



NEWCOAST RESORT VILLAGE

BORACAY NEWCOAST – NEWCOAST RESORT VILLAGE

BLOCK	LOT	AREA	CONTRACT PRICE
14	18	180	9,231,000.00
2	29	250	12,820,000.00

NEWCOAST RESORT VILLAGE Fact Sheet

I. General Information

Township	Boracay Newcoast
Location	Boracay Newcoast, Boracay, Aklan
Gross Land Area	
Whole Development	150 hectares
Expansion Area	10 hectares

II. Residential Area

Land Area	Approx. 5.6 hectares			
Total Saleable Area	32,118 sq.m.			
% of Open Space (open spaces, parks, roads & sidewalks)	40%			
% of Parks and Amenity Areas	14%			
Turnover Date	TBA			
Total No. of Lots	120			
Residential Lots	97 lots			
Reserved Lots	23 lots			
Modal Lot Size	250 sq.m			
Average Lot Size	267 sq.m			
Lot Size Range	250-387 sq.m			
Lot Distribution (Lots)	Residential Lots	Lot Area Range (sq.m.)	QTY	% Mix
		250-299 sq.m	89	92.00%
		300-350 sq.m	7	7.00%
		351 above	1	1.00%

III. Amenities & Features

Village Clubhouse
Guardhouse and Entry Statement
Parks and Playground
Community Open Spaces
Commercial Activity Space

IV. Facilities and Common Areas

Road Width	Main road - 12.0 m RROW
	Secondary roads - 10.0m RROW and 8.0m RROW
Utilities	
Electrical	Underground cabling with on-ground transformer pads
Tel/Data	Underground cabling system with provision for fiber-optic cables



GLOBAL-ESTATE RESORTS, INC.

15/F Commerce Ave. Cor. Park Ave. Mckinley Town Center Fort Bonifacio Taguig.

SCHEDULE OF PAYMENTS		
Date	: April 18, 2025	
Client Name	:	
Project	: Newcoast Resort Village	
Block & Lot	: Block 14 Lot 17, 18 & 19	
Square per meter	: 180	
Promo Term 1 (All Price Range)	25% in 48th Month 6% Lump Sum in 10th Month : 7% Lump Sum in 20th Month 10% Lump Sum in 30th Month BTO	
Contract Price	: PHP 9,231,000.00	
Less: PDC Discount	: PHP 461,550.00	
Net Contract Price	: PHP 8,769,450.00	
Less: Reservation Fee	: 50,000.00	
Net Contract Price	: PHP 8,719,450.00	
MONTH - YEAR	PARTICULAR	AMOUNT
May 18, 2025	1st Monthly Amortization	PHP 45,413.80
June 18, 2025	2nd Monthly Amortization	PHP 45,413.80
July 18, 2025	3rd Monthly Amortization	PHP 45,413.80
August 18, 2025	4th Monthly Amortization	PHP 45,413.80
September 18, 2025	5th Monthly Amortization	PHP 45,413.80
October 18, 2025	6th Monthly Amortization	PHP 45,413.80
November 18, 2025	7th Monthly Amortization	PHP 45,413.80
December 18, 2025	8th Monthly Amortization	PHP 45,413.80
January 18, 2026	9th Monthly Amortization	PHP 45,413.80
February 18, 2026	10th Monthly Amortization + 6% LS	PHP 568,580.80
March 18, 2026	11th Monthly Amortization	PHP 45,413.80
April 18, 2026	12th Monthly Amortization	PHP 45,413.80
May 18, 2026	13th Monthly Amortization	PHP 45,413.80
June 18, 2026	14th Monthly Amortization	PHP 45,413.80
July 18, 2026	15th Monthly Amortization	PHP 45,413.80
August 18, 2026	16th Monthly Amortization	PHP 45,413.80
September 18, 2026	17th Monthly Amortization	PHP 45,413.80
October 18, 2026	18th Monthly Amortization	PHP 45,413.80
November 18, 2026	19th Monthly Amortization	PHP 45,413.80
December 18, 2026	20th Monthly Amortization +7% LS	PHP 655,775.30
January 18, 2027	21st Monthly Amortization	PHP 45,413.80
February 18, 2027	22nd Monthly Amortization	PHP 45,413.80
March 18, 2027	23rd Monthly Amortization	PHP 45,413.80
April 18, 2027	24th Monthly Amortization	PHP 45,413.80
May 18, 2027	25th Monthly Amortization	PHP 45,413.80
June 18, 2027	26th Monthly Amortization	PHP 45,413.80
July 18, 2027	27th Monthly Amortization	PHP 45,413.80
August 18, 2027	28th Monthly Amortization	PHP 45,413.80
September 18, 2027	29th Monthly Amortization	PHP 45,413.80
October 18, 2027	30th Monthly Amortization + 10% LS	PHP 917,358.80
November 18, 2027	31st Monthly Amortization	PHP 45,413.80
December 18, 2027	32nd Monthly Amortization	PHP 45,413.80
January 18, 2028	33rd Monthly Amortization	PHP 45,413.80
February 18, 2028	34th Monthly Amortization	PHP 45,413.80
March 18, 2028	35th Monthly Amortization	PHP 45,413.80
April 18, 2028	36th Monthly Amortization	PHP 45,413.80
May 18, 2028	37th Monthly Amortization	PHP 45,413.80
June 18, 2028	38th Monthly Amortization	PHP 45,413.80
July 18, 2028	39th Monthly Amortization	PHP 45,413.80
August 18, 2028	40th Monthly Amortization	PHP 45,413.80
September 18, 2028	41st Monthly Amortization	PHP 45,413.80
October 18, 2028	42nd Monthly Amortization	PHP 45,413.80
November 18, 2028	43rd Monthly Amortization	PHP 45,413.80
December 18, 2028	44th Monthly Amortization	PHP 45,413.80
January 18, 2029	45th Monthly Amortization	PHP 45,413.80
February 18, 2029	46th Monthly Amortization	PHP 45,413.80
March 18, 2029	47th Monthly Amortization	PHP 45,413.80
April 18, 2029	48th Monthly Amortization	PHP 45,413.80
November 30, 2027 + 12 Months Grace	BTO	PHP 4,534,114.00

Notes:

- Global- Estate Resorts, Inc. reserves the right to correct any error that may appear on this computation.
- Reservation fee or the initial monthly fee is non- refundable in case of cancellation or withdrawal by the client.
- Late payments may subject the above terms to recomputation for penalties and other charges.
- Kindly make all checks payable to **GLOBAL - ESTATE RESORTS, INC.**

Prepared by:
BNC SCRO

Confirmed by:



GLOBAL-ESTATE RESORTS, INC.

15/F Commerce Ave. Cor. Park Ave. Mckinley Town Center Fort Bonifacio Taguig.

SCHEDULE OF PAYMENTS		
Date	: April 22, 2025	
Client Name	:	
Project	: Newcoast Resort Village	
Block & Lot	: Block 14 Lot 17, 18 & 19	
Square per meter	: 180	
Promo Term 2 (All Price Range)	20%. in 48th Month 8% Lump Sum in 10th & 20th Month 10% Lumpsum in 30th Month BTO	
Contract Price	: PHP 9,231,000.00	
Less: PDC Discount	: PHP 461,550.00	
Net Contract Price	: PHP 8,769,450.00	
Less: Reservation Fee	: 50,000.00	
Net Contract Price	: PHP 8,719,450.00	
MONTH - YEAR	PARTICULAR	AMOUNT
May 22, 2025	1st Monthly Amortization	PHP 36,331.04
June 22, 2025	2nd Monthly Amortization	PHP 36,331.04
July 22, 2025	3rd Monthly Amortization	PHP 36,331.04
August 22, 2025	4th Monthly Amortization	PHP 36,331.04
September 22, 2025	5th Monthly Amortization	PHP 36,331.04
October 22, 2025	6th Monthly Amortization	PHP 36,331.04
November 22, 2025	7th Monthly Amortization	PHP 36,331.04
December 22, 2025	8th Monthly Amortization	PHP 36,331.04
January 22, 2026	9th Monthly Amortization	PHP 36,331.04
February 22, 2026	10th Monthly Amortization + 8% LS	PHP 733,887.04
March 22, 2026	11th Monthly Amortization	PHP 36,331.04
April 22, 2026	12th Monthly Amortization	PHP 36,331.04
May 22, 2026	13th Monthly Amortization	PHP 36,331.04
June 22, 2026	14th Monthly Amortization	PHP 36,331.04
July 22, 2026	15th Monthly Amortization	PHP 36,331.04
August 22, 2026	16th Monthly Amortization	PHP 36,331.04
September 22, 2026	17th Monthly Amortization	PHP 36,331.04
October 22, 2026	18th Monthly Amortization	PHP 36,331.04
November 22, 2026	19th Monthly Amortization	PHP 36,331.04
December 22, 2026	20th Monthly Amortization + 8% LS	PHP 733,887.04
January 22, 2027	21st Monthly Amortization	PHP 36,331.04
February 22, 2027	22nd Monthly Amortization	PHP 36,331.04
March 22, 2027	23rd Monthly Amortization	PHP 36,331.04
April 22, 2027	24th Monthly Amortization	PHP 36,331.04
May 22, 2027	25th Monthly Amortization	PHP 36,331.04
June 22, 2027	26th Monthly Amortization	PHP 36,331.04
July 22, 2027	27th Monthly Amortization	PHP 36,331.04
August 22, 2027	28th Monthly Amortization	PHP 36,331.04
September 22, 2027	29th Monthly Amortization	PHP 36,331.04
October 22, 2027	30th Monthly Amortization + 10% LS	PHP 908,276.04
November 22, 2027	31st Monthly Amortization	PHP 36,331.04
December 22, 2027	32nd Monthly Amortization	PHP 36,331.04
January 22, 2028	33rd Monthly Amortization	PHP 36,331.04
February 22, 2028	34th Monthly Amortization	PHP 36,331.04
March 22, 2028	35th Monthly Amortization	PHP 36,331.04
April 22, 2028	36th Monthly Amortization	PHP 36,331.04
May 22, 2028	37th Monthly Amortization	PHP 36,331.04
June 22, 2028	38th Monthly Amortization	PHP 36,331.04
July 22, 2028	39th Monthly Amortization	PHP 36,331.04
August 22, 2028	40th Monthly Amortization	PHP 36,331.04
September 22, 2028	41st Monthly Amortization	PHP 36,331.04
October 22, 2028	42nd Monthly Amortization	PHP 36,331.04
November 22, 2028	43rd Monthly Amortization	PHP 36,331.04
December 22, 2028	44th Monthly Amortization	PHP 36,331.04
January 22, 2029	45th Monthly Amortization	PHP 36,331.04
February 22, 2029	46th Monthly Amortization	PHP 36,331.04
March 22, 2029	47th Monthly Amortization	PHP 36,331.04
April 22, 2029	48th Monthly Amortization	PHP 36,331.04
November 30, 2027 + 12 Months	BTO	PHP 4,708,503.00

Notes:

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BNC SCRO

Confirmed by:



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15/F Commerce Ave. Cor. Park Ave. Mckinley Town Center Fort Bonifacio Taguig.

SCHEDULE OF PAYMENTS		
Date	: June 11, 2025	
Client Name	:	
Project	: Newcoast Resort Village	
Block & Lot	: Block 14 lot 18	
Square per meter	: 180	
Promo Term 3 (All Price Range)	18%. in 48th Month 8% Lump Sum in 10th & 20th Month 12% Lumpsum in 30th Month BTO	
Contract Price	: PHP 9,231,000.00	
Less: PDC Discount	: PHP 461,550.00	
Net Contract Price	: PHP 8,769,450.00	
Less: Reservation Fee	: 50,000.00	
Net Contract Price	: PHP 8,719,450.00	
MONTH - YEAR	PARTICULAR	AMOUNT
July 11, 2025	1st Monthly Amortization	PHP 32,697.94
August 11, 2025	2nd Monthly Amortization	PHP 32,697.94
September 11, 2025	3rd Monthly Amortization	PHP 32,697.94
October 11, 2025	4th Monthly Amortization	PHP 32,697.94
November 11, 2025	5th Monthly Amortization	PHP 32,697.94
December 11, 2025	6th Monthly Amortization	PHP 32,697.94
January 11, 2026	7th Monthly Amortization	PHP 32,697.94
February 11, 2026	8th Monthly Amortization	PHP 32,697.94
March 11, 2026	9th Monthly Amortization	PHP 32,697.94
April 11, 2026	10th Monthly Amortization + 8% LS	PHP 730,253.94
May 11, 2026	11th Monthly Amortization	PHP 32,697.94
June 11, 2026	12th Monthly Amortization	PHP 32,697.94
July 11, 2026	13th Monthly Amortization	PHP 32,697.94
August 11, 2026	14th Monthly Amortization	PHP 32,697.94
September 11, 2026	15th Monthly Amortization	PHP 32,697.94
October 11, 2026	16th Monthly Amortization	PHP 32,697.94
November 11, 2026	17th Monthly Amortization	PHP 32,697.94
December 11, 2026	18th Monthly Amortization	PHP 32,697.94
January 11, 2027	19th Monthly Amortization	PHP 32,697.94
February 11, 2027	20th Monthly Amortization + 8% LS	PHP 730,253.94
March 11, 2027	21st Monthly Amortization	PHP 32,697.94
April 11, 2027	22nd Monthly Amortization	PHP 32,697.94
May 11, 2027	23rd Monthly Amortization	PHP 32,697.94
June 11, 2027	24th Monthly Amortization	PHP 32,697.94
July 11, 2027	25th Monthly Amortization	PHP 32,697.94
August 11, 2027	26th Monthly Amortization	PHP 32,697.94
September 11, 2027	27th Monthly Amortization	PHP 32,697.94
October 11, 2027	28th Monthly Amortization	PHP 32,697.94
November 11, 2027	29th Monthly Amortization	PHP 32,697.94
December 11, 2027	30th Monthly Amortization + 12% LS	PHP 1,079,031.94
January 11, 2028	31st Monthly Amortization	PHP 32,697.94
February 11, 2028	32nd Monthly Amortization	PHP 32,697.94
March 11, 2028	33rd Monthly Amortization	PHP 32,697.94
April 11, 2028	34th Monthly Amortization	PHP 32,697.94
May 11, 2028	35th Monthly Amortization	PHP 32,697.94
June 11, 2028	36th Monthly Amortization	PHP 32,697.94
July 11, 2028	37th Monthly Amortization	PHP 32,697.94
August 11, 2028	38th Monthly Amortization	PHP 32,697.94
September 11, 2028	39th Monthly Amortization	PHP 32,697.94
October 11, 2028	40th Monthly Amortization	PHP 32,697.94
November 11, 2028	41st Monthly Amortization	PHP 32,697.94
December 11, 2028	42nd Monthly Amortization	PHP 32,697.94
January 11, 2029	43rd Monthly Amortization	PHP 32,697.94
February 11, 2029	44th Monthly Amortization	PHP 32,697.94
March 11, 2029	45th Monthly Amortization	PHP 32,697.94
April 11, 2029	46th Monthly Amortization	PHP 32,697.94
May 11, 2029	47th Monthly Amortization	PHP 32,697.94
June 11, 2029	48th Monthly Amortization	PHP 32,697.94
November 30, 2027 + 12 Months Grace Period	BTO	PHP 4,708,503.00

Notes:

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BNC SCRO

Confirmed by:



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15/F Commerce Ave. Cor. Park Ave. Mckinley Town Center Fort Bonifacio Taguig.

SCHEDULE OF PAYMENTS		
Date	: June 11, 2025	
Client Name	:	
Project	: Newcoast Resort Village	
Block & Lot	: Block 2 lot 29	
Square per meter	: 250	
Promo Term 3 (All Price Range)	18% in 48th Month 8% Lump Sum in 10th & 20th Month 12% Lumpsum in 30th Month BTO	
Contract Price	: PHP 12,820,000.00	
Less: PDC Discount	: PHP 641,000.00	
Net Contract Price	: PHP 12,179,000.00	
Less: Reservation Fee	: 50,000.00	
Net Contract Price	: PHP 12,129,000.00	
MONTH - YEAR	PARTICULAR	AMOUNT
July 11, 2025	1st Monthly Amortization	PHP 45,483.75
August 11, 2025	2nd Monthly Amortization	PHP 45,483.75
September 11, 2025	3rd Monthly Amortization	PHP 45,483.75
October 11, 2025	4th Monthly Amortization	PHP 45,483.75
November 11, 2025	5th Monthly Amortization	PHP 45,483.75
December 11, 2025	6th Monthly Amortization	PHP 45,483.75
January 11, 2026	7th Monthly Amortization	PHP 45,483.75
February 11, 2026	8th Monthly Amortization	PHP 45,483.75
March 11, 2026	9th Monthly Amortization	PHP 45,483.75
April 11, 2026	10th Monthly Amortization + 8% LS	PHP 1,015,803.75
May 11, 2026	11th Monthly Amortization	PHP 45,483.75
June 11, 2026	12th Monthly Amortization	PHP 45,483.75
July 11, 2026	13th Monthly Amortization	PHP 45,483.75
August 11, 2026	14th Monthly Amortization	PHP 45,483.75
September 11, 2026	15th Monthly Amortization	PHP 45,483.75
October 11, 2026	16th Monthly Amortization	PHP 45,483.75
November 11, 2026	17th Monthly Amortization	PHP 45,483.75
December 11, 2026	18th Monthly Amortization	PHP 45,483.75
January 11, 2027	19th Monthly Amortization	PHP 45,483.75
February 11, 2027	20th Monthly Amortization + 8% LS	PHP 1,015,803.75
March 11, 2027	21st Monthly Amortization	PHP 45,483.75
April 11, 2027	22nd Monthly Amortization	PHP 45,483.75
May 11, 2027	23rd Monthly Amortization	PHP 45,483.75
June 11, 2027	24th Monthly Amortization	PHP 45,483.75
July 11, 2027	25th Monthly Amortization	PHP 45,483.75
August 11, 2027	26th Monthly Amortization	PHP 45,483.75
September 11, 2027	27th Monthly Amortization	PHP 45,483.75
October 11, 2027	28th Monthly Amortization	PHP 45,483.75
November 11, 2027	29th Monthly Amortization	PHP 45,483.75
December 11, 2027	30th Monthly Amortization + 12% LS	PHP 1,500,963.75
January 11, 2028	31st Monthly Amortization	PHP 45,483.75
February 11, 2028	32nd Monthly Amortization	PHP 45,483.75
March 11, 2028	33rd Monthly Amortization	PHP 45,483.75
April 11, 2028	34th Monthly Amortization	PHP 45,483.75
May 11, 2028	35th Monthly Amortization	PHP 45,483.75
June 11, 2028	36th Monthly Amortization	PHP 45,483.75
July 11, 2028	37th Monthly Amortization	PHP 45,483.75
August 11, 2028	38th Monthly Amortization	PHP 45,483.75
September 11, 2028	39th Monthly Amortization	PHP 45,483.75
October 11, 2028	40th Monthly Amortization	PHP 45,483.75
November 11, 2028	41st Monthly Amortization	PHP 45,483.75
December 11, 2028	42nd Monthly Amortization	PHP 45,483.75
January 11, 2029	43rd Monthly Amortization	PHP 45,483.75
February 11, 2029	44th Monthly Amortization	PHP 45,483.75
March 11, 2029	45th Monthly Amortization	PHP 45,483.75
April 11, 2029	46th Monthly Amortization	PHP 45,483.75
May 11, 2029	47th Monthly Amortization	PHP 45,483.75
June 11, 2029	48th Monthly Amortization	PHP 45,483.75
November 30, 2027 + 12 Months Grace Period	BTO	PHP 6,549,660.00

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BNC SCRO

Confirmed by:

Initial Design Guidelines and Restrictions

Architectural Theme	Modern tropical architectural style is encouraged	
Usage	Single dwelling building only shall be constructed on single lots where they are designated.	
	Multiple dwellings such as duplexes, townhouses, apartments, and other similar structures are only allowed at the designated lots and spaces assigned.	
Minimum Setbacks	Front setback - 5.00m	
	Side/s and rear setback - 2.0 meters from property line	
	Basement Level is disallowed due to Municipal Ordinance No 339 which is "An Ordinance Prohibiting The Construction of Basements In All Buildings And Other Structures in The Island of Boracay". All suggested split / lower level excavations are to be approved by LGU prior to construction.	
	If a carport is along the front and facing the road, the carport pavement must be flushed against the property line and must not go beyond. Alteration of the sidewalk is prohibited. Overhead structure of the carport should have a minimum setback of 1 meter from the property line	
Building Height	Residential structures shall not be higher than 12 meters measured from its highest point up to the top of the sidewalk fronting the lot. The roofdeck is only allowed to cover a maximum of 50% of the building footprint.	
	For uphill lots the maximum height shall be taken from two points—one from the sidewalk and one from the median elevation.	
	To protect the aesthetic appearance, bungalow-type is strongly discouraged. However, should the owner construct a bungalow, the minimum building height must be six (6) meters.	
Building Frontage	Minimum frontage shall be 6 meters not including carport. Frontage shall be where the Owner decides to put his driveway or carport	
Building Footprint Ratio	Building footprint shall not exceed 50% of the lot area, but should not be less than 30% of the lot area.	
Green Space	20% of the lot must be allocated to permeable areas comprising of green spaces such as those allocated for landscaping. This percentage may include the permeable deck, walkway, and driveway.	
Minimum Cost to Construct	Should be at least PHP 4M	
	Cost of the building does not include the costs for in-lot land development and landscape works and fences	
Construction Period	Should commence not later than 36 months from full payment or turnover of the lot, whichever comes later.	
	Should be completed within a period of fifteen (15) months	
Lot Consolidation	Maximum of 2 lots may be consolidated provided that these lots are consolidated prior to construction and only one single dwelling shall be constructed.	
Lot Subdivision	A single lot may not be subdivided	
	Consolidated lots may be subdivided provided that none of the resulting lots shall be smaller in area than the smallest lot before consolidation.	
Rooflines and Eaves	Must be at least 2 meters from the property line fronting a street and 1 meter from the property line not fronting a street.	
Cut& Fill	Allowed with provisions but always subject for approval of the Declarant; Necessary protection for neighboring lots shall be provided when cutting and filling.	
Firewall	Firewall is allowed to extend only up to 1.2 meters above the second floor finished floor line, in case of abutment of balcony. Extent of the firewall shall be limited to the length of the carport or 5.00 meters from the property line with maximum additional 1.0m wall offset for support. Firewall should be of decorative design from 1.5 meters above the finished floor line of the carport.	
Auxiliary Structures	Shall observe minimum setback of one (1) meter from the property line. Swimming pools can observe minimum setback 0.5 meters from the property line.	
Back-of-the-house facilities	Back-of-the-house facilities such as laundry area, dirty kitchen, storage etc. shall be located at the one (1) side of the house and along the side of the carport. It should be properly screened from public view.	
Fence	Along frontage	Fences are not required along the front yard. If the owner wish to construct, the height should not exceed 1.20 meter high measured from the sidewalk. The fence shall be made of 40%-50% see-through material.
		Colors of the fencing material shall be the same as the house. No bright colors or that which would materially alter the aesthetic appearance of the Subdivision shall be allowed.
		Natural vegetation as fence is strongly encouraged
	Along sides and rear	Height of side fences should be maximum 2.00 meters only and may be constructed of full solid material or a combination of see-through material. Rear property walls are required which shall have a maximum height of 2.0 meters constructed of solid material, fully enclosed.
Swimming Pool	Subject for evaluation of the Developer	
Others	Incorporation of sustainable/green building design elements (e.g. rainwater collection and reuse, solar panel system, etc.) are encouraged	

Disclaimer: These are Initial Design Guidelines and Restrictions and may vary from the actual Declaration of Restrictions and Design Guidelines to be executed.