

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



RESTRICTIVE COVENANTS

WINCHESTER

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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) 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 in the said Subdivision or used for any purposes other than that of a private dwelling and the appurtenances thereto.

2. Walls & Fences

No boundary walls or fences to be built on any lot in the said Subdivision without prior permission and approval of the Vendor in writing.

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 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 shall have been received by the Owner of the lot of land upon which it is proposed to build such buildings or structures then after serving notice on the Vendor by Registered Mail and having received no reply within seven (7) days thereafter the said plans shall be deemed to have been approved of by the Vendor.

4. Waste

No earth closet or open pit closet or cesspit shall be constructed erected or maintained on any part of any lot of land 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 building thereon and which shall be removed upon completion of such erection.

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 of land in the said Subdivision by any person other than the Vendor except with prior written approval of the Vendor as to the number and depth of such wells, and except 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. Where permission for the sinking of a well shall be granted by the Vendor water shall not be drawn from any lot at a rate exceeding the rate from time to time established by the Vendor.

9. Setbacks

No building or structure including porches or projections of any kind shall be built on any lot at 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 line or less than Ten (10) feet from a rear boundary line save where a living room window faces onto such space in which event the rear setback shall be Twenty-five (25) feet.

10. Dumping

No lot of land in the said hereditaments shall be used as a dumping ground or place for the accumulation of garbage, trash or other waste matter.

11. Number of Habitable Rooms/Dwelling Units

No building consisting of more than sixteen (16) habitable rooms with appropriate outbuildings shall be built on any lot in the said hereditaments. The terms "habitable rooms" as used herein means any room generally used for eating, sleeping or living including living rooms, dining rooms, bedrooms and family rooms but excluding kitchens, bathrooms and similar rooms, passages and corridors.

12. Building Height

No building shall be erected on any lot or block of land in the said hereditaments of more than two (2) storeys or thirty (30) feet in height, whichever is the lesser.

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 hereditaments without the prior written consent of the Vendor.

14. Surface Water

Nothing shall be done on any lot of land in the said hereditaments 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.

15. Nuisance

Nothing shall be done on any lot of land in the said hereditaments which may be or become an annoyance or nuisance to the owners of any adjoining lot of land in the said Subdivision.

16. Offstreet Parking

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 hereditaments. 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.