

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



RESTRICTIVE COVENANTS

Lucaya Estates 1-6, 8-24, 29 & 30

RESTRICTIONS AND STIPULATIONS

Lucaya Estates Units 1 - 6, 8 - 24, 29 & 30 Single Family

1. **NON PERMITTED USES.** No trade manufacture business or commercial undertaking (including the business of hotel operator) shall be carried on on any Lot.
2. **TEMPORARY BUILDINGS.** No temporary building of any kind (including any tent or trailer used for sleeping accommodation) shall be built or allowed to remain on any Lot except temporary sheds or workshops intended to be used only for the works incidental to the erection of any permanent buildings thereon.
3. **BUILDING PERMIT.** No building or structure of any kind shall be built erected constructed placed enlarged or altered on any Lot unless and until the detailed plans and specifications and the proposed type of construction and the proposed location of such buildings or structures upon the said Lot shall have been submitted to the Vendor and approved of by it in writing. Every application to the Vendor shall be in writing on a form to be provided by the Vendor and shall be accompanied by the detailed plans and specifications and details of the proposed type of construction and a plot plan showing the location of such buildings or structures on the said Lot and shall be delivered at or forwarded by registered post to the office of the Vendor at The Grand Bahama Port Authority Headquarters Building, Freeport, Grand Bahama Island, The Bahamas. If within Forty-five (45) days after the delivery of such plans and information as aforesaid to the office of the Vendor no written objection shall have been received by the owner of the Lot upon which it is proposed to build such buildings or structures from the Vendor then such plans and other information as aforesaid shall be deemed to have been approved of by the Vendor.
4. **SETBACK REQUIREMENTS.** No building shall extend beyond the setback lines provided in this paragraph provided that where more than one Lot is developed as a single building site the setback lines between contiguously owned Lots shall not apply but the side Lot setback lines shall apply to the perimeter Lot lines of the multiple Lot site:
 - (a) With respect to Lots designated for **multi-family dwellings** no building shall be erected closer to any Lot line than Fifteen (15) feet;
 - (b) With respect to Lots designated for **single family houses**
 - no building shall be erected closer to the front Lot line than whichever is the lesser of twenty-five (25) feet or a distance equal to twenty (20) per centum of the average depth of the Lot;
 - no building shall be erected closer to the rear Lot line than whichever is the lesser of twenty-five (25) feet or a distance equal to twenty-five (25) per centum of the depth of the Lot;
 - no building shall be erected closer to the side Lot line than a distance equal to ten (10) per centum of the average width of the Lot or less than sixty-five (65) per centum of the distance measured from the finished grade to the highest point of the building whichever is greater but in no event closer than ten (10) feet to the said side Lot line.
5. **OCCUPANCY.** No buildings improvements or premises shall be occupied unless and until and except during such time as the same are erected and maintained in a safe clean and presentable condition and comply in all respects with any and all rules and regulations (i) promulgated by any applicable public authority, or (ii) promulgated by The Grand Bahama Port Authority, Limited a Bahamian corporation pursuant to an Agreement made with the Government of the Bahama Islands dated the Fourth day of August, A.D., 1955 and recorded in the Registry of Records of the Bahama Islands in Volume 8 at pages 447 to 479 inclusive as amended by an Agreement with the said Government dated the Eleventh day of September, A.D., 1960 and recorded in the said Registry of Records in Volume 353 at pages 186 to 350 inclusive, or (iii) specified in any Building Code from time to time established or promulgated by the Vendor in relation to the Subdivision.
6. **WASTE.** No Lot shall be used as a dumping ground for rubbish trash garbage or other waste matter. Garbage

or other waste shall be kept in sanitary containers. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. No incinerator shall be permitted.

7. **SIGNAGE.** No sign billboard hoarding or other advertising device of any kind shall be erected or displayed on any Lot without the prior written approval of the Vendor.
8. **NUISANCE.** Nothing shall be done on any Lot which may be or become an annoyance or nuisance to the owners of any adjoining or neighbouring Lot.