

Guidelines for Renters



Cascada Azul is situated in the mountains in Costa Rica's South Pacific region, seven kilometers from the Pacific Ocean. Enjoy world-class surf, palm-fringed beaches, grocery stores, and banks which are just a short drive away. To visit Cascada Azul, travel 1500 meters east of Bar El Chicote on Calle Farallas (just 10 minutes up the mountain). [WAZE Directions](#)



Cascada Azul is located off hwy 243, about 7km from Dominical

Cascada Azul is surrounded by the lush, tropical rainforest of Barú. With its varying elevations, you can enjoy amazing valley, mountain and/or ocean views.

Regularly enjoy a variety of jungle wildlife.



ASOCIACIÓN PRO MEJORAS REGIÓN DE BARÚ CASCADA AZUL

RENTAL GUIDELINES

Adopted by the Association on 11th February 2023

General Guidelines

- All of the land within the community of Cascada Azul is private (including the previous lot used to access the waterfall and the pathway behind the main water tank used to access the water source). We ask that you respect the privacy of owners and not enter their property uninvited. You are welcome to walk the main community roads.
- No unlawful use shall be made of any of the properties including the common areas by owners, their guests, or renters. Renters or their owners will be responsible for any damage they cause to common areas.
- No firearms, hunting, recreational shooting or the firing of weapons is allowed within the community.
- Per Costa Rican law, there shall be no hunting, taming, caging, restricting, feeding, or interacting with wildlife. There shall be no torture, captivity, extraction, commercial exploitation, or damage to animals or their habitat. All of these activities are ILLEGAL under the Conservation of Wildlife Act No. 7317 and its regulations according to Decree No. 32633-MINAE. [International Animal Rescue Costa Rica](#); [Costa Rica Star](#).
- In the case of an emergency, utility providers (such as ICE, Internet, etc.) and the community representative for any community service have the right to enter any registered easement with the purpose of providing maintenance to such areas. Consent by the owner is required where there is no registered easement.

Security

UPDATE: Since the signing of these guidelines, there is no longer a gate at the entrance and, as such, points 1 through 5 are no longer applicable.

- It is the lot owner's responsibility to provide access to any renters and/or workers, builders, etc.
- The owner of your rental property will provide the security team your name and contact information (phone number, email, etc.) as well as the period of time you will be in the community.
- From that information the security team will create an account for you.
- You will gain access to the community through an application on your phone.
- Wifi is provided at the gate.
- If you wish, you can be added to the Community WhatsApp Groups that provide information on emergency situations that affect the community.
- The owner of your rental property or their designate will provide you with detailed instructions prior to your arrival to Cascada Azul.

Use of 4X4 Vehicles

The use of a 4x4 vehicle is required.

Noise

Out of respect for the residents of Cascada Azul:

- Noise should always be maintained at a reasonable level, and in particular between 9:00 p.m. and 7:00 a.m. (i.e. No loud music, shouting, etc.)
- In order to avoid any issues, pets should be kept within the confines of the owner's property or under direct control and not allowed to roam freely or to bark excessively.

Water

Please note that the community water is not potable. Check with the owners or Property Manager regarding their personal filtration system. Bottled water may be required/desired.

Trash Collection

- You are responsible for keeping all trash contained. All trash is to be deposited into cans or bins and kept on the owner's personal property until the night before the trash is being picked up.

- No trash shall be deposited on neighboring properties or community roads, rivers, streams, waterfalls, springs, or in any place of common enjoyment.
- Any trash that is strewn about by wind, animals, etc. will be your responsibility to clean up.

Use of Drones

If you would like to fly a drone in the community, you must:

- Ensure you are following all [drone laws and regulations in Costa Rica](#) for flying drones.
- Be respectful of community members and their privacy. Please send a message to the owner of the rental property or their designate and advise them of your intent to fly the drone - indicating when and where - so that they can advise the community.

In Case of an Emergency

- 911 (always call first) for any type of emergency – including snakebites. The operator will connect the person calling with the police, ambulance service, firefighters, or the OIJ (Costa Rica's FBI).
- 118: This will connect directly to the fire brigade known as bomberos.
- 128: This will connect directly to the Red Cross.
- 8456-7720: This will connect directly to the volunteers at SOS Platanillo. SOS Platanillo is a volunteer organization of first responders who attend emergencies or vehicle accidents. They are trained by the Red Cross of Costa Rica and are clearly identified. They often arrive at the scene prior to the ambulance (if one is required) and prepare the individual (i.e. CPR, bandages, etc.) for transport.
- Please see the attached Emergency Procedures for Cascada Azul, First Aid for Snake Bites and Cane Toads and Dogs (what to do if your dog/cat bites a cane toad).

Reporting Car Accidents or Stolen Vehicle

- 2222-9330/9245: For the Transit police.
- 800-8000: For car insurance support call INS.

As a tourist, call the Instituto Costarricense de Turismo (ICT). The Costa Rican tourism board has set up a special 24-hour hotline: 800-868-7476 or 800-997-4766.

ADOPTION OF GUIDELINES

This is to certify that the above guidelines were adopted by the ASOCIACIÓN PRO MEJORAS REGIÓN DE BARÚ CASCADA AZUL at the Annual General Meeting held on the 11th day of February 2023.