

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



RESTRICTIVE COVENANTS

WEST SECTION 2B

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CITY SUBDIVISIONS

SCHEDULE OF RESTRICTIONS

1. 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 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 house and the appurtenances thereto.
2. No boundary walls or fences to be built on any lot in the said Subdivision of a greater height than Four (4) feet Six (6) inches from the ground.
3. 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 Vendors and approved of in writing by them. Every application to the Vendors 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 shall be delivered at or forwarded by registered post to the Registered Office of the Vendors 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 Vendors no written objection from the Vendors 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. No earth closet or open pit toilet or cesspit shall be constructed, erected or maintained on any part of any lot of land in the said Subdivision.
5. 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. 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. No unlawful or objectionable use shall be made of any lot of land in the said Subdivision.
8. 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 sewerage disposal system which may be constructed on any such lot.
9. No building including porches or projections of any kind shall be built 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. 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. Not more than one dwelling house, duplex house or apartment building with appropriate outbuildings shall be built on any lot of land in the said Subdivision, and no dwelling house, duplex house or apartment building 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 Vendors Provided Always that nothing herein contained shall be deemed to restrict the building of one dwelling house, duplex house or apartment building on more than one lot of land in the said Subdivision.
12. 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.

13. 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 neighboring property.
14. 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 adjoining lots of land in the said Subdivision.
15. No private residence or dwelling house with an interior floor area of less than Six Hundred and Fifty (650) square feet shall be built on any lot of land in the said Subdivision. Garages, carportes, porches, patios and terraces shall not be taken into account in calculating the minimum square foot area required by this restrictive covenant.
16. No dwelling unit that does not provide offstreet parking on the basis of one and one-quarter (1¼) parking spaces per dwelling unit approached from a driveway access shall be built on any lot or block 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.

No building structure erection or improvement of any kind shall be erected cosntructed placed enlarged altered used or occupied (a) unless the same are maintained in a safe clean and presentable condition including appropriate landscaping as may be required by Vendor or (b) otherwise than in compliance with any and all standards conditions rules regulations and bye-laws from time to time (1) promulgated by any competent public authority (2) prescribed by The Grand Bahama Port Authority, Limited (a Bahamian corporation) by means of a Building Code or a Sanitary Code or a combined Building Code and Sanitary Code or by Planning Regulations for the Freeport Area (3) promulgated or made by the said The Grand Bahama Port Authority, Limited pursuant to an agreement made with the Government of the Bahama Islands dated August 4, 1955 as hereinbefore set forth and as the same is from time to time amended and (4) under the provisions of the Freeport Bye-Laws Act, 1965, as the same may from time to time to be amended. Provided however that wherever the standards conditions rules and regulations set forth herein are of a higher standard than those promulgated by Sub-paragraphs (1) (2) (3) and (4) of this Paragraph the standards conditions rules and regulations hereof shall apply.