

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



**RESTRICTIVE COVENANTS**

**HERITAGE CONSTRUCTION DESIGN GUIDELINES**

**Heritage Community**  
**Developer Program**  
**Construction Design Guidelines**

**Site Preparation/Development**

Each Contractor will negotiate with a company licensed by the Grand Bahama Port Authority, to provide land clearing, ripping, grading, and debris removal services. The cost will be for the account of the Contractor.

1. Each house model size (**livable or air conditioned space**) to be erected on a lot should comply with the **minimum house size** established for that lot by Devco and as shown per the attached sheet marked **‘Developer’s Program – Minimum House Size’** annexed hereto as Attachment ‘1’.
2. Trees situated on any lot having a diameter of three (3) inches or more and measuring three (3) feet from the natural grade, shall not be removed or destroyed except where necessary for construction of a house. The areas denoted as front setback as shown on the plot plan identified as Attachment “2”, shall be cleared and debris discarded by the Contractor or their agents, before the commencement of construction. Additional clearing will be limited to the footprint of the proposed building, inclusive of Ten (10) feet in each direction. The footprint of the building shall be established by the site plan approved for each site by the Building and Development Services Department of the Grand Bahama Port Authority.
3. House models shall not be erected closer to the front property line than that area identified as the front setback line on all lots in the subdivision except for those lots identified as corner lots as per the plat map and containing a delineated shape other than square. These lots would require special and further consideration by Devco.
4. Commencement of construction shall not begin on any lot until a document of approval has been issued for the following activities by the Project Management Section of the Grand Bahama Building and Development Services Department.

- i) Clearing and removal of fallen debris from established areas.
  - ii) Building Layout.
- 5. The front yard of each lot shall be fully graded and landscaped with sod grass covering from the midpoint of the sidewalls of the house model to the front lot line. The minimum landscaping plants shall be five (5) shade trees, two (2) fruit trees and twenty (20) flowering shrubs.

The trees identified to be planted within the front setback of the property shall be mature being no less than Five (5) feet in height and no less than 2” in diameter.

#### House Model Guidelines

- 1. **Roof** covering finish material shall be as outlined in the Restrictive Covenant. The minimum standard **Quality and Design** shall be comparable to that of the ‘**Owens Corning Oakridge PRO 30 Architectural Shingles**’. (See Attachment “3”).
- 2. **Driveways and walkways** shall be constructed as specified in the Restrictive Covenant for the community.
- 3. **Windows:** No reflective foil, tinted glass, or other material shall be permitted.
- 4. **Exterior lighting** shall be installed containing adequate and proper shielding of fixtures.
- 5. **Exterior Materials and Colors:** All exposed concrete block must be plastered. Natural stone, hardi-plank or other material must be approved by Devco. Similarly, all exterior colors must be approved by Devco.
- 6. House models shall allow space for a laundry and have the required infrastructure for a washer and a dryer.