

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



RESTRICTIVE COVENANTS

EAST SECTION 3A

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SCHEDULE OF RESTRICTIONS

1. **USE.** No trade manufacture business or commercial undertaking (including the business of a guest house proprietor, boarding house keeper or hotel operator) 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 that of a private dwelling 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 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 of land 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 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 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 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 Vendors.
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 numbered One to Fifty-four (1-54) inclusive in the said Subdivision. No earth closet or open pit toilet, cesspit or septic tank shall be constructed, erected or maintained on any part of any lot of land numbered Fifty-five to Sixty-three (55-63) inclusive 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 at a 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 line and at a less distance than Ten (10) 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 DWELLING UNITS.** Not more than One (1) dwelling house or duplex house with appropriate outbuildings shall be built on any lot of land numbered One to Fifty-four (1-54) inclusive in the said Subdivision, and no dwelling house or duplex house including the appropriate outbuildings shall be built on any parcel of land in the said Subdivision which comprises less than a lot therein as laid out by the Vendor Provided Always that nothing herein contained shall be deemed to restrict the building of One (1) dwelling house or duplex house on more than One (1) lot of land numbered One to Fifty-four (1-54) inclusive in the said Subdivision.

12. **NUMBER OF DWELLING UNITS.** Not more than Eighteen (18) dwelling units with appropriate outbuildings shall be built on lots numbered Sixty-two (62) and Sixty-three (63) in the said Subdivision, not more than Twenty-four (24) dwelling units with appropriate outbuildings shall be built on lots numbered Fifty-six to Sixty-one (56-61) inclusive in the said Subdivision, and not more than Thirty (30) dwelling units with appropriate outbuildings shall be built on lot numbered Fifty-five (55) in the said Subdivision Provided Always that nothing herein contained shall be deemed to restrict the building of an apartment building on more than One (1) lot of land numbered Fifty-five to Sixty-three (55-63) inclusive in the said Subdivision.
13. **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.
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 any adjoining lot or block of land in the said Subdivision.
15. **SIZE OF DWELLING UNIT.** No dwelling unit with an interior floor area of less than One Thousand (1,000) square feet shall be built on lots numbered One to Fifty-four (1-54) inclusive 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 offstreet car parking on the basis of One (1) parking space per dwelling unit approached from a driveway access shall be built on any lot 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.