SOUTH FORBES GOLF CITY

SOUTH FORBES TOKYO MANSIONS

Barangay Inchican, Silang, Cavite

Design Guidelines

Cathay Metal Corp.
Owner

Cathay Land, Inc.
Developer

23rd Floor, Galleria Corporate Center,
EDSA corner Ortigas Avenue, Quezon City

1. The Intent

The primary intent and objective of the design guidelines at South Forbes Golf City (South Forbes Tokyo Mansions) is to establish a consistent character and standards of high quality for the design and building of residences in this community in relation to the subdivision's theme.

The purpose of these guidelines is to ensure that the built environment will harmonize and blend with the topography, view and natural setting of the place. It is not the intent of the guidelines to limit the creativity of the Owner but rather to assure to each Owner that the natural environment will be preserved and enhanced by the structures within the community.

By way of these guidelines, the aesthetic quality and design excellence will be attained while no residential structure will stand so apart in its design or construction as to detract away from the visual continuity and harmony of the subdivision's theme.

2. Definition Of Terms

2.1 Association
Shall mean and refer to the South Forbes Tokyo Mansions Homeowners' Association, a non-profit organization, its successors and assigns.

2.2 Building
Shall mean and refer to any enclosed permanent structure, constructed within the Village.

2.3 Building Footprint
Shall mean an effective area covered by any structure from the downward projection of its building walls and the coverage of a building or a structure on a parcel of land.

2.4 Basement
Shall mean and refer to the lowest portion of a dwelling unit that is, either partly or entirely, below Original Ground Level and Finish Ground Floor Line.

2.5 Common Areas
Common Areas shall mean and refer to those areas of land shown on the subdivision plan, other than residential lots, which are to be used and/or enjoyed by the Owners. The common areas shall consist of the following:

- Roads, right of way
- Guardhouse and landscaped area
- Pedestrian walks, sidewalks, walkways and planting strips
- Clubhouse and open parks
- Drainage areas
- Sewage treatment plant
- Easements for roads

- Bridges
- Parking areas
- Utilities
- And all improvements now or hereafter constructed thereon including streets, lighting systems, signage, structures, and landscaping thereon, including any surface water or storm water system
- All other real property interests for the common use and enjoyment of the OWNERS, their families and guests

2.6 Consistency of Character and Design

Shall mean and refer to an agreeable relationship in, and in some instances actual continuity of, architectural style, mass, proportions, rhythm, scale, quality of design and materials, and use of materials, color and design details.

2.7 Declarant

Shall mean and refer to Cathay Metal Corp. and Cathay Land, Inc., its successors and assigns. No entity shall be considered a successor and assignee of the Declarant unless said status is evidenced by a written assignment from Declarant to said entity.

2.8 Declaration of Restrictions

Shall mean and refer to the restrictions, guidelines, limitation and conditions on the use of residential lots within South Forbes Golf City (South Forbes Tokyo Mansions) which is set forth in a Declaration conveying the restrictions, guidelines, limitations and conditions outlined by the Declarant.

2.9 Design Review Committee

Shall mean the committee formed by the Declarant and/or the Association, which shall review and approve all plans, design and construction works within South Forbes Golf City (South Forbes Tokyo Mansions).

2.10 Dwelling Unit

Shall mean a single detached single-family residential unit or structure constructed on a lot for which a Certificate of Occupancy has been issued by the applicable governmental authorities.

2.11 Gross Floor Area

Shall mean the total floor space within the perimeter of the permanent external building walls. The areas encompass the entire external perimeter of all constructed areas. This includes the main building structure as well as all components thereof. This also includes all floors below ground level as well as above ground level including thickness of perimeter exterior walls.

2.12 Highest Natural Ground Level
Shall mean and refer to the elevation of the highest corner of the Lots independent of other adjacent Lots and/or areas as determined by the Declarant and/or the Association prior to the commencement of any construction on the Lot by the Owner.

2.13 Lot
Shall mean a designated parcel of land, which is sold and/or leased for the purpose of the construction of a residential building and other related structures.

2.14 Natural Ground Level
Shall mean and refer to the level of the lot/land as turned over to the Owner.

2.15 Open Space
Shall mean an area or areas within the subdivision reserved exclusively for parks, playgrounds, and recreational spaces and shall form part of the common areas.

2.16 Owner
Shall mean all the undersigned property owners of a residential lot or a house and lot, whether one or more persons or entities, of the title to any real property in South Forbes Golf City (South Forbes Tokyo Mansions).

2.17 Proportion
Shall mean and refer to the relationship of height to width, voids to solids, bulk of the structure to other nearby structures, and of the parts to the whole.

2.18 Rhythm
Rhythm shall mean and refer to the regular and balance occurrence of elements of a dwelling unit or structure such as windows, doors, colors, and details.

2.19 Setback
Shall mean the minimum distance as prescribed between the property line and a building or structure.

2.20 Scale
Scale is the relative size of the structure/building and its elements. Its height, width and bulk should relate well with its immediate and adjacent surroundings.

3. Design Review Process

3.1 There will be a Design Review Process. The review procedures attempt to illustrate the process required for residential development and construction within South Forbes Golf City (South Forbes Tokyo Mansions) as well as to ensure a consistent method of design evaluation.

3.2 All building plans and specifications, for new construction, alterations and renovations to include landscaping plans must be approved first by the Design Review Committee, at least one (1) month prior to the commencement of construction.

3.3 Two (2) sets of complete plans shall be submitted to the Design Review Committee, for approval and an authorization to proceed with the construction will be given to the Owner. The submittal shall include, but not limited to the following:

- Detailed site development plan showing the lot plan with proposed lot grading, building footprint with roof, driveway, fence location, auxiliary structures, ripraps/ retaining walls, adjacent street and sidewalk
- Landscaping plan
- 1:100 meter scale - floor plans showing the lot plan
- 1:100 meter scale - elevation drawings for all four (4) building sides and two (2) sections of the building
- Perspective drawing to indicate the color palette for the proposed structure
- Basic utility plans

3.4 After the approval and the issuance of the authorization to proceed by the Design Review Committee, the OWNER shall, at its sole expense, secure all permits and licenses as may be required by the national and/or local government authorities prior to any construction activities.

4. Design Review Committee

4.1 The Declarant and/or the Association, in their capacity of administering the Design Guidelines and the Declaration of Restrictions shall form a Design Review Committee. The Committee shall be responsible for monitoring the compliance to the subdivision's Design Guidelines and Declaration of Restrictions.

4.2 The Committee shall review and approve schematic, preliminary and construction drawings prior to construction.

4.3 The Committee will also be responsible for the continually refining the architectural guidelines in order to ensure a high standard and quality of development within South Forbes Golf City (South Forbes Tokyo Mansions).

4.4 The DECLARANT and/or the ASSOCIATION shall create a committee consisting of qualified Owners in good standing that shall be appointed by the DECLARANT and/or the ASSOCIATION. The members shall select a chairman from this committee.

4.5 The Design Review Committee shall be responsible for the review and approval of the plans and specifications as well as on-site inspection of all proposed new constructions, additions, and alterations, and to check if conforming to the Declaration of Restrictions and the Design Guidelines.

5. Subdivision Design Concept

5.1 Blending with Overall Neighborhood Design, or Consistency of Design and Character - The design of all the structure within the subdivision shall at all times strive to maintain a consistency with the overall character of the subdivision as intended by the DECLARANT and/or the ASSOCIATION. Structures shall be designed so as to be compatible with the intended use and with the site on which it will be constructed.

5.2 Sensitivity to Environment - the proposed construction is expected to relate favorably to the planning, landscaping, topography and existing character of the neighborhood. Primary among the concerns in proceeding with construction are the preservation of access, sunlight, ventilation, view and drainage as well as impact on the privacy and normal use of neighborhood property.

6. Building Placement and Location

In order to achieve a uniform streetscape, buildings and their facades shall be placed as much as possible orthogonally (or parallel) relative to the property line of a lot fronting a street except in cases wherein the lot configuration makes an orthogonal building placement impractical. (See Illust. 6)

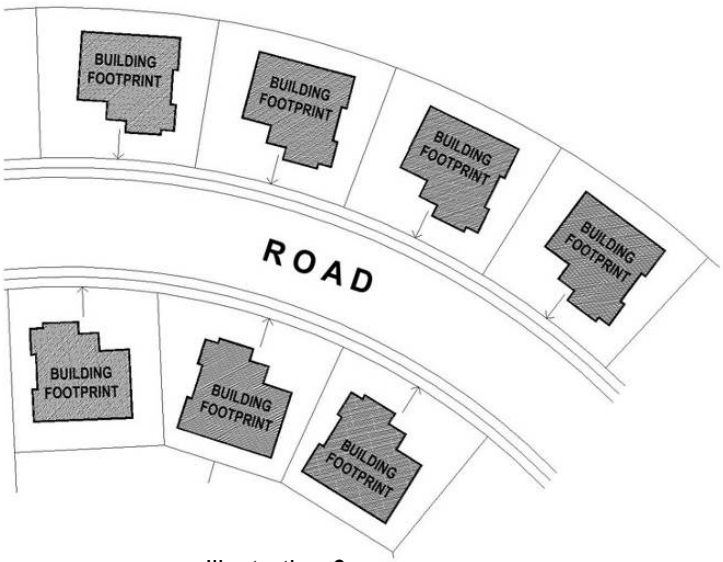

Illustration 6

7. Architectural Treatment

7.1 Building Articulation

The architecture of the residential buildings at South Forbes Golf City (South Forbes Tokyo Mansions) is envisioned to contribute significantly in shaping the modern Japanese character and image of the subdivision's theme. Residential architecture should complement and blend with its surroundings that shall assure a coherent, organized streetscape and create a visual harmony of the community.

7.1.1 Building Projections and Elements

a. Porches and lanai

- Porches are highly encouraged and should create a variety in the overall facade of the residential buildings.
- Entry Porches projecting toward the street shall maintain a minimum clear distance of 0.50 meter from the front property line. (See Illust. 7.1.1.a)
- Entry Porches shall be consistent with the character of the entire structure.

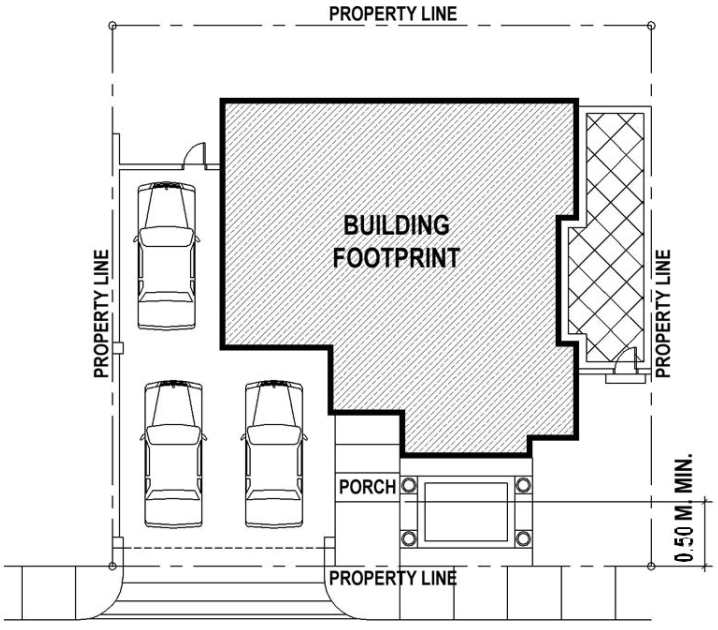

Illustration 7.1.1.a

b. Balconies

- Balconies are allowed and encouraged. They provide interest to the facade of the building.
- Balconies projecting on to the street shall maintain a minimum clear distance of 0.50 meter from the property line. (See Illust. 7.1.1.b)

Illustration 7.1.1.b

c. Carports

- The intent in controlling the design of carports is to reduce the visual impact of the vehicles and to allow the architectural and human-scale elements of the structure to be visibly dominant from the street.
- Carports shall have a minimum dimension of 2.40 meters by 5.00 meters. (See Illust. 7.1.1.c)

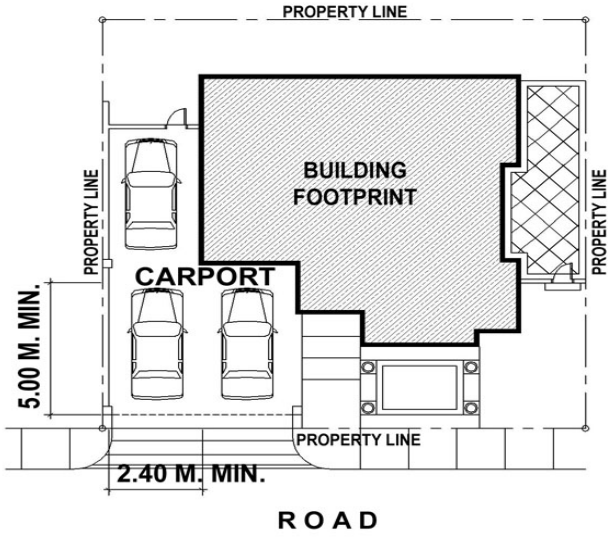

Illustration 7.1.1.c

7.1.2 Roofs

Recognizing that the roof forms are among the most visible components of the built environment.

- Pitched roofs with overhangs, which best respond to the local climate, are encouraged. (See Illust. 7.1.2.1)
- Flat roofs and roof decks are allowed.
- Color selection shall be of neutral colors of beige, brown, brown-grays.
- Skylight vents may be installed but not be visible from the streets and from the open space.
- Roof overhangs shall be encouraged to respond to climatic conditions and for aesthetic purposes.

Illustration 7.1.2.1

- Concrete or clay flat roof tiles are strongly encouraged. (See Illust. 7.1.2.2)

Illustration 7.1.2.2

7.1.3 External Building Walls and Building Facade

- Color selection of walls must blend with the local natural environment. Light earth tones and hues must dominate the colors of external walls.
- Cladding of natural stones as accent is encouraged. (See Illust. 7.1.3.1)

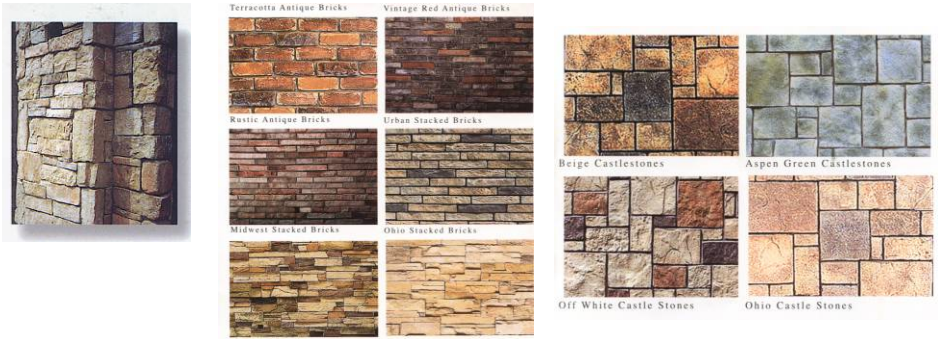

Illustration 7.1.3.1

- External finish materials of any building constructed should be easy to maintain and should be of such type, color, and material that is harmonious with overall design context of South Forbes Golf City (South Forbes Tokyo Mansions). (See Illust. 7.1.3.2)

Illustration 7.1.3.2

- Air-conditioning units and other utility equipment is discouraged from being provided along the facade. Where unavoidable, these units shall be properly concealed from public view.

- Pipes and other plumbing works, except downspouts, shall be concealed from public view using materials consistent with the overall aesthetic character of the subdivision.

8. Site Development

Landscaping

Minor filling and grading of the lot for landscaping purposes is allowed provided that it will not affect the natural grade and condition of the land around the structure.

Street trees are strongly encouraged among lots to create a natural "canopy" over the sidewalk.

The OWNER is encouraged to provide within his lot, preferably at the front yard facing the street, an area for landscape treatment.

No existing tree whether found within or outside the lot shall be cut, moved or damaged or shall it be relocated and transferred without the written approval from the DECLARANT and/or the ASSOCIATION.

9. Miscellaneous

There are many changes and additions that an OWNER can make to their property and eventually to their dwelling units. If proposed projects are not outlined above, reference should be made to the one that is closest in concept and should be used as a guide for application by the Design Review Committee. Coordination with the Design Review Committee is also required prior to finalization of plans for the construction of a residential building within the lot and the commencement of any construction work.

10. Interpretation of Design Guidelines

Where there appears to be a conflict in the interpretation of the Declaration of Restrictions, the Design Guidelines and the rules and regulations adopted by the Association or the Design Review Committee, provisions and intent of the Declaration of Restrictions shall prevail. Unless the particular the provision of these Design Guidelines, the rules and regulations adopted by the Association or the Design Review Committee is intended to implement or impose a more restrictive and stringent condition, in which case such provision shall govern.