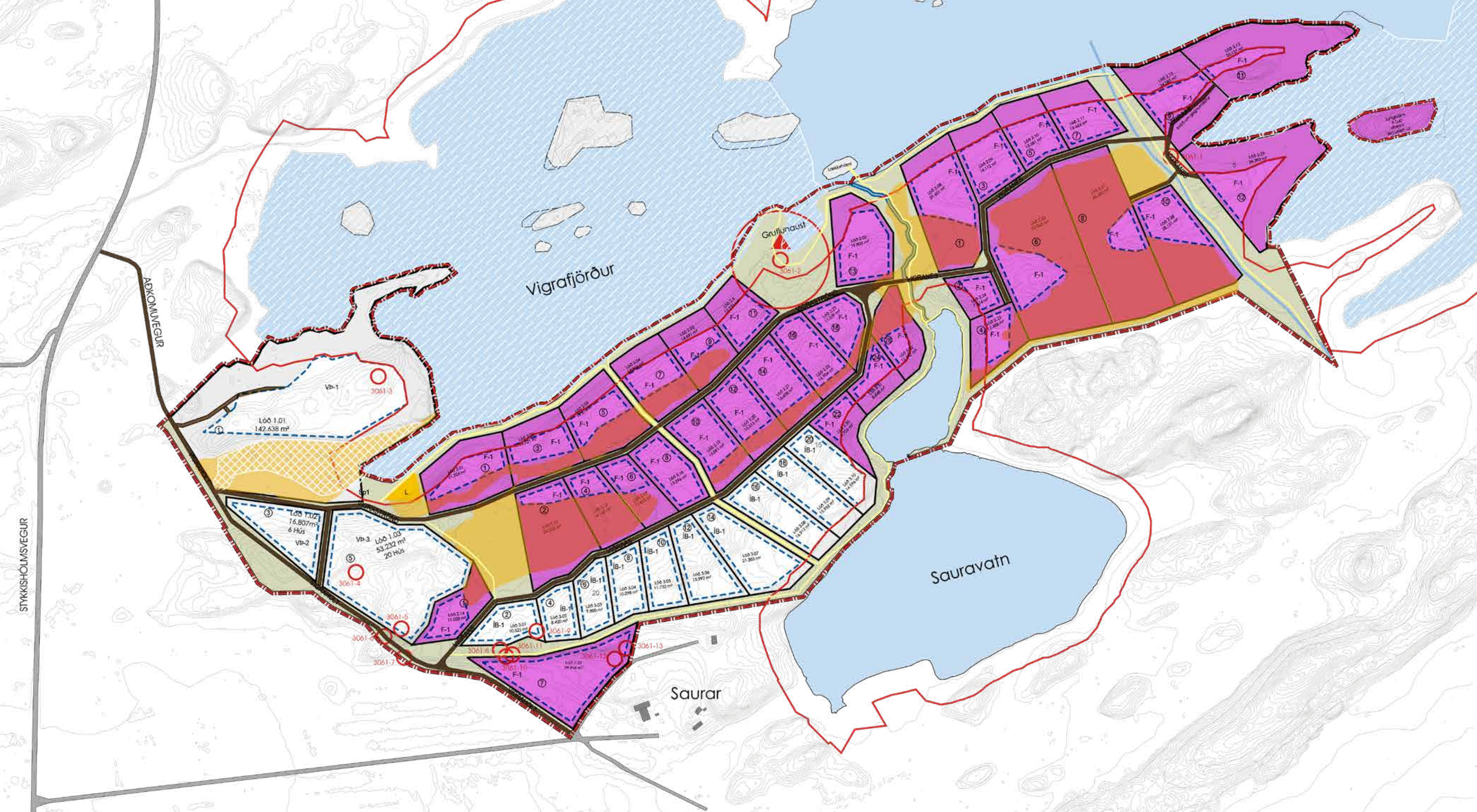


General Conditions

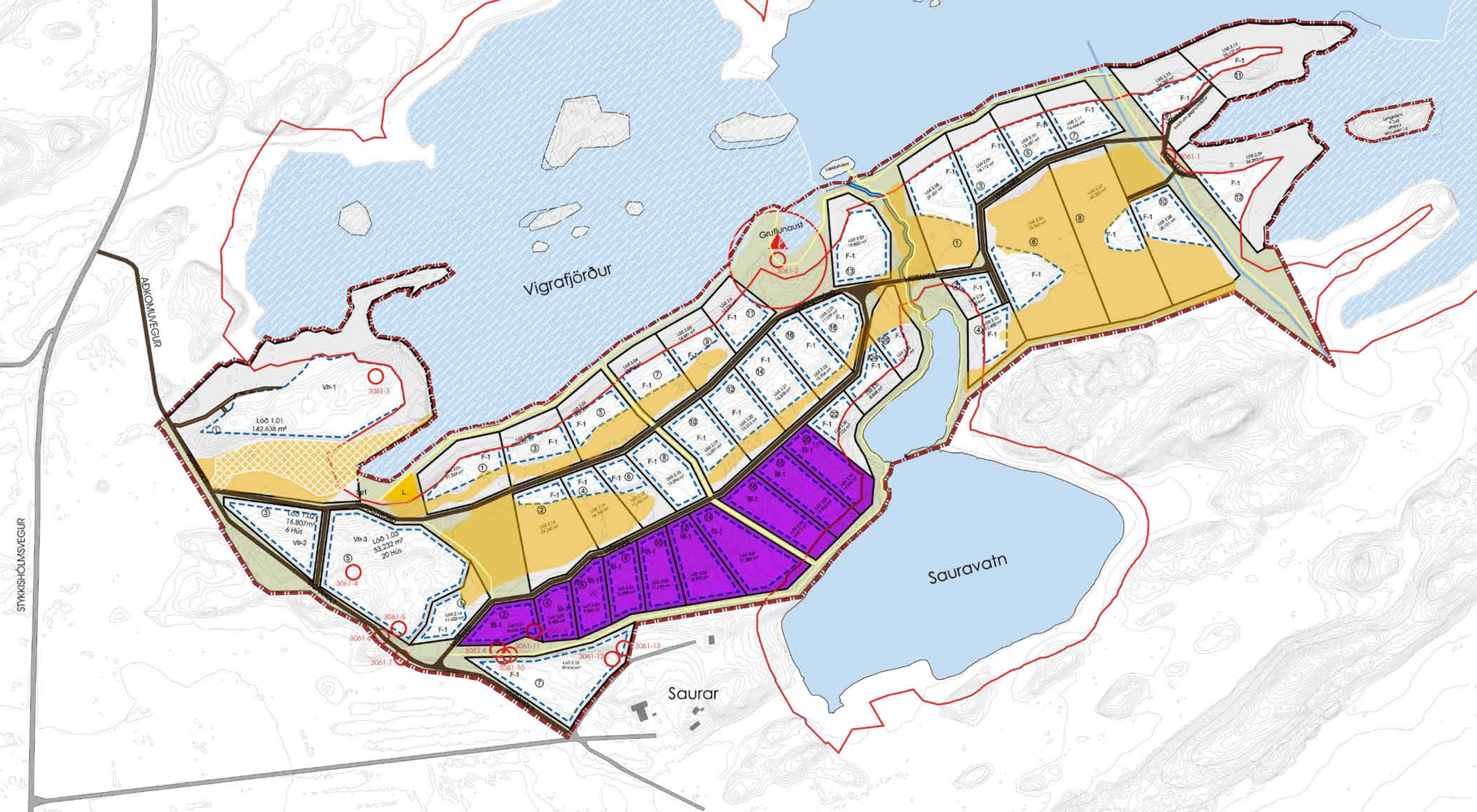
- Here you can find the general conditions that apply to buildings and design in accordance with the development plan.
-
- Pedestrian access along the sea, water bodies, and streams is allowed for everyone according to public rights. It is not permitted to obstruct this access in any way.
- It is not permitted to build within 50 meters of the coastline or the bank of a water body. Any construction or interventions in beach areas are prohibited, unless they fall under Article 6 of the Act on the Protection of Breiðafjörður (54/1995). In all construction work in the area, care must be taken to ensure that the ecosystem of the beaches is not harmed in any way.
- Building areas are in all cases located at a distance of at least 50 meters from the sea/water and at least 10 meters from the boundaries of adjoining plots. The 50-meter line from the sea/water bank is shown in the plan.
- The height of the buildings must take into account the elevation of the land within the construction site. It should be noted that the greatest difference between high and low tide can be about 5 meters. Consultation with the Maritime Administration is recommended for determining the height of the lowest buildings. The minimum floor height of buildings within the area is set at 5.0 meters. The minimum ground elevation near the buildings must be at least 4.8 meters.
- Partial basements under houses are permitted where site conditions allow.
- Buildings must be placed within the designated building area. The location of buildings is shown for clarification in the explanatory plan but is not binding. The position of the building areas is defined in the development plan.
- Any disturbances caused by construction work must be repaired in such a way that they blend harmoniously into the landscape and vegetation of the area. Special care must be taken regarding proper management and finishing of work in areas where there is natural birch forest (scrub). Buildings should be located on the plot in a way that minimizes disruption to the birch forest, wetlands, and sensitive ecosystems. Trees may only be felled when necessary for clearing or for constructing buildings and necessary infrastructure.
- Shared driveways to holiday homes and residential houses should be provided where possible.
- Disturbances to birdlife during the breeding season should be avoided as much as possible, and construction work near nesting areas should be minimized.
- Efforts should be made to ensure that buildings fit well into the landscape and complement the natural environment of Breiðafjörður.
- To reduce visual impact, it is stipulated that the roof and wall surfaces of buildings should be in natural tones (earth tones). There should be consistency in the appearance of the buildings.
- Waste management and sorting must comply with the regulations of the municipality in force at the time.
- The rights associated with maritime properties (fishing, eiderdown collection, driftwood, seal hunting, material extraction, and others) remain tied to legally registered farms.
- Exterior lighting of buildings and plots should be subdued and used only as garden lighting, with the light directed downward. Garden lighting posts must not exceed a height of 1.2 meters.



Recreational Area F-1

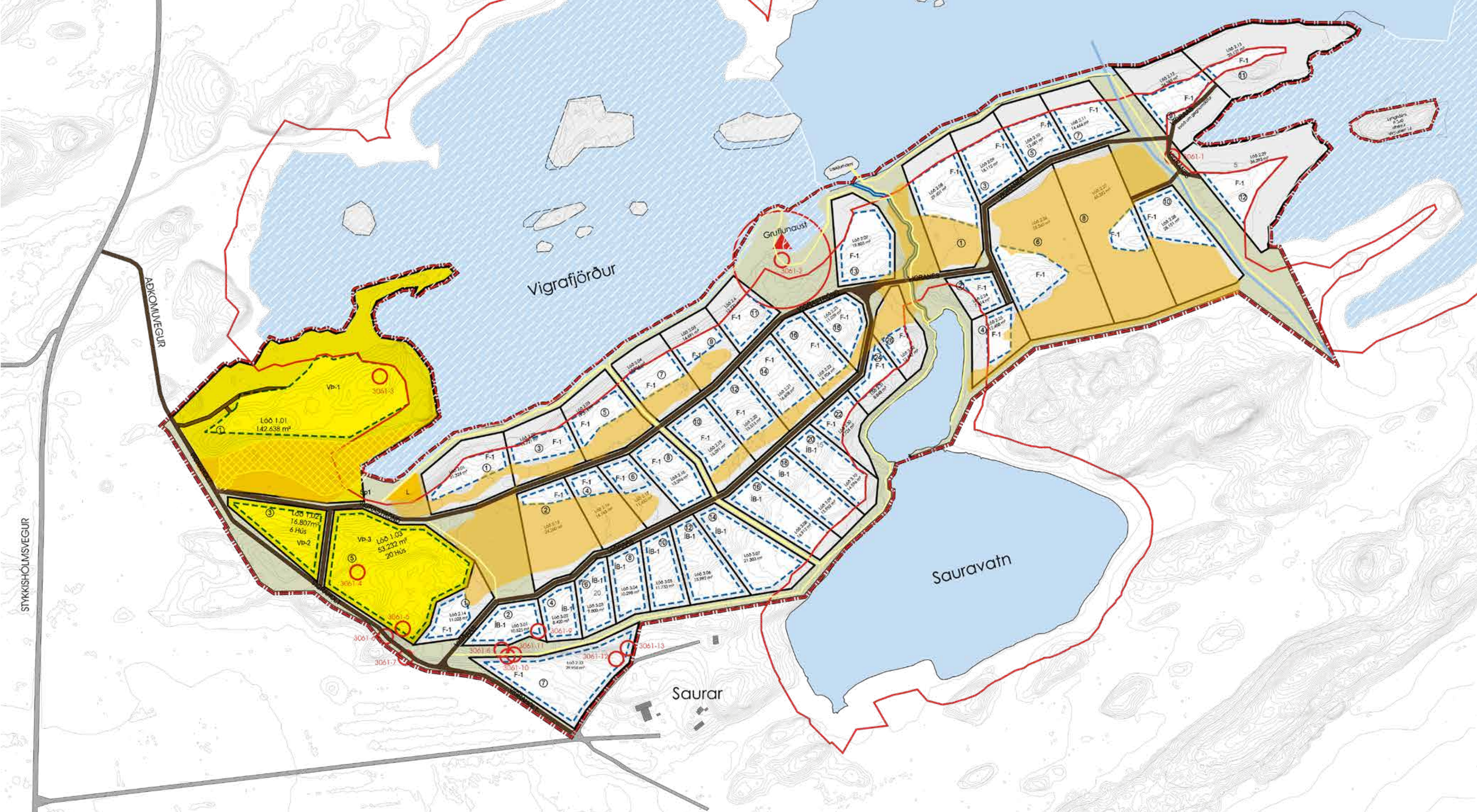
- Within the boundaries of the development plan, it is permitted to establish a recreational area in a size of approximately 92.1 hectares, which is defined as a recreational area in the land-use plan.
- It is permitted to establish 33 recreational plots.
- On each plot designated as F-1, a 250 m² recreational building and two outbuildings may be constructed. The maximum size of the outbuildings is 100 m². On the plots Vigranes 6, 8, 9, 10, 11, and 12, three outbuildings are allowed. The maximum size of the outbuildings on these plots is 150 m².
- When positioning the outbuildings, care must be taken to ensure that the buildings form a cohesive unit on the plot and that the distance between them minimizes the impact on the vegetation of the plot. It is not permitted to construct connecting roads between the buildings on the plots.
- Outbuildings may include garages, guesthouses, storage rooms, workshops, or similar structures, as long as they do not violate the provisions of the land-use plan for recreational development.

- Buildings may have multiple floors if the terrain allows.
- When designing the buildings, attention must be paid to ensure that the overall appearance of the area is harmonious.
- The maximum ridge height, measured from the floor of the main level, is 7.5 m. The maximum ridge height of outbuildings, measured from the floor of the main level, is 4.5 m.
- The orientation of the ridge, the roof slope, as well as the shape and type of buildings, are freely selectable.
- At least two parking spaces must be provided for each plot, and they must be located within the plot boundaries. The maximum number of parking spaces on a plot is four.
- It is permitted to rent out the recreational buildings for short-term rental to tourists year-round.
- The storage of movable goods, such as containers and registered vehicles, on the plots is not permitted.



Residential Area ÍB-1

- In the area designated for residential development in the land-use plan, 10 residential plots for year-round houses may be established.
- On the plots designated as ÍB-1, residential houses of up to 400 m² as well as two outbuildings may be built. On the plot Vigraás 4, the maximum size of the residential house is 300 m², and on the plot Vigraás 6, up to 350 m² plus outbuildings may be built. The maximum total size of the outbuildings is 100 m². When positioning the outbuildings, care must be taken to ensure that the buildings form a cohesive unit on the plot and that the distance between them minimizes the impact on the vegetation on the plot. It is not permitted to build connecting roads between the buildings within a plot.
- Outbuildings may include garages, guesthouses, storage rooms, workshops, or similar, as long as they do not violate the provisions of the land-use plan for residential development.
- Buildings may have more than one floor if the terrain allows.
- The design of the buildings must ensure a harmonious overall appearance of the area.
- The maximum ridge height of a residential house is 7.5 m, measured from the floor of the main level. The maximum ridge height of outbuildings is 4.5 m, measured from the floor of the main level.
- The orientation of the ridge, roof slope, and the shape and type of buildings are freely selectable.
- At least two parking spaces must be provided for each plot, and they must be located within the plot boundaries. The maximum number of parking spaces on a plot is four.
- It is allowed to rent the residential houses for short-term rental to tourists year-round.
- Any storage of movable goods, such as containers and registered vehicles, on the plots is not permitted.



Commerce and Services VP-1, VP-2, and VP-3

- In the area designated for commerce and services in the land-use plan, three commercial and service plots may be developed. The maximum building volume for these plots is 4,960 m³.
- On the plot designated as VP-1, a 3,400 m² building for a hotel with a wellness area, a restaurant, and a craft brewery may be constructed. A basement under the building is allowed if conditions permit.

- It is permitted to build freestanding guest houses on the commercial and service plots. On the VP-2 plot, a maximum of 6 guest houses, each up to 60 m² in size, may be built. On the VP-3 plot, a maximum of 20 guest houses, each up to 60 m² in size, may be built.
- Buildings may have 1 to 3 stories.
- The maximum building height on the VP-1 plot is 10 m.
- The maximum height of the guest houses on the VP-2 and VP-3 plots is 5 m.
- The orientation of the ridge, the roof pitch, as well as the shape and design of the buildings, are freely selectable.