

## Information for Realtors and Prospective Buyers

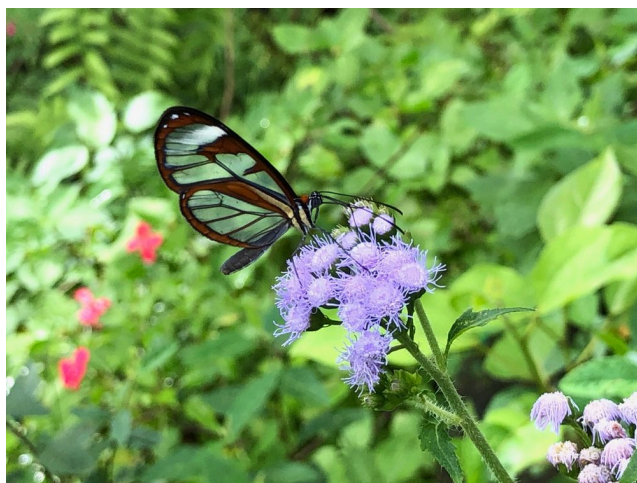


Cascada Azul is situated in the mountains in Costa Rica's South Pacific region, seven kilometers from the Pacific Ocean. Enjoy world-class surf, multiple activities, palm-fringed beaches, grocery stores, and banks which are just a short drive away. To visit Cascada Azul, travel 1500 meters east of Bar 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.



Cascada Azul was established ~2007 under the management of the developer. The 37 lots were designed for privacy and views of the Rio Baru watershed and

river valley. They were divided into 2 sections – lower (lots 1-28) and upper (Lots 29-35). On average, lots are around 2.5 acres each.

In January 2021, Cascada Azul became an owner-managed community. By May 2022, all lots had been sold and became privately owned. This includes the pathway behind the community water tank and the previous waterfall lot.

In June 2022, a legally registered Association was created. The Association is managed by an elected Board of Directors (Board). The Board is composed of a President, Vice-President, Treasurer, Secretary and 3 members who currently fill the role of Chair on our 3 committees – Grounds and Water, Roads, and Security. All members of the Board are owners of either property or homes in the community. They either live full-time in Cascada Azul, or participate from their home in Europe, Canada or the United States. There are regular meetings to discuss the needs of the community and updates on ongoing projects. Association members are updated on a regular basis through a community website, email and WhatsApp group messages. Members also have the opportunity to attend Board meetings on request.

The Association is managed under, and governed by, Bylaws / Covenants, Conditions, and Restrictions (CC&Rs) which are registered in the National Registry, and community guidelines. Any changes are approved by the association membership at the Annual General Meeting (AGM). Financial accounts are well-maintained, are presented at the AGM, and are also posted on the community website.

At the AGM the Board members are elected or re-elected, the budget (including annual fees), projects, and any changes to the guidelines or bylaws are presented, reviewed and voted on/approved for the following fiscal year.

For further information, please contact:

[association@cascada-azul.org](mailto:association@cascada-azul.org)