

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



RESTRICTIVE COVENANTS

ROYAL BAHAMIAN ESTATES

Royal Bahamian Estates

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 and no professional undertaking shall be carried on on any lot of land 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 appurtenances thereto.
2. **DENSITY.** Not more than one (1) private residence or dwelling house with appropriate outbuildings (including rooms for the accommodation of guests, servants' quarters and garage or combined garage and apartment) shall be built on any lot of land in the said Subdivision, and no private residence or dwelling 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 Provide Always that nothing herein contained shall be deemed to restrict the building of one private residence with appropriate outbuildings on more than one lot of land in the said Subdivision.
3. **APPROVAL OF PLANS.** No building or structure of any kind shall be built or constructed 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 (and of any septic tank sewerage system and soakaway pit to be constructed in connection therewith) 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 (including the said septic tank sewerage disposal system and soakaway pit) on the said lot of land and shall be delivered at or in the Colony. If within Twenty-one (21) 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 or construct such buildings or structures then such plans and other details as aforesaid shall be deemed to have been approved by the Vendor.
4. **SIZE OF DWELLING UNIT.** No private residence or dwelling house with an interior floor area of less than One Thousand Two Hundred (1,200) square feet shall be built on on any lot of land 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.
5. **WASTE.** No earth closet or open pit toilet or cesspit shall be constructed erected or maintained on any lot of land in the said Subdivision.
6. **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.
7. **ADVERTISING.** 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.
8. **WELLS.** No well for the taking of water shall be bored, dug or sunk on any lot of land in the said Subdivision at a less distance than Fifty (50) feet from any septic tank of sewerage disposal system which may be constructed on any such lot.
9. **SETBACKS.** No building or structures including porches or projections of any kind shall be built or constructed 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 any other boundary line of any lot of land in the said Subdivision.
10. **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.
11. **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.

12. **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 lots of land in the said Subdivision.
13. **UNLAWFUL USE.** No unlawful or objectionable use shall be made of any lot of land in the said Subdivision.
14. **USE.** No duplex house, apartment house, hotel or other building designed for occupation by more than one family with its guests and servants shall be built in any lot of land in the said Subdivision.