

**THE GRAND BAHAMA PORT AUTHORITY, LIMITED
BUILDING & DEVELOPMENT DEPARTMENT**



RESTRICTIVE COVENANTS

EAST CORAL

East Coral

THE FIRST SCHEDULE HEREINBEFORE REFERRED TO

ALL THAT certain piece parcel or lot of land containing by admeasurement Thirty (30) acres or thereabouts being that portion of Tract 31 which has been designated as Tract B-8 situate on the North of a sixty (60) foot road reservation called Ponce-De-Leon Drive and east of Coral Road in the area known as East Coral in the City of Freeport on the Island of Grand Bahama aforesaid which said piece parcel or tract of land has such portion boundaries shape marks and dimensions as are shown on a plan or diagram of the area hereto attached and is more particularly delineated on that part of the said plan or diagram which is coloured Pink.

THE SECOND SCHEDULE HEREINBEFORE REFERRED TO

1. **USE.** Not without prior written consent of the Vendor to use any part of the said hereditaments for any trade manufacture business or commercial undertaking (including the business of a guest house proprietor boarding house keeper or hotel operator) or for any purposes than that of a private dwelling house and the appurtenances thereto.
2. **WALLS AND FENCES.** No boundary walls or fences to be built on any lot in the said Subdivision of a greater height than Four (4) feet Six (6) inches from the ground.
3. **APPROVAL OF PLANS.** No building or structure of any kind shall be built on any lot in the said Subdivision nor shall there be any alteration of any building or structure of any kind, unless and until the exterior elevation plans and the proposed type of construction and the proposed location of such buildings or structures upon the said lot of land shall have been submitted to the Port Authority and approved of in writing by it. Every application to the Port Authority shall be in writing and shall be accompanied by the said exterior elevation plans and brief details of the proposed type of construction and a plot plan showing the location of such buildings or structures on the said lot of land and such plans must be prepared by a qualified professional architect and shall be delivered at or forwarded by registered post to the Registered Office of the Port Authority in the Commonwealth. If within Thirty (30) days after the delivery of such plans and details as aforesaid to the Registered Office of the Port Authority no written objection shall have been received by the owner of the lot of land upon which it is proposed to build such buildings or structures then after serving notice on the port Authority by registered mail and having received no reply within Seven (7) days thereafter the said plans shall be deemed to have been approved of by the Port Authority.
4. **WASTE.** No earth closet or open pit toilet or cesspit shall be constructed, erected or maintained on any part of any lot of land in the said Subdivision.
5. **TEMPORARY BUILDINGS.** No temporary building of any kind (including any tent or trailer used for sleeping accommodation) shall be built or maintained on any lot of land in the said Subdivision except sheds or workshops to be used only for the works incidental to the erection of any permanent buildings thereon.
6. **ANIMALS.** No swine, cows, horses, poultry, objectionable animals or creatures shall be kept, raised or maintained on any lot of land in the said Subdivision Provided Always that dogs and cats shall not be deemed to be objectionable animals.
7. **UNLAWFUL USE.** No unlawful or objectionable use shall be made of any lot of land in the said Subdivision.
8. **WELLS.** No well for the taking of water shall be bored, dug or sunk on any lot in the said Subdivision without the prior permission and approval of the Port Authority in writing and then it shall be at a lesser distance than Fifty (50) feet from any septic tank or sewerage disposal system which may be constructed on any such lot.
9. **SETBACKS.** No building including porches or projections of any kind shall be built at a lesser distance than Twenty (20) feet from any street or road boundary line and a lesser distance than Ten (10) feet from any other boundary line of any lot of land in the said Subdivision.
10. **DUMPING.** No lot of land in the said Subdivision shall be used as a dumping ground or place for an accumulation of garbage, trash or other waste matter.

11. **DENSITY.** Not more than one dwelling house with appropriate outbuildings shall be built on any lot of land specified for each of such purposes in the said Subdivision, and no dwelling house including the appropriate outbuildings shall be built on any parcel of land in the said Subdivision which comprises less than a lot therein specified for each of such purposes as approved of by the Port Authority.
12. **SIGNS.** No sign, billboard, hoarding or other advertising device of any kind shall be erected or displayed on any lot of land in the said Subdivision except in accordance with the Freeport (Control of Advertisements) Bye-Laws 1967.
13. **SURFACE WATER.** Nothing shall be done on any lot of land in the said Subdivision whereby the natural flow of surface water shall be increased or altered in such manner as to cause a nuisance to any adjoining or neighbouring property.
14. **NUISANCE.** Nothing shall be done on any lot of land in the said Subdivision which may be or become an annoyance or nuisance to the owners of adjoining lots of land in the said Subdivision.
15. **MINIMUM FLOOR AREA.** No private residence or dwelling house with an interior floor area of less than Eight Hundred (800) square feet shall be built on any lot of land in the said Subdivision. Garages, carports, porches, patios and terraces shall not be taken into account in calculating the minimum square foot area required by this restrictive covenant.
16. **OFF-STREET PARKING.** No dwelling unit that does not provide off-street parking on the basis of one (1) parking spaces per dwelling unit approached from a driveway access shall be built on any lot or block of land in the said Subdivision. Such driveway shall not be greater than Twenty (20) feet nor less than Ten (10) feet in width. No driveway access shall be nearer than Thirty (30) feet from a road intersection.
17. No building structure erection or improvement of any kind shall be erected constructed placed enlarged altered used or occupied
 - (a) unless the same are maintained in a safe clean and presentable condition including such appropriate landscaping as may be required by the Port Authority, or
 - (b) otherwise than in compliance with any and all standards conditions rules regulations and bye-laws from time to time (1) promulgated by any competent public authority (2) prescribed by the Port Authority by means of a Building Code and a Sanitary Code or a combined Building Code and Sanitary Code or by Planning Regulations for the Freeport Area, (3) promulgated or made by the said Port Authority pursuant to an Agreement made with the Government of the Bahama Islands dated August 4, 1955, and recorded in Volume 8 at Pages 447 to 479 inclusive as such agreement has been amended or (4) under the provisions of the Freeport Bye-Laws Act, 1965, as the same may from time to time be amended. PROVIDED HOWEVER that wherever the standards conditions rules and regulations set forth herein are of a higher standard than those promulgated by sub-paragraphs (1) (2) (3) and (4) of this Paragraph the standards conditions rules and regulations hereof shall apply.