

STIPULATIONS ON SUBDIVISION PLANS SANTA BARBARA CROWN SHORES AND SANTA BARBARA CROWN VILLAS

Site plan no. U-90.2.6 dated May 25 1990 Scale 1:2000

1 INTENDED USES

- 1-1 The plots on the site plan numbered S-1 through S-68 and V-1 through V-25 are intended for the building of single family units with a minimum surface area to be built on of 150 m².
- 1-2 Lot S-69 is intended for commercial purposes and may, if necessary, be subdivided.
- 1-3 The roads plotted on the site plan shall be destined for public roads, roadsides and drainages, to put in and contain cables, mains, service pits and street furniture and their ownership and management shall be transferred to government.
- 1-4 The plots on the site plan marked G.Z. are destined for green belt and shall not be built on except for some fixed garden furniture.
- 1-5 The plots crossed as such on the site plan are intended for the installation of a transformer box.
- 1-6 Only one single-family dwelling may be constructed on each housing lot. Garages, carports, service rooms, work-areas and the like shall form one whole with the dwelling.
- 1-7 In so far as not indicated as such on the site plan, a three metre building-line shall be observed.
For the plots bordering on the sea, a 15 metre building-line from the coast shall be observed.

2 CONDITIONS

- 2-1 Lots S-35, S-36, S-37, S-43, S-44, S-50, S-51, S-59, S-60, S-68, S-69, V-1, V-15 through V-25 shall not have direct access from the adjoining main thoroughfare.
- 2-2 The ridge of the roof construction of the dwellings on lots S-1, S-2, S-7, S-8, S-13, S-14, S-19, S-20, S-25, S-26, S-31, and S-32 shall not be higher than 6.00 metres above the ground level measured from the second plateau.
- 2-3 The ridge of the roof construction of the dwelling on lots V-1, V-2, V-3, V-4, V-6, V-7, V-8, V-9, V-11, V-12, and V-13 shall not be higher than 6.00 metres measured from the ground level.
- 2-4 The ridge of the roof construction of the dwellings on lots S-3, S-6, S-9, S-12, S-15, S-18, S-21, S-24, S-27, S-30 shall not be higher than 7.00 metres measured from the ground level.
- 2-5 The ridge of the roof construction of the dwelling on lots S-4, S-5, S-10, S-11, S-16, S-17 and S-22 shall not be higher than 8.00 metres measured from the ground level.
- 2-6 The ridge of the roof construction of the dwellings on lots S-23, S-28, and S-29, V-5 and V-10 shall not be higher than 9.00 metres measured from the ground level.
- 2-7 The dwellings on lots S-33 through S-68 and V-14 through V-25 may not consist of more than three storeys, including the roof construction as a storey.
- 2-8 The roof construction shall have a slope of at least 15 degrees and at most 45 degrees. The roof-finish shall not consist of bright metal.
- 2-9 The structure to be erected shall be provided with a good coat of paint, unless the finish consists of natural stones.
- 2-10 For the draining of waste water the dwellings shall be provided with a septic tank which shall not drain off into the ground and/or into the sea.
- 2-11 The lots shall be provided with an off-the-street parking area.
- 2-12 The surface of the yards may have a hard finish in the form of concrete and/or asphalt or some other non-porous material covering a surface area not exceeding 50%.
- 2-13 Airconditioning installations, gas cylinders, water heaters, clothes-lines, solar panels, dish antennas and the like shall not be visible from the street.
- 2-14 The yards which have been built on shall be provided with open fencing of up to 1.50 metres high.
- 2-15 Supply cables for electricity, cable-tv, communication and the like shall be installed underground from the boundary of the plot to the house.