

BUILDING ARCHITECTURE, EASEMENTS AND USE

A. General Design Guidelines

1. Lot Consolidation

The lots may be consolidated into a single property provided that it is only limited a maximum of four (4) lots. Furthermore, consolidated lots may be designated to utilize one (1) consolidated boutique hotel provided that the provisions specified in this Deed of Restrictions and authorization of the Developer and its corporate successors are fully complied.

2. Building Use

Each individual lot shall be utilized for a boutique hotel building. The rear portion of the ground level shall be utilized for vehicular parking and utility areas. Parking areas shall not be allowed to be located at the side of the property fronting the main road.

3. Property Easements

All structures shall be constructed with its ground floor finish level at a maximum height of 0.20 meter from the sidewalk level.

The lot is subject to an easement of 3.00 meters wide on the side/s fronting the main road while the side of the lot fronting the service road shall be subjected with a minimum of 5.00 meter-easement for the parking area or for any purpose duly approved under the Deed of Restrictions. The development in an individual lot shall comprise of an arcade frontage with the distance of the inner walls not less than 3.00 meters from the 3.00 meter front easement. The lot owner, his lessee, or representative shall permit access to authorized representatives of the Developer or its corporate successors, the Association, or its public utility entities concerned for the purposes for which the easement is created.

Corner lots must follow an easement as prescribed above, for both frontages to preserve the overall façade and landscaping theme of the project. The frontage is established at the side where the arcade development is located and the rear where the service road is designated.

No construction of any building, room or any permanent structure shall be allowed within the easement. Should alteration of the drainage or other utility line be necessary due to any case required by the individual building design, then additional cost, if any, shall be for the owner's account. Furthermore, should the drainage or utility lines fall within the owner's property; the lot will be subject to the rules and regulations on access to easement. In any case, the lot owner is required to seek the approval of the Developer and/or Association for the construction of the consolidated lots.

The lot owner, his lessee or representative shall permit access thereto by the authorized representative/s of the Developer and/or Association or utility entities concerned for the purpose of the purpose which the easement is created.

The owner shall then be required to submit a certification attesting his conformity to the regulation. In cases where utilities already exist within the easement zone, not even trees can be planted nor any other structure erected within the zone unless expressly authorized by the Developer and/or the Association.

4. Construction Materials

All buildings and structures shall use first-class materials such as reinforced concrete or structural steel with the intention of permanency.

5. Minimum Construction Cost

No residence costing less than __ Million Pesos (Php _____) per lot when completed shall be built on any subject to any adjustment as shall determine by the Developer.

6. Residential Occupancy

No building or whatsoever except a boutique hotel building with the necessary outbuilding, including a private garage shall be erected, placed or permitted to be constructed on any lot thereof.

Such buildings and structures must be of the type or architecture specified under the designated zone and the provisions in this Deed of Restriction, and should be in harmony with the surrounding landscape and buildings in the vicinity as intended by the Developer.

No lot shall be used for any immoral or illegal activity or trade.

Lots shall not be used as access or right-of-way (ROW) to any land outside Newcastle Boutique Hotel District for any purpose unless approved by the developer and/or the Association.

A structure shall mean any vertical improvements which are either:

- Roofed and supported by columns/post whether walled completely, partially or not at all.
- Unroofed with three (3) or more sides creating a geometric form; higher than 2.00 meters.

The lot owner or his lessee shall at all times keep the grass cut and trimmed within the lot. If the owner or his lessee fails to do so after five (5) days from written notice, the Association may have the grass cut and trimmed and keep the lot clean at the expense of the owner or his lessee. For this purpose, the Association, its authorized representatives and such other party/ies it may so authorize, shall have authority to enter into the lot.

No existing tree whether found within or outside the lot shall be cut down, moved or damaged nor shall any be relocated or transferred without the written approval of the Developer or its corporate successors. When all the lots inside the District have been sold out and all streets, lanes, and open spaces shall have been duly conveyed to the Association or to the proper government agency concerned, such approval shall be secured from the Association.

7. Submission of Building Plans

No other structure shall be erected on any lot unless the plans and specifications of the proposed site have been submitted and approved by the Developer or its corporate successors as regards to exterior appearance and design. A construction permit is issued therefore.

a. Pre-Construction Phase

- Lot owner must submit the following to the Newcastle Boutique Hotel District Administration Office:

- i. Application Letter
 - ii. Transfer of Certificate Title (TCT)
 - iii. Two (2) sets of plans (Architectural, Structural, Sanitary and Electrical) for approval of Developer
 - iv. Location Plan
 - v. Wall / Fence Detail
 - vi. Sewage Disposal
- Lot owner must pay the following to the Association:
 - i. Construction Bond – Php ___/square meter of lot
 - ii. Construction Fee – Php ___/square meter of Gross Floor Area (GFA)
 - iii. Membership Fee – Php ___
 - iv. Association Dues – Php ___/square meter per month for the first year
 - Upon completion of the above-mentioned requirements, a Certification from the Newcoast Boutique Hotel District Association, Inc. shall be given to the lot owner as required in securing Building Permit.

Note: Construction Bond is refundable upon submission of Certification of Completion and Occupancy Permit to Newcoast Boutique Hotel District Administration.

b. Construction Phase

- Lot owner must submit the following to Newcoast Boutique Hotel District Administration Office:
 - i. One (1) set approved plans by the Building Officials
 - ii. Copy of the Building Permit'
 - iii. List of workers
 - iv. Construction Bar Chart
 - v. List of suppliers, contractors/sub-contractors
- Upon completion of the above-mentioned requirements, Newcoast Boutique Hotel District Administration Office shall issue Notice to Construct (NTC) to lot owner.

c. Post Construction Phase

- Newcoast Boutique Hotel District Administration, contractor/s lot owner or his authorized representative will conduct joint inspection to check if there is no violation with the plans and restrictions, and if there is no damage/s in the adjacent lots, common areas and facilities.
- Lot owner shall furnish to Newcoast Boutique Hotel District Administration copy of Certificate of Completion and Occupancy Permit.
- Upon completion of the above-mentioned requirements, Newcoast Boutique Hotel District Administration Office shall issue lot owner a written clearance from all obligations at the site for refund or construction bond.

8. Building Height

No building should be more than four (4)-storeys high and shall not exceed 15.00 meters in height from the median sidewalk elevation to the roof of the apex or parapet wall. Provision of roofs, decks and attic shall be in compliance with the designated architectural theme in the particular zone by the Developer.

The location of the driveways and parking area shall be along the side fronting the service road while the side of the lot fronting the main street shall be the arcaded frontage and shall be the reference in establishing the maximum building height.

For lots with sloping frontage (i.e. lots fronting uphill or downhill roads), the median point of the street sidewalk of the property line's frontage shall be the basis of establishing the maximum building height.

Ground floor level should have a maximum height of 0.20 meter from the median sidewalk elevation.

9. Eaves Line

Whenever the provision according to the architectural theme of the specific zone allows roofs, the minimum protrusion of eaves from the building line shall be 0.50 meter but not exceeding 1.20 meters from the outermost face of the building.

10. Setbacks

The minimum required set back shall be measured from the property line to the nearest finished exterior wall, window or column (which supports a roof beam, trellis or any structural or non-structural member or which may be used as a wall stiffener or simply as a free-standing pillar or any projection there from. The front of the lot designated for arcade development shall not be subject to setback provisions. The minimum setbacks are as follows:

Level	Building Line Setback (in meters)		
	FRONT	SIDE	REAR
Ground Floor Level	3.00	n/a	5.00
Upper Floor Levels	3.00	n/a	5.00

Setback requirements are determined by measuring the distance horizontally from the property line to the nearest finished post or wall of the structure, whether the main building or the outbuilding. In case of unwallled portion of the structure, a hypothetical line should be drawn to determine the building line. Planter boxes connection to the wall buildings shall not be considered integral part of the building but it should be subject to easement restrictions; which is 1.50 meters from the property line. Extended roof to the front or cantilevered overhang which has no supporting columns or post shall be considered an extension of the roof, and is limited to 0.50 meter from the building. Front setback can be utilized as a sidewalk extension or al fresco of boutique hotel.

Decorative trellis will not be considered an extension of the roof and will not be subject to eaves line setback requirement if such is designed parallel to each other and spaced 0.50 meter clear distance with only the beam support at the end perpendicular to the trellis.

11. Perimeter Fence

Perimeter fences along the front and rear sides of the property shall strictly be not allowed.

12. Firewalls

Firewalls shall be constructed following the specifications of the National Building Code.

Height of the firewall is limited to the height of the building and must be plastered and painted only with light colored paint.

No balcony, window or opening along a firewall must be constructed.

13. Arcades

The side of the lots fronting the main road shall be designed as an arcade and must be open on both ends to allow continuity of arcades from adjacent lots and promote a walkable development. The width of the arcade shall be measured from the edge of the 3.00 meter front easement along the main road to the nearest perpendicular finished wall at clear distance of not less than 3.00 meters, while the clear distance between supports like posts and columns along the exterior side of the arcade fronting the street shall not be less than 3.00 meters. Arcades shall be free and clear from any kind of obstruction and shall maintain a clear vertical height of 3.00 meters from the finish floor level.

14. Architectural Theme

The design of buildings shall comply with the architectural theme designated zone as specified in the Deed of Restrictions. All designs shall be approved by the Developer prior to execution. In cases that the owner have implied architectural elements which are not in accordance with the designated architectural theme in the property's zone, the Developer shall have the authority in removing the said architectural elements at the owner's/lessee's expense upon failure in compliance.

15. Perimeter Walls

The following auxiliary structures can be located at the ground floor level fronting the service road and shall follow the required setbacks as specified for the ground level.

- Refuse Room
- Pump Room
- Parking Area
- Generator Set Room
- Cistern
- Storage Rooms
- Septic Tank

Other auxiliary structures such as the following:

- Gazebo
- Cabana
- Barbeque Pits

The auxiliary structures shall follow the specified building line and roof line setbacks. Building materials to be used for the construction of auxiliary structures should follow the allowable

building materials and if possible has to consistent with the character of the main building and the surrounding environment. The plans and specifications of these auxiliary structures shall be subject to the approval of the Developer and/or Association.

16. Lot Access and Driveway

Vehicular access to the lots shall be located along the service road and along the main road with a curb cut-out used as drop-off area along the main road, provided that whatever area taken from the sidewalk shall be replaced by the 3.00 meter setback frontage of the lot.

No vehicular entrances or exits shall be allowed along 5.00 meters from the center of the curve at street intersections. No vehicular or pedestrian entrances/exits shall be allowed on the lot boundaries adjoining the perimeter of Newcoast Boutique Hotel District.

Roofed pedestrian gates along the frontage are not allowed.

17. Utilities

The lot owner should first verify the actual location of the underground utilities prior to planning and should secure all the necessary permits before tapping the utility line.

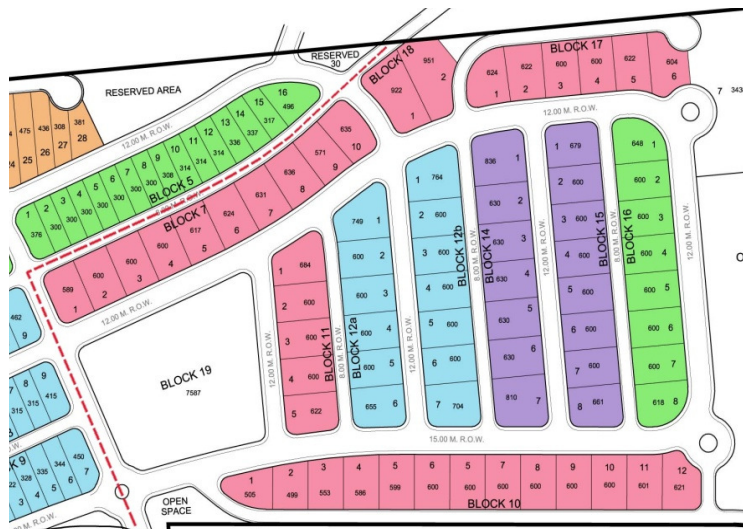
All drainage shall be connected to the development drainage system. No installation of any drainage line shall be allowed outside the lot and without the written approval of the Developer or its corporate successors.

Boring or cutting through the concrete curb or gutter is not allowed along the arcade and the sides of the property. Should there be a necessity in cutting or boring the concrete curb, the case may only be allowed along the service road subject for approval of the Developer or its corporate successors.

18. Laundry and Washing

The lot owner agrees to provide an enclosed area for the laundry or washing located inside the building.

Permanent clothesline, washing and drying appliances or equipment is only allowed within this enclosed area.



LEGEND:

- FREE ZONE**
- OLD TOWN (IBIZA/ SANTORINI)**
- MEDITERRANEAN**
- ART DECO**
- KEY WEST**

B. Thematic Architectural Design Guidelines

1. MEDITERRANEAN ZONE

1.1 Designation

The provisions herein as indicated under the Mediterranean Zone shall be strictly implied for the lots under *Block 16 only*.

1.2 Facade

The faces of the building including the arcade, the upper levels, front and rear sides which can be viewed from any point from the road shall be considered as the facade provided that the rules on abutments and setbacks on building sides are fully complied. The facade for Mediterranean Zone shall be inspired by the rich and ornate architectural elements of Mediterranean style of architecture. All architectural elements which shall be included in the design of the facade of Mediterranean Zone structures shall be strictly relevant to its designated theme and shall comply with the provisions on maximum allowable building height and other coherent guidelines with the written approval of the Developer or its corporate successors.

1.3 Arcade

The arcade shall be open on both ends, designed and constructed to accommodate continuity and harmony with the design of adjacent arcades. Architectural treatments for arcades may be thru arches with a minimum clear span of 3.00 meters between supports. No protrusions except for signs shall be allowed beyond the property lines provided that the guidelines on signs in this Deed of Restrictions are fully complied. Arcades may be utilized as Al-Fresco dining area with the approval of the Developer or its corporate successors.

1.4 *Roofs and Decks*

Roofs should be made out of Spanish cement or clay roof tiles or its approved equivalent.

1.5 *Finishes and Miscellaneous Details*

Buildings in the Mediterranean Zone shall be painted and finished accordingly to the color schemes of the Mediterranean style of architecture. Natural stones may also be used as exterior finish or as an accent to the facade of the building.

1.6 *Signs*

All exterior signs, billboards or any kind of advertising devices shall be strictly located at the arcade frontage and rear side along the service road only. Signs located other than the arcade frontage and rear side (i.e upper levels, sides, roof and deck) shall not be allowed. Signs may be located along the arcades provided that the maximum allowable protrusion from the finished wall is 300mm with a minimum clear height of 3.00 meters from the floor finish level of the arcade and in no case shall be placed as any form of obstruction along the arcade walk and sidewalks. To allow uniformity in the design of arcades, the topmost portion of all signs shall be at a height of 3.50 meters from the arcade finish floor level.

1.7 *Landscaping*

Inclusion of landscaping inside the property and building design is strongly encouraged provided that these will not serve as obstruction or protrusion to adjacent lots, outside property lines and if located anywhere along the arcade.

1.8 *Compliance*

All architectural elements which shall be implemented on buildings under the Mediterranean Zone shall be in harmony with the adjacent buildings. Should there be any element which may seem to be in any form of obstruction to adjacent properties, shall be removed by the owner upon notice from the Developer or its corporate successors. If the owner or the lessee failed to respond on the notice, the Developer has the right to remove the said architectural element/s on the owner's expense.

2. ART DECO ZONE

2.1 *Designation*

The provisions herein as indicated under the Art Deco Zone shall be strictly implied for the lots under Block 14 and Block 15 only.

2.2 *Facade*

The faces of the building including the arcade, the upper levels, front and rear sides which can be viewed from any point from the road shall be considered as the facade provided that the rules on abutments and setbacks on building sides are fully complied. The facade for Art Deco Zone shall be inspired by the vivid colors, undulating lines and geometric architectural elements of Art Deco style of architecture. All architectural elements which shall be included in the

design of the facade of Art Deco Zone structures shall be strictly relevant to its designated theme and shall comply with the provisions on maximum allowable building height and other coherent guidelines with the written approval of the Developer or its corporate successors.

2.3 Arcade

The arcade shall be open on both ends, designed and constructed to accommodate continuity and harmony with the design of adjacent arcades. Architectural treatments for arcades may be thru arches with a minimum clear span of 3.00 meters between supports. No protrusions except for signs shall be allowed beyond the property lines provided that the guidelines on signs in this Deed of Restrictions are fully complied. Arcades may be utilized as Al-Fresco dining area with the approval of the Developer or its corporate successors.

2.4 Roofs and Decks

Roofs should not be visible at the facade of the building. If roofs are to be used instead of decks and as covering for the arcade, parapet walls are strongly encouraged to be used in covering the roofs from the facade.

2.5 Finishes and Miscellaneous Details

Buildings in the Art Deco Zone shall be painted and finished accordingly to the color schemes of the Art Deco style of architecture. Pre-cast moldings, grilles and stones may also be used as exterior finish or as an accent to the facade of the building provided that these treatments are consistent with the theme of the zone.

2.6 Signs

All exterior signs, billboards or any kind of advertising devices shall be strictly located at the arcade frontage and rear side along the service road only. Signs located other than the arcade frontage and rear side (i.e upper levels, sides, roof and deck) shall not be allowed. Signs may be located along the arcades provided that the maximum allowable protrusion from the finished wall is 300mm with a minimum clear height of 3.00 meters from the floor finish level of the arcade and in no case shall be placed as any form of obstruction along the arcade walk and sidewalks. To allow uniformity in the design of arcades, the topmost portion of all signs shall be at a height of 3.50 meters from the arcade finish floor level.

2.7 Landscaping

Inclusion of landscaping inside the property and building design is strongly encouraged provided that these will not serve as obstruction or protrusion to adjacent lots, outside property lines and if located anywhere along the arcade.

2.8 Compliance

All architectural elements which shall be implemented on buildings under the Art Deco Zone shall be in harmony with the adjacent buildings. Should there be any element which may seem to be in any form of obstruction to adjacent properties shall be removed by the owner upon notice from the Developer or its corporate successors. If the owner or the lessee failed to respond on the notice, the Developer has the right to remove the said architectural elements on the owner's expense.

3. KEY WEST

3.1 Designation

The provisions herein as indicated under the Key West Zone shall be strictly implied for the lots under *Block 12a and Block 12b only*.

3.2 Facade

The faces of the building including the arcade, the upper levels, front and rear sides which can be viewed from any point from the road shall be considered as the facade provided that the rules on abutments and setbacks on building sides are fully complied. The facade for Key West Zone shall be inspired by the steep shingle roofs, presence of verandas and timber-like ornamentation of the English style of architecture. The design of the buildings may vary from the English Colonial, Tudor Revival to Prairie styles of architecture. All architectural elements which shall be included in the design of the facade of Key West Zone structures shall be strictly relevant to its designated theme and shall comply with the provisions on maximum allowable building height and other coherent guidelines with the written approval of the Developer or its corporate successors.

3.3 Arcade

The arcade shall be open on both ends, designed and constructed to accommodate continuity and harmony with the design of adjacent arcades. Architectural treatments for arcades may be thru arches with a minimum clear span of 3.00 meters between supports. No protrusions except for signs shall be allowed beyond the property lines provided that the guidelines on signs in this Deed of Restrictions are fully complied. Arcades may be utilized as Al-Fresco dining area with the approval of the Developer or its corporate successors.

3.4 Roofs and Decks

Roofs should be pitched consistent with the designated architectural style of Key West Zone and should be made out of Shingles or its approved equivalent.

3.5 Finishes and Miscellaneous Details

Buildings in the Key West Zone shall be painted and finished accordingly to the color schemes of the English style of architecture. Pre-cast moldings, railing, post and natural stones may also be used as exterior finish or as an accent to the facade of the building provided that these treatments are consistent with the theme of the zone.

3.6 Signs

All exterior signs, billboards or any kind of advertising devices shall be strictly located at the arcade frontage and rear side along the service road only. Signs located other than the arcade frontage and rear side (i.e upper levels, sides, roof and deck) shall not be allowed. Signs may be located along the arcades provided that the maximum allowable protrusion from the finished wall is 300mm with a minimum clear height of 3.00 meters from the floor finish level of the arcade and in no case shall be placed as any form of obstruction along the arcade walk and sidewalks. To allow uniformity in the design of arcades, the topmost portion of all signs shall be at a height of 3.50 meters from the arcade finish floor level.

3.7 Landscaping

Inclusion of landscaping inside the property and building design is strongly encouraged provided that these will not serve as obstruction or protrusion to adjacent lots, outside property lines and if located anywhere along the arcade.

3.8 Compliance

All architectural elements which shall be implemented on buildings under the Key West Zone shall be in harmony with the adjacent buildings. Should there be any element which may seem to be in any form of obstruction to adjacent properties shall be removed by the owner upon notice from the Developer or its corporate successors. If the owner or the lessee failed to respond on the notice, the Developer has the right to remove the said architectural elements on the owner's expense.

4. FREE ZONE

4.1 Designation

The provisions herein as indicated under the Free Zone shall be strictly implied for the lots under the following:

- a. Block 7
- b. Block 10
- c. Block 11
- d. Block 17
- e. Block 18

4.2 Façade

The faces of the building including the arcade, the upper levels, front and rear sides which can be viewed from any point from the road shall be considered as the facade provided that the rules on abutments and setbacks on building sides are fully complied. The facade for the Free Zone shall be open for a variety of modern architectural motifs on the owner's discretion provided that the provisions on maximum allowable building height and other coherent guidelines are fully complied and with the written approval of the Developer or its corporate successors.

4.3 Arcade

The arcade shall be open on both ends, designed and constructed to accommodate continuity and harmony with the design of adjacent arcades. No protrusions except for signs shall be allowed beyond the property lines provided that the guidelines on signs in this Deed of Restrictions are fully complied. Arcades may be utilized as Al-Fresco dining with the approval of the Developer or its corporate successors.

4.4 Roofs and Decks

The use of pitched roofs and decks shall be allowed for structures within the Free Zone provided that the maximum allowable clearances and protrusions of eaves are strictly complied with the written approval of the Developer and its corporate successors.

4.5 Signs

All exterior signs, billboards or any kind of advertising devices shall be strictly located at the arcade frontage and rear side along the service road only. Signs located other than the arcade frontage and rear side (i.e upper levels, sides, roof and deck) shall not be allowed. Signs may be located along the arcades provided that the maximum allowable protrusion from the finished wall is 300mm with a minimum clear height of 3.00 meters from the floor finish level of the arcade and in no case shall be placed as any form of obstruction along the arcade walk and sidewalks. To allow uniformity in the design of arcades, the topmost portion of all signs shall be at a height of 3.50 meters from the arcade finish floor level.

4.6 Landscaping

Inclusion of landscaping inside the property and building design is strongly encouraged provided that these will not serve as obstruction or protrusion to adjacent lots, outside property lines and if located anywhere along the arcade.

4.7 Compliance

All architectural elements which shall be implemented on buildings under the Free Zone shall be in harmony with the adjacent buildings. Should there be any element which may seem to be in any form of obstruction to adjacent properties shall be removed by the owner upon notice from the Developer or its corporate successors. If the owner or the lessee failed to respond on the notice, the Developer has the right to remove the said architectural elements on the owner's expense.

C. Miscellaneous Covenants

1. Foundation

Foundations or footings of a building on the side where the façade of the building coincides with the property line shall not be allowed to project beyond the property line.

2. Roofs, Canopies and Eaves

Flat roofs required for building areas which are flushed to the property line shall not be converted to a balcony or a roof deck so as not to allow view of adjoining building.

Layout of rooftop mechanical equipment, vents and ducts shall be organized and these should not be visible from the road. These shall be screened, covered and installed in a manner which prevents obstruction and distraction of view.

Skylights and other reflective rooftop elements (e.g. solar water heater) shall be designed and installed in a manner that prevents producing reflective glare.

Allowable roof pitch shall be according to the provisions of the Deed of Restrictions on thematic architectural design per zone.

The type, color, roofline, pitch of roof shall be subject to approval of the Developer and/or Association and should comply with the designated architectural theme per zone.

Canopies or any other similar architectural features shall be allowed to project beyond the building line only by 1.00 meter. In cases where long canopies or any architectural features exist, the extreme outer edge of the same shall be considered as the building line.

3. Carport

Each lot Owner is allowed to provide two (2) carports within the lot fronting the service road. No carports shall be allowed at the building frontage. Overnight street parking shall not be allowed.

4. Service Entrance

All service entrances for utilities shall be conducted into the building by means of underground conduits or pipes from the main service lines. A water pump directly connected to the water main is not allowed. However, a water pump may be installed to draw water from the underground cistern of adequate capacity supplied by natural pressure from the water main.

5. Sewage Disposal

Sewage disposal must be connected only to three-chamber septic tank which the lot Owner must build within the lot. The plans of the septic tank shall be subjected to the written approval of the Developer or its corporate successors and shall be constructed within the open space required for the lot but must not exceed to one (1) meter from the boundary of the lot. The septic tanks must be maintained in sanitary condition and good order at all times.

6. Signs

Signs, billboards or any advertising devices are allowed provided that the provisions on thematic architectural design per zone are strictly complied with the written approval of the Developer or its corporate successors.

7. Irrigation System

The Owner may opt for three (3) chamber storage vault in addition to a septic tank and cistern tanks for storing rain water coming from roofing downspout and/or storm drain which will be pumped out through a separate identified and marked utility hose bib for purposes of irrigating plants and cleaning garage and driveways.

8. Vehicular/Pedestrian Entrances and/or Exits

No vehicular or pedestrian entrances or exits shall be allowed along the curves at street intersection.

9. Use of Streets

Duly authorized hospitals or medical clinics and educational, charitable, religious, civic or government institutions, if any within the development shall be allowed to use the streets of the subdivision, leading to and from their respective places, for their patients, students, teachers, members, employees and guests. Said institutions may be assessed by the Association for the maintenance of the streets and other services provide by Association and such assessments may be increased, provided that the increase shall in no case exceed the proportion of the increase in the assessment of regular members of the Association during the same period.

10. Garbage Disposal

Each lot (individual or consolidated) must be provided with an enclosed and covered area, either attached or detached with the building, within the lot for garbage disposal. The location and plans of the structure shall be subject for approval of the Developer or its corporate successors and shall be constructed within the open space required for the lot and must have direct access from the service road. The structures for garbage disposal must be maintained in sanitary condition and goof order at all times.