

IV.-Carry out all acts of administration and conservation that the Condominium requires in its Common Areas; as well as contracting the supply of electrical energy and other goods and services necessary for the facilities and Common Areas, and the amount of consumption of the service or property in question must be prorated among the Condominium Owners based on the percentage of the undivided property that corresponds to them;

V.-Conduct the necessary works in the terms of section I of article 26 of this Law;

VI.-Execute the agreements of the assembly, unless it designates another person or persons for this purpose;

VII.-Collect from the Condominium Owners what each one is responsible to keep contributing to the maintenance and administration fund and to the reserve fund, as well as extraordinary fees. For the collection, you may contract, on behalf of the Condominium, banking, legal, investment and accounting services authorized by the Assembly;

VIII.-Conduct the maintenance and administration expenses of the Condominium, charged to the corresponding fund, in the terms of the Condominium Regulations;

IX.-Grant receipt in the name of the Condominium or the Administrator, to each of the Condominium Owners, for the ordinary fees, of the maintenance and administration fund, of the reserve fund, as well as extraordinary fees, default interest, attorney's fees or the payment of any penalty established in favor of the Condominium, in terms of the applicable legislation. These receipts will express, where applicable, the balances in liquidation payable by each condominium owner;

Reformed fraction POE 11-12-2021

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X.-Deliver on a monthly, bimonthly basis or when so determined by the Assembly to each condominium owner, obtaining proof from whoever receives it, an account statement that shows:

a) Detailed list of collections and expenses from the previous month or months charged to the maintenance and administration fund;

b) Consolidated statement showing the amounts of contributions and fees pending to be covered. The Administrator will have at the disposal of the Owners who request it, a list of them fees, in which the amounts that each one of them contributed both to the maintenance and administration fund and to the reserve fund, with expression of quota balances pending to be covered;

c) Balance of the maintenance and administration fund and purposes for which it will be allocated in the following month or, where applicable, amount and list of debts to be covered;

d) Balance of bank accounts, of investment resources, with mention of interest, held by the Administrator;

e) Information regarding the resolutions legally agreed upon in the Assembly meetings, as well as the execution of the agreements made therein;

Paragraph reformed POE 12-11-2021

f) The condominium owners will have a period of 30 calendar days after the holding of the Assembly meeting, whether ordinary or extraordinary, to submit in writing their observations and objections regarding the information that has been sent to them, either physically or by electronic media. If after said period, the Administrator does not receive any writing, it will be understood as fully consented, subject to the approval of the assembly in the terms of section VII of article 31;

Subsection added POE 11-12-2021

XI.-Call an assembly in accordance with the provisions of articles 29 and 30 of this Law;

XII.-Demand, with the representation of the other Owners, compliance with the provisions of this Law and the Regulations;

XIII.-Take care of due observance of the provisions of this Law, the Condominium Regulations, and the Articles of Incorporation;

XIV.-Register the Constitutive Deed of the regime, as well as the deeds of modifications to it, in the Public Property Registry;

XV.-In relation to the common assets and interests of the Condominium, the Administrator will have general powers for lawsuits, collections and acts of asset administration, including those that require a special clause in accordance with the Law, to articulate and absolve position, to formulate complaints, desist and

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grant forgiveness and appoint lawyers with the specific powers required in each case.

Without prejudice of the foregoing, the Condominium Administrator, with the prior consent of the Surveillance Committee granted in writing, may delegate powers for lawsuits and collections in favor of lawyers to address any dispute or situation in which the intervention of professionals is required.

Paragraph added POE 11-12-2021

Likewise, it may, jointly with the President of the Surveillance Committee, open checking accounts and issue checks and, when so agreed by the Assembly, designate authorized signatures for the management of said accounts.

Paragraph Route (formerly second) POE 11-12-2021

XVI.-Comply with the provisions of the Civil Protection Law and its Regulations. The measures adopted and the provisions issued by the Administrator within his functions and based on the law and the Condominium Regulations, will be mandatory for all Condominium Owners. The Assembly, by the majority established by the Condominium Regulation By-Laws, may modify or revoke said measures and provisions of the Administrator;

XVII.-Carry out the other functions and comply with the obligations established by the Articles of Incorporation, the Condominium Regulations, this Law, and other applicable legal provisions; and

XVIII.-Register in the Public Registry of Property and Commerce, its appointment as administrator of the Condominium, within a period of no more than 30 days from the celebration of the Assembly in which it was appointed, for which he must attach a certified copy of official identification, curriculum vitae with documents supporting this, proof of non-criminal records, as well as the minutes of the Assembly signed by the condominium owners, duly notarized before public notary.

The above for the purposes of representation before the jurisdictional, administrative, and fiscal bodies, individually or jointly with other professionals who have been designated in the Assembly or the constitutive act.

ARTICLE 37.-When the Assembly of Condominium Owners appoints a new administration, the outgoing administration will be obliged to deliver to the incoming administration, in a period that does not exceed seven calendar days from the day of the appointment, all documents related to the Condominium, including the account statements, checkbooks, minute book, Condominium owners registration book, assets both in cash and in documents, contracts, movable property, real estate and other assets under its protection and responsibility, which may only be postponed by judicial resolution, under penalty of payment of damages and losses these could cause, without prejudice to other civil and criminal actions that could be brought against them in accordance

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with current legislation. A detailed record must be drawn up of the delivery referred to in this article, which must be signed by the people involved in it.

The assembly at any time may determine the practice of documentary, financial and accounting auditing of the current and outgoing Condominium administration.

CHAPTER III Of the Election and Integration of the General Administration and Surveillance Committees of Master Condominiums

ARTICLE 38.-In the Master Condominiums, an Administration Committee may be elected for the Administration of all the Common Areas, which will be made up of:

a) An Administrator, who will have the functions, obligations and powers contained in article 36 of this law;

b) A secretary, who will be in charge of administrative activities related to updating and managing the books of the Assembly minutes, files and other documents necessary for the proper functioning of the administration; and

c) A treasurer, who will be responsible for the internal accounting management of the administration and will be jointly and severally obligated with the Administrator to keep the administration's account statements updated, without being able to have the availability or exercise thereof.

ARTICLE 39.-For the election of the members of the General Administration Committee of a Master Condominium, a General Meeting of Administrators will be held, in accordance with the provisions provided for in article 29 of this Law, calling each of the Administrators of the Condominiums that make up the Master Condominium so that the General Administration Committee is elected through their votes, with the understanding that each Administrator will retain for all legal purposes and for all cases the quality of representative of their respective Condominium.

At the second General Meeting of Directors, which may not be held within a period of more than 60 days after the first one was held, they will approve by a simple majority of votes the Regulations that will govern them in their organization, which will detail the powers and obligations of the General Administration Committee.

CHAPTER IV From the Surveillance Committee

ARTICLE 40.-The Surveillance Committee will be made up of five owners or their legal representatives duly accredited by power granted before a Notary Public, who will be elected by the Assembly and will remain in office for up to one year with the possibility of being re-elected, serving in an honorary capacity.

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To be a member of the Surveillance Committee, you must prove that you are up to date with the payment of your maintenance fees, reserve fund, default interest and any other concept that you have agreed to contribute, from the beginning and throughout the entirety of your management. Applicants must be people who preferably reside in the Condominium or who stay more frequently in the property and who do not have a conflict of interest with the Condominium.

Due to the above, the following may not apply or be members of the Surveillance Committee:

- a)** Those people who provide services directly or indirectly to the Condominium.
- b)** A Condominium Owner who holds 30% of the property undivided interest.
- c)** Any other impediment established by the Assembly.

The election of the General Surveillance Committee of the Master Condominium will be regulated in the same terms as the previous paragraph. This type of organization for condominium administration can also be applied to any condominium when so determined by the Assembly of the respective condominium.

The Surveillance Committee may be constituted by a president, a secretary, a treasurer and two members determined by the Assembly. In the latter case, a minority that represents at least 25% of the total number of Owners will have the right to designate one of the members of the committee.

The Surveillance Committee will not have a casting vote to resolve differences or controversies that arise in Assembly meetings.

The members of the Surveillance Committee will have the following general functions and obligations:

President:

- a)** Call work meetings of the Committee and the Administration.
- b)** Preside over Assembly meetings in any form.
- c)** Coordinate the work of the Surveillance Committee.

Secretary:

- a)** Ensure that the Condominium maintains a file of all Assembly meetings, Contracts, and other documentation related to it.
- b)** Prepare the minutes of the Committee Meetings with the Administration.

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c) Preside over the Assembly in the event of the absence of the President of the Assembly.

d) Review the content of the calls and minutes of the Assembly meetings.

Treasurer:

a) Keep the Condominium's accounting books, and tax returns updated.

b) Review the Condominium account statements.

c) Participate in work meetings with the accountant who keeps the accounting records of the Condominium.

d) Verify that receipts for payment fees are issued in favor of the Condominium.

e) Preside over the Assembly in the event of the absence of the President and the Secretary.

Vocals:

a) Make up for the absence of any of the members of the Surveillance Committee.

b) Participate in meetings called by the Surveillance Committee.

Without prejudice to the above and in a collegial manner, the Surveillance Committee must:

I. Ensure that the Administrator complies with the agreements of the corresponding Assembly meeting;

II. Supervise the fulfillment of the Administrator's functions;

III. Monitor the contracting and termination of professional services agreed upon by the Administrator, when so agreed upon by the Assembly;

IV. If applicable, give your consent to carry out the works referred to in article 26 section I;

V. Verify and rule on, the account statements that the Administrator must submit to the Assembly;

VI. Verify and supervise the investment of the reserve fund;

VII. Report to the Assembly your observations on the administration of the Condominium;

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VIII. Assist with the Administrator in observations to the Condominium Owners regarding compliance with their obligations;

IX. Call a meeting of the Assembly, when the condominium owners have requested it from the Administrator, and he does not do so within ten days following the request.

Likewise, when in its opinion it is necessary to inform the Assembly of irregularities that the Administrator has incurred, with notification to the Administrator so that he may appear at the relative Assembly;

X. Request the presence of a representative of the corresponding City Council or a Notary Public in the cases provided for in this Law.

The President of the Surveillance Committee, jointly with the Administrator, may open checking accounts, issue checks and when so agreed by the Assembly, designate authorized signatures for the management of the mentioned accounts, and

XI. Others matters that may arise from this Law, from other provisions that impose duties upon them, as well as from the Articles of Incorporation and the Condominium Regulations.

The President of the Surveillance Committee must call a meeting when any of the members fails to comply with the payment of maintenance fees, interest, sanctions, reserve funds or any other concept, or is in any of the cases that The Law establishes so as not to be a member of such Committee or have sold his property. Likewise, it must take the pertinent measures and, where appropriate, by majority vote, revoke the position of a member of such Committee, when he no longer meets the requirements to be a member or due to the impossibility of continuing with the position; in order to appoint to another member who performs said functions.

When a member of the Surveillance Committee, for any reason, cannot continue performing his/her function, due to having sold his/her unit or, as it suits his/her interests, he/she must notify the other members of the Committee in writing, thirty days in advance, for him to carry out the appropriate actions.

In the event that three members of the Surveillance Committee are missing, the Condominium Administrator, within a period of no more than thirty calendar days, will call a meeting of the Assembly, in order to name or designate new members.

Article reformed POE 12-11-2021

**FOURTH TITLE
Of the Obligations and Rights Derived from the Condominium Property Regime**

**CHAPTER I
Of the Condominium Regulations**

**REAL ESTATE CONDOMINIUM PROPERTY LAW OF THE STATE OF
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ARTICLE 41.-The Condominium Regulations must be added in a certified copy to the appendix of the Articles of Incorporation and delivered to each of the acquiring condominium owners, and must contain at least the following:

I.-The rights and obligations of the Condominium Owners regarding the goods and services of common use, as well as the limitations to which the exercise of the right to use such goods and services and their own is subject;

II.-The bases to determine the contributions that must be made by the Condominium Owners in installments; since these will serve to form the maintenance and administration fund and the reserve fund;

III.-The appropriate measures for the best administration, maintenance, and operation of the Condominium, as well as those necessary to integrate civil protection and public security committees;

IV.-The necessary provisions that promote the integration, organization, and development of the community;

V.-Way to convene a meeting of Condominium Owners and the person who will preside over it;

VI.-Form of appointment and obligations of the Administrator and administration and oversight committees;

VII.-Requirements that the Administrator, the members of the Administration Committee and the Surveillance Committee must meet, as well as their powers;

Reformed fraction POE 03-22-2011

VIII.-Remuneration bases, if applicable, of the Administrator, as well as the security deposit/bail that the Administrator must grant, if applicable;

IX.-Causes for the removal of the Administrator, members of the Administration Committee and those of Surveillance;

X.-The bases for the modification of the Articles of Incorporation and the Internal Regulations of the Condominium;

XI.-The establishment of provisional measures in cases of temporary absence of the Administrator;

XII.-The determination of criteria for the use of the Common Areas, especially for those that must be used exclusively for people with disabilities, whether they are Condominium Owners or any occupant;

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XIII.-Determine, where appropriate, the measures and limitations to own animals both in the Exclusive Property Units and in the common elements;

Reformed fraction POE 03-22-2011

XIV.-Repealed;

Repealed fraction POE 03-22-2011

XV.-The determination of criteria for matters that require a special majority in the event of a vote;

XVI.-The bases for the integration of the Internal Civil Protection Program;

XVII.-The provisions conducive to granting to third parties the Common Areas that are the subject of lease or that are intended for commerce, establishing the temporality and the respective guarantees for their compliance; and

XVIII.-The matters reserved for it by the Articles of Incorporation and this Law.

The Regulation may establish the obligation of each of the Condominium Owners to contract insurance with a company legally authorized to do so and at their choice, against hydrometeorological phenomena, earthquake, flood, explosion, or fire and with coverage against damages to third parties.

Paragraph reformed POE 03-22-2011

The Condominium Regulations and their modifications must be part of the Articles of Incorporation or be added to its file and registered in the Public Property Registry.

CHAPTER II Of the Estimated Fees for Common Expenses and Obligations

ARTICLE 42.-The contribution of the condominium owners to the constitution of the Maintenance and Administration Fund and the Reserve Fund must be made in the following way:

I. The maintenance fees referred to in the previous paragraph will not be subject to compensation, personal exceptions, or any other assumption that may excuse their payment and these will be imprescriptible;

Fraction reformed POE 11-12-2021

II.-Said payment may be divided into monthly installments, which must be covered in advance, or as decided by the General Assembly. The amount of these funds will be integrated in proportion to the co-ownership right that corresponds to each condominium owner, in relation to what is established in accordance with article 9, section VI of this law. The first contributions for the constitution of both funds will be determined in the Condominium Regulation By-Laws;

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III.-Both funds, while not used, may be invested in investment securities at-sigh (by demand) with the highest market returns, preserving the necessary liquidity to meet short-term obligations; and

IV.-The Assembly of Condominium Owners, in the case of areas of common property, which are leased or used for commerce, will dictate the provisions conducive to their contracting to third parties, establishing the temporality and the respective guarantees for their compliance.

In the case of sections III and IV, the assembly will annually determine the percentage of the fruits or profits obtained that must be applied to each of the Condominium funds.

ARTICLE 43.-The fees for common expenses that are generated by each condominium owner and that are not covered in a timely manner on the dates and under the formalities established by the Assembly or in the Condominium Regulation By-Laws in question, will bear interest at the rate established by the same Regulations or in its case the Assembly, and will not be capitalized; regardless of the sanctions and legal expenses to which the Condominium Owners are entitled due to their failure to pay.

The payments made by the Condominium Owners will be applied chronologically, in the following order; to cover fines, interest, sanctions, legal expenses and ordinary maintenance fees, extraordinary fees and reserve fund.

It entails execution through civil executive means, the statement of account that reflects the existing debts, default interest and/or conventional penalty stipulated in the Condominium Regulation By-laws, if signed by the Administrator and the President of the Surveillance Committee, accompanied by the corresponding receipts of pending payment, as well as a copy certified by a Notary Public of the minutes of the meeting of the relative Assembly and/or of the Condominium Regulations, where applicable, in which the fees payable by the condominium owners for the fund have been determined for maintenance and administration and for the reserve fund. This action can only be exercised when there are three ordinary installments or one extraordinary installment pending payment.

The Condominium Regulations may establish that, when a condominium owner incurs default, the Administrator will distribute among the remaining Condominium Owners the amount of the debt caused and that continues to be caused, in proportion to the value of their properties, until the debt is recovered, and various provisions may be foreseen. penalties to make payment due. Upon recovery of said debt, the Administrator will reimburse those affected by said charge for the amounts they have contributed and the interest in the proportional part that corresponds to them.

When the services enjoyed in private areas are paid for with resources from the Maintenance and Administration Fund or the Condominium Reserve Fund, the Administrator may suspend these services to the condominium owner who does not timely comply with the payment of the maintenance and administration fees or the one of

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reserve, with prior authorization from the surveillance committee, except when it comes to water service.

Article reformed POE 12-11-2021

Article 44.-The condominium owner who repeatedly does not comply with his obligations and incurs violations of this Law, the Articles of Incorporation, and the Condominium Regulation By-laws, regardless of being responsible for the damages and losses caused to others, may be sued for compensation. oblige them to sell their rights even at public auction, respecting the preference or interest rights, as the case may be.

The exercise of this action will be resolved in the extraordinary meeting of Condominium Owners, by approval agreement of those who represent a minimum of 75% of the undivided Condominium interest. The delinquent or infringing condominium owner will also be summoned to said Assembly, so that he may express what is appropriate to his right.

ARTICLE 45.- If a non-owner occupant fails to comply with the obligations under his or her responsibility or commits violations of the Condominium Regulations, the Administrator will file a claim against him or her and against the condominium owner, in the terms of the previous article.

Article 46.- When a purchase and sale contract is concluded in relation to an Exclusive Property Unit, the notary public who prepares the respective deed must require from the selling party proof of non-debt, among others, of the payment of the maintenance and administration fees and the reservation, duly signed by the Administrator, as well as the online Digital Tax Receipts for the last 3 payments of maintenance fees.

Article reformed POE 12-11-2021

ARTICLE 47.-The Condominium Owners will pay the municipal, state and federal contributions that correspond to them, both for their Exclusive Property and for the aliquot part on the common assets and areas.

CHAPTER III From Liens to the Condominium

ARTICLE 48.-The liens of the Condominium are divisible between the different Exclusive Property Units that make it up.

Each of the Condominium Owners will be liable only for the lien that corresponds to their Exclusive Property Unit, and with respect to the common property in a proportional manner in terms of the provisions of Article 15 of this Law. Any clause or prevention that establishes the joint and solidarity obligation of the owners of the common property, to respond to a lien, will not be considered nor established.

Paragraph reformed POE 03-22-2011

**REAL ESTATE CONDOMINIUM PROPERTY LAW OF THE STATE OF
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ARTICLE 49.- Credits arising from obligations contained in the articles of incorporation and transfer of ownership, by the Condominium Regulation By-Laws or by this Law and other applicable provisions, as well as the payment of installments or any other obligation in cash, are preferably guaranteed by the respective Exclusive Property Unit, with the understanding that its priority is subject to the provisions of this Law and that, in any case, only the credit for alimony will have preferential right, even if the Exclusive Property Unit is transferred to third parties.

Any interested party may obtain from the Administrator a settlement of the outstanding debts, which will only have legal effects if it is signed by the president of the Surveillance Committee or whoever replaces him.

To proceed legally, the provisions of the second paragraph of article 48 of this Law will be followed.

**FIFTH TITLE
Of Mixed Use Condominiums**

Reformed name POE 11-12-2021

SINGLE CHAPTER

Article 50.- In mixed-use condominiums that, due to their design and purpose, contain residential and commercial areas, the administration must prepare an operating budget for the maintenance of the residential areas and an operating budget for the commercial areas.

The owners of the commercial areas must restrict their clients, users, and their staff from using the private and entertainment areas of the Condominium.

Notwithstanding the above, the owners of the commercial areas may use the private or entertainment areas without having a property in the residential area, as long as they pay and are up to date with the fees established by the Condominium Assembly of Mixed Use.

The payment of fees and reserve funds paid by the condominium owners of the commercial areas must be calculated based on the operating budget that the administration prepares for these mentioned areas and in accordance with its proindiviso.

Article repealed POE 03-22-2011. Reformed POE 12-11-2021

ARTICLE 51.-Repealed.

Article repealed POE 03-22-2011

ARTICLE 52.-Repealed.

Article repealed POE 03-22-2011

ARTICLE 53.-Repealed.

Article repealed POE 03-22-2011

ARTICLE 54.-Repealed.

Article repealed POE 03-22-2011

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ARTICLE 55.-Repealed.

Article repealed POE 03-22-2011

TITLE SIX About Condominium Culture

SINGLE CHAPTER

Article 56.-Condominium culture is understood as everything that contributes to generating the actions and attitudes that allow for healthy coexistence, the fulfillment of the objective of the Condominium property regime. Understanding respect and tolerance as necessary elements; responsibility and compliance; co-responsibility and participation; solidarity and mutual acceptance.

The municipal authorities and the Executive Power of the State, in coordination with the housing agencies, at the request of the inhabitants and Managers of properties under the Condominium property regime, when they are Condominium Owners, will provide guidance and training through various courses and workshops on condominium matters.

Paragraph reformed POE 03-22-2011

Repealed.

Paragraph repealed POE 03-22-2011

ARTICLE 57.-Any person who is an Administrator, member of the administration committee or of the surveillance committee of a Condominium, must have the necessary knowledge to conduct his or her management.

ARTICLE 58.-The municipal authorities and the Executive Power of the State will promote a condominium culture in the State of Quintana Roo, based on the spirit and principles of this Law.

ARTICLE 59.-The municipal authorities and the Executive Power of the State, in coordination with the educational institutions, will implement the necessary mechanisms so that education in condominium matters is disseminated and taught at the different educational levels.

TITLE SEVEN Of the Destruction, Ruin and Reconstruction of the Condominium

SINGLE CHAPTER

ARTICLE 60.-If the property subject to the Condominium property regime is found to be in a state of ruin or partial or total destruction, according to an expert opinion carried out by the competent authorities or by an expert appraiser on the matter, a qualified majority

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of the Condominium Owners that represents at least 75% of the undivided Condominium interest, may agree to the reconstruction of the common parts or their sale, in accordance with the provisions of this Title, the legal provisions on urban development and others that may be applicable.

In the event that the decision is for the reconstruction of the property, each condominium owner will be obliged to pay for the repair that corresponds to his Exclusive Property Unit and all of them will be obliged to pay the repair of the common parts, in the proportion that from the undivided interest corresponds to them, from their exclusive property unit.

Minority Owners who decide not to conduct the reconstruction, or when their Exclusive Property Unit has been completely destroyed, must dispose of their property rights at the value of the commercial appraisal, within a period of no more than six months.

For the purposes of the preceding paragraph, the Assembly of Condominium Owners may agree on the sale and purchase of property and co-ownership rights, for the purposes of increasing the Common Areas of the Condominium, consequently increasing the value of the co-ownership rights of the acquiring Condominium Owners, in which case, the corresponding modification must be made to the Articles of Incorporation.

ARTICLE 61.-In accordance with the provisions of this Title, if the total extinction of the regime is chosen, a decision must also be made on the division of the common property or its sale in proportion to the undivided share of its exclusive property unit.

**TITLE EIGHTH
Of the Delimitation of Accesses in Case of Bordering with the Federal Maritime-
Terrestrial Zone**

SINGLE CHAPTER

ARTICLE 62.-Repealed.

Article repealed POE 03-22-2011

ARTICLE 63.-Repealed.

Article repealed POE 03-22-2011

**TITLE NINTH
Of Controversies and Procedures before the Alternative Justice Center**

Article 64.- The Alternative Justice Center will have jurisdiction to hear disputes that arise between the condominium owners or between them and their administrator, when the amount of the matters does not exceed 750 times the minimum wage in force in the state, in accordance with the procedure provided for in the Article 2 of the State Alternative Justice Law.

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ARTICLE 65.- The alternative procedure will be conducted in accordance with the provisions of the seventh chapter of the aforementioned alternative justice law. Agreements between parties that are concluded under this procedure will have the status of res judicata.

ARTICLE 66.-Repealed.

Article repealed POE 03-22-2011

**TITLE TEN
Of the Sanctions**

Title added POE 03-22-2011

Article 67.-Condominium owners who fail to comply with the obligations imposed on them by this Law, the Condominium Regulation By-Laws, or the constitutive deed of the condominium, may be sanctioned with:

I.-The fines applicable for failure to comply with the provisions of sections I, IV, V, VII and VIII of article 21 of this Law will be 20 to 40 days of the general minimum wage in force in the State;

II.-Fine of 15 to 100 days of the general minimum wage in force in the State for condominium owners or residents who fail to comply with the obligations indicated in sections II, III, VI and IX of article 21;

III.-Fine of up to 100 days of the general minimum wage in force in the State and to cover the cost generated by the repair or restoration of goods, services or areas of common use that have been damaged by misuse or negligence; and

IV.-Fine of 10 to 150 days of the general minimum wage in force in the State, the payment of default interest in the terms established by the Regulations or, where applicable, the Assembly; and the restriction of the right to vote in the assemblies, for not complying within the deadline established with the quotas set by the assembly relating to maintenance and administration and reserve funds.

Article added POE 03-22-2011

Article 68.-The sanctions indicated in the preceding article will be imposed and assessed by the General Assembly, which as the supreme body, will enforce them through civil executive means and will follow the procedure referred to in article 43 of this Law. To said Assembly The offending condominium owner will also be summoned, so that he can express what is appropriate to his right.

Such resolution must be approved by a simple majority and will be duly notified from the moment and will be duly notified within the following five days.

Reformed paragraph POE 11-12-2021 Article added POE 03-22-2011

**REAL ESTATE CONDOMINIUM PROPERTY LAW OF THE STATE OF
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Article 69.- The Administrator of the condominium will have the power to request information as established by the ordinance but may not share any information related to the condominium owners that may be considered sensitive or personal, unless there is a written consent or in cases provided for by the Federal Law on Personal Data Protection Held by Private Parties.

Article added POE 12-11-2021

TRANSITIONAL ARTICLES:

FIRST.- This law will enter into force the day following its publication in the Official Newspaper of the State of Quintana Roo.

SECOND.- The Condominium property regimes established prior to the validity of this law will continue to be governed by their Articles of Incorporation and its Regulations, but the modifications that are made to them after the validity of this decree must comply with the provisions of this law. .

TRANSIENT:

UNIQUE. Publish this decree and due appropriate case, it is to be issued in the Official Newspaper of the State of Quintana Roo.

Session Hall of the Honorable Legislative Power, in the city of Chetumal, capital of the State of Quintana Roo, on the twenty-third day of the month of November of the year two thousand and ten.

Deputy President:

Lic. Laura Lynn Fernández Piña.

Deputy Secretary:

Lic. Maria Hadad Castillo.

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TRANSITIONAL ARTICLES OF REFORM DECREES

DECREE 448 OF THE XII CONSTITUTIONAL LEGISLATURE PUBLISHED IN THE OFFICIAL NEWSPAPER OF THE STATE OF QUINTANA ROO ON MARCH 22, 2011.

TRANSITIONAL ARTICLE:

UNIQUE. This Decree will come into force the day following its publication in the Official Newspaper of the State of Quintana Roo.

Session Hall of the Honorable Legislative Power, in the city of Chetumal, capital of the State of Quintana Roo, on the sixteenth day of the month of March of the year two thousand and eleven.

Deputy President:

Eng. Mario Alberto Castro Basto.

Deputy Secretary:

c. Marisol Ávila Lagos.

DECREE 194 OF THE XV CONSTITUTIONAL LEGISLATURE PUBLISHED IN THE OFFICIAL NEWSPAPER OF THE STATE OF QUINTANA ROO ON AUGUST 16, 2018.

TRANSIENTS

FIRST. This Decree will come into force the day following its publication in the Official Newspaper of the State of Quintana Roo.

SECOND. The Human Settlements Law of the State of Quintana Roo, published by Decree Number 107 of the XIII State Legislature, in the Official Gazette on April 18, 2012, is repealed.

THIRD. The Subdivision Law of the State of Quintana Roo, published by Decree Number 125 of the VI State Legislature, in the Official State Newspaper on December 31, 1992, is repealed.

FOURTH. As long as the Head of the Executive Power of the State and the municipalities of the State do not issue the administrative provisions referred to in this decree, the current regulatory provisions will continue to apply.

FIFTH. The Head of the Executive Power of the State will issue within a period of no more than one hundred and eighty days, the regulations of this law, which will be applicable in matters of state jurisdiction, and applicable at the state level, until the municipalities issue their respective municipal regulations on the matter.

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SIXTH. The urban development programs and the ecological regulations of the territory, as well as the authorizations for urban planning actions granted prior to the entry into force of this Law, will remain in force in the terms that were approved or granted. Those that are in process must adjust to their new provisions. For this purpose, those interested in any authorization, endorsement or renewal regarding urban planning actions may choose to continue their procedure by adjusting their projects to current regulations, or submit a new application, in which case they will not pay the corresponding fees again.

SEVENTH. The Head of the Executive Power of the State, within a period of one year from the entry into force of this Decree, must formulate and promote the approval of the State Territorial Planning Strategy referred to in the Law of Human Settlements, Planning Territorial, and Urban Development of the State of Quintana Roo.

EIGHTH. The State Executive and the Municipalities will have a period of two years from the entry into force of this Decree, to formulate, consult and promote the approval of the State and Municipal Territorial, Ecological and Urban Development Planning Programs, in accordance with their powers.

NINETH. Within a period of one year from the entry into force of this Decree, the urban development programs of population centers greater than one hundred thousand inhabitants must be formulated or updated.

In the same period, the municipalities must update their internal regulations, as well as the organization, operation, and functioning manuals in congruence with these new provisions.

TENTH. During the 2018 Fiscal Year, the rights established in the Treasury Law of the State of Quintana Roo, for the Certificate of Urban Compatibility, will be applicable to the Certificates of Territorial Compatibility and the Territorial Impact Report, referred to in the Chapter Fourth of the Fifth Title of the Law of Human Settlements, Territorial Planning and Urban Development.

ELEVENTH. In the case of properties built prior to the validity of this Decree, the condominium property regime may be established in compliance with the provisions of Article 4 of the State Property Condominium Property Law and its applicable regulatory provisions.

TWELFTH. All provisions that oppose the content of this Decree are repealed.

Session Hall of the Honorable Legislative Power, in the city of Chetumal, capital of the State of Quintana Roo, on the sixteenth day of the month of May of the year two thousand and eighteen.

**REAL ESTATE CONDOMINIUM PROPERTY LAW OF THE STATE OF
QUINTANA ROO**

Deputy President:

Prof. Ramón Javier Padilla Balam.

Deputy Secretary:

c. Eugenia Guadalupe Solís Salazar.

**DECREE 156 OF THE XVI CONSTITUTIONAL LEGISLATURE PUBLISHED IN THE
OFFICIAL NEWSPAPER OF THE GOVERNMENT OF THE STATE OF QUINTANA
ROO ON NOVEMBER 12, 2021.**

TRANSIENTS

FIRST. This Decree will come into force the day after its publication in the Official Newspaper of the State of Quintana Roo.

SECOND. Provisions that oppose this Decree are repealed.

THIRD. Procedures initiated prior to the entry into force of this Decree will be concluded in accordance with the provisions in force at the time of initiation.

FOURTH. Matters in the process of execution before the Jurisdictional Body, until the entry into force of this Decree, will continue the process until its conclusion.

Session Hall of the Honorable Legislative Power, in the city of Chetumal, capital of the State of Quintana Roo, on the twenty-sixth day of the month of October of the year two thousand and twenty-one.

Deputy President:

C. Roberto Erales Jiménez.

Deputy Secretary:

Lic. Kira Iris San.

REAL ESTATE CONDOMINIUM PROPERTY LAW OF THE STATE OF QUINTANA ROO

HISTORY OF REFORM DECREES:

Property Condominium Property Law of the State of Quintana Roo

[\(Law published POE 11-30-2010 Decree 361\)](#)

Date of publication in the Official State Newspaper	Decree and Legislature	Reformed Articles:
December 13, 2010		ERRATA of the Official Newspaper dated November 30, 2010, Ordinary Number 22, Volume III, Seventh Period, of Decree Number: 361, by which the Property Condominium Property Law of the State of Quintana Roo is issued; Title Six "of the Real Estate Condominium Property Regime" articles 2004-2065 of the Civil Code of the State of Quintana Roo is repealed; Articles 440 section IX are reformed, 448 and 449 of the Code of Civil Procedures of the State of Quintana Roo; and articles 8, section V, and 80 of the Human Settlements Law of the State of Quintana Roo.
March 22, 2011	Decree No. 448 XII Legislature	FIRST- Articles 4, 5, 8, 9, 11, 20, 21, 23, 28 are reformed, 29, 30, 40, 41, 43, 48 and 56; Articles 6, 7, 50, 51, 52 are repealed, 53, 54, 55, 62, 63 and 66; and the Tenth Title called "On Sanctions" is added.
August 16, 2018	Decree No. 194 XV Legislature	FIFTH ARTICLE. The second and third paragraphs are reformed, and a fourth paragraph is added to article 4.
November 12, 2021	Decree No. 156 XVI Legislature	FIRST. The following are reformed: articles 2, 3, 4 and 12; section VIII of article 21; article 28; sections I and II of article 30; the fraction VI of article 31; the first and third paragraphs of article 32; the second paragraph of article 34; section IX and section e) of section X and section XV of article 36; article 40; section I of article 42; articles 43 and 46, the name of the Fifth Title, to be called "Mixed Use Condominiums" and the second paragraph of article 68; The following are added: the second paragraph to article 11; sections X and XI to article 21; subsection f) of section

The present document is an exact and accurate translation of the original document.

El presente documento es una traducción precisa y exacta del documento original.

Translated in Mérida, Yucatan, Mexico on NOVEMBER 14TH, 2023.

Traducido en Mérida, Yucatán, México el 14 de NOVIEMBRE del 2023.



[Signature]

M. En C. Yigall Marcel Rodríguez Romero

Perito Traductor **RP598/2017/REN2019/REN2021** del Estado de Yucatán.

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