

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



RESTRICTIVE COVENANTS

EAST SECTION 2B

East Section 2B

SCHEDULE OF RESTRICTIONS

1. **USE.** No trade manufacture business or commercial undertaking shall be carried on on any lot of land or in the said Subdivision nor shall any building be constructed or erected on any lot of land in the said Subdivision or used for any purposes other than for residential use and appurtenances thereto.
2. **WALLS & FENCES.** No boundary walls or fences to be built on any lot 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 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 building or structure upon the said lot of land 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 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 Commonwealth. 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 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 Vendor 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 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 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 building thereon and which shall be removed upon completion of such erection.
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 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.
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 or less 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. **DUMPING.** No lot of land in the said Subdivision shall be used as a dumping ground or place for the accumulation of garbage, trash or other waste matter.
11. **NUMBER OF HABITABLE ROOMS.** No building consisting of more than Sixteen (16) habitable rooms with appropriate out buildings shall be built on any lot of land numbered One to Twenty (1-20) inclusive in the said Subdivision, no building consisting of more than Twelve (12) habitable rooms with appropriate out buildings shall be built on any lot of land numbered Twenty-one to Twenty-five (21-25) inclusive in the said Subdivision, no building consisting of more than Eight (8) habitable rooms with appropriate out buildings shall be built on any lot of land numbered Twenty-six to Thirty-one (26-31) inclusive in the said Subdivision. The term "habitable rooms" as used herein means any room generally used for eating, sleeping or living including living rooms, dining rooms, bedrooms, and family rooms, but excluding kitchens, bathrooms, and similar rooms, passages, and corridors.

12. **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.
13. **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 Vendor.
14. **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.
15. **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.
16. **OFF-STREET PARKING.** No dwelling unit that does not provide off-street car parking on the basis of One and a quarter ($1\frac{1}{4}$) parking spaces 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.