

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



**RESTRICTIVE COVENANTS**

**EAST SECTION 2A**

## East Section 2A

### SCHEDULE OF RESTRICTIONS

1. **USE.** No trade manufacture business or commercial undertaking shall be carried on on any lot of land or in Block "A" in the said Subdivision nor shall any building be constructed or erected on any lot of land or in Block "A" in the said Subdivision or used for any purposes other than for residential use and appurtenances thereto.
2. **WALLS AND FENCES.** No boundary walls or fences to be built on any lot or in Block "A" in the said Subdivision of a greater height than Six (6) feet Six (6) inches from the ground.
3. **APPROVAL OF PLANS.** No building or structure of any kind shall be built on any lot or in Block "A" 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 or in Block "A" shall have been submitted to the Vendor and approved of in writing by them. Every application to the Vendor 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 or Block "A" 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 Vendor in the Colony. If within Thirty (30) days after the delivery of such plans and details as aforesaid to the Registered Office of the Vendor no written objection from the Vendor shall have been received by the owner of the lot of land or Block "A" upon which it is proposed to build such buildings or structures then such plans and other details as aforesaid shall be deemed to have been approved of by the Vendor.
4. **WASTE.** No earth closet or open pit closet or cesspit shall be constructed erected or maintained on any part of any lot of land or in Block "A" in the said Subdivision except sheds or workshops to be used only for the works incidental to the erection of any permanent building thereon.
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 or in Block "A" in the said Subdivision.
6. **ANIMALS.** No swine, cows, horses, poultry, objectionable animals or creatures shall be kept, raised or maintained on any lot of land or in Block "A" 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 or Block "A" in the said Subdivision.
8. **WELLS.** No well for the taking of water shall be bored, dug or sunk on any lot or in Block "A" in the said Subdivision without prior permission and approval of the Vendor in writing and then it shall not be at less distance than Fifty (50) feet from any septic tank or sewage disposal system which may be constructed on any such lot or in Block "A".
9. **SETBACKS.** No building including porches or projections of any kind shall be built on any lot of land in the said Subdivision at a less distance than Twenty (20) feet from any street or road boundary line and at a less distance than Fifteen (15) feet from a side boundary or less than Fifteen (15) feet from a rear boundary line save where a living room window faces on to such space in which event the rear setback shall be Twenty-five (25) feet.
10. **SETBACKS.** No building or structure including porches or projections of any kind shall be built or constructed in Block "A" which does not conform to the following setback regulations:
  - A. No building including porches or projections shall be built at less distance than Eight (8) feet from a property boundary except that this dimension shall be increased where the principal window to a habitable room faces a property boundary in which case the setback shall be not less than Twenty-five (25) feet or Fifteen (15) feet if suitable screening is provided.
  - B. No principal window to a habitable room facing the principal window to another habitable room shall be less than Seventy (70) feet apart or Fifty (50) foot apart if suitable screening between the buildings is provided.

- C. Where the principal window to a habitable room faces a secondary window to a habitable room or window to a non-habitable or flank wall the space between the buildings shall be not less than Fifty (50) feet.
- D. Where flank walls or windows to non-habitable rooms face each other the space between them shall be not less than Fifteen (15) feet. For the purposes of this Clause the following definitions shall apply:

“Habitable Room”:	Any room in a dwelling unit generally used for eating, sleeping or living including living rooms, dining rooms, bedrooms and family rooms.
“Principal Window”:	Principal window shall mean the main window to a living, dining, bed or family room.
“Screening”:	Fencing, walls or planting designed to minimize noise or visual nuisance.
“Flank Wall”:	The end wall of a building containing no windows.

11. **DUMPING.** No lot of land or Block “A” in the said Subdivision shall be used as a dumping ground or place for the accumulation of garbage, trash or other waste matter.
12. **NUMBER OF HABITABLE ROOMS/DWELLING UNITS.** No building consisting of more than Four (4) units containing not more than Twelve (12) habitable rooms with appropriate out buildings shall be built on any lot of land in the said Subdivision Provided Always that nothing herein contained shall be deemed to restrict the building of less than the total permitted units on more than one lot of land in the said Subdivision.
13. **BUILDING HEIGHT.** No building shall be erected on any lot or block of land in the said Subdivision of more than Two (2) storeys or Thirty (30) feet in height whichever is the lesser.
14. **NUMBER OF HABITABLE ROOMS.** No building or buildings shall be erected in Block “A” in the said Subdivision such that the total number of habitable rooms contained therein shall exceed Five Hundred and Forty (540) in number.
15. **SIGNS.** No sign, billboard, hoarding, or other advertising device of any kind shall be erected or displayed on any lot or block of land in the said Subdivision without the prior written consent of the Vendors.
16. **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 any adjoining lot or block of land in the said Subdivision.
17. **OFF-STREET PARKING.** No dwelling unit that does not provide off-street car parking on the basis of One (1) parking space per dwelling unit from a driveway access shall be built on any lot or block of land in the said Subdivision. Such driveway shall be 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.