

Document: NOSCOS033022v1.3

Project: NOSVALI Residences

Conditions / "Kettingbeding" / "Bestemmings bepalingen"

Cashero/Zumbo Lots / Kavels:

1. Minimum dwelling size: 130m<sup>2</sup>
2. Only one additional apartment building or maids' quarter can be built on each of the lots.
3. Maximum dwelling footprint: 50% of the lot area, including garages, porches and balconies including apartment or maids' quarter.
4. Maximum building height: 7.5meters from the first floor to the peak of the roof (i.e. only 2 floor levels are permitted)
5. Minimum Setbacks: front - 6meters  
rear - 3 meters  
sides - 3 meters

The minimum setbacks for the lots bordering the green areas as shown in the parceling plan will be 2 meters. All other borders, side and rear shall be as shown above.

6. Maximum Perimeter Height of Walls: front solid wall – 1.5 meters  
sides - 2 meters  
rear – 2 meters
7. Sceptic tanks, cesspools and similar facilities for sewage disposal shall be a minimum of 8% of the area of the dwelling with a minimum of 12m<sup>3</sup>. (e.g. for a 200m<sup>2</sup> house, the size of the sceptic tank must be a minimum of 16m<sup>3</sup>). A sceptic tank used to recycle and reuse of the gray water shall have a minimum of 3 partitions.
8. Only small animals (pets) like dogs and cats are permitted. A maximum of 2 small pets.
9. No horses, pigs, cattle, sheep, goats or any other animals are allowed to be kept on the premises.
10. No companies or automotive service/garages or chicken farm, horse ranches or any business that may annoy the neighbors shall be permitted to be built or operated on the premises.
11. No hospitals, "sanatoria", warehouse(s), mini-markets, industrial plants, restaurants, coffee shops, hotels, condominiums, storage facilities, offices, or bars are permitted to be built on any of the lots.
12. Three months after completing the home to be built on the lot, the buyer shall install red pavers in front of the purchased lot (the "trottoir"). If the buyer does not comply with this condition, condition #16 will be applicable and be enforceable.
13. No trailers, containers shall be kept on the lot for more than 9 months. Trailers or containers are allowed during the building of the home.
14. No motor oil or any fossil fuels shall be released or deposited to the ground.
15. The developer has the right to appeal to the buyer to abide by the above articles and give notice of default to the buyer.
16. If the situation is not corrected after 30 days, buyer shall be fined Afls. 25,000 (Twenty-Five Thousand Aruba Florins) for each infraction.
17. The drawings for the construction of the dwellings shall be presented to the developer for review and approval for compliance prior to issuing to the department of public works.
18. Prescriptive details of these conditions shall be included in the purchase agreement by the notary.
19. The Buyer agrees to have the Developer review and approve the building plans before start of the dwelling construction.

The Developer: NOSCOS Development VBA

The Project: NOSVALI Residences

The location: Cashero / Zumbo, Aruba

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