



THE GRAND BAHAMA DEVELOPMENT COMPANY LIMITED

RESTRICTIVE COVENANTS

LINCOLN PARK 3

CONSTRUCTION DESIGN GUIDELINES

Chesapeake/Lincoln Park Unit III – Developer Program Construction Design Guidelines

Site Preparation/Development

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**'.
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. Additionally, each lot shall be cleared as shown on the plat map marked **Exhibit ____**, which identifies the location of the driveways and reservation of the required buffer areas.
3. House models shall be erected **forty (40) feet** from the front lot 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. 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 **two (2) shade trees, two (2) fruit trees and twenty (20) flowering shrubs**.

House Model Guidelines

1. **In Lincoln Park Unit III the roof** covering finish material shall be of a minimum standard **Quality and Design** comparable to that of the '**CertainTeed Carriage House Shingle**' (See Attachment).

In the Chesapeake Subdivision the minimum standard of roof covering finished material permitted is flat white cement tiles.

2. **Driveways and walkways** shall be constructed with concrete or asphalt.
3. **Exterior Doors** shall be solid wood panel or steel doors (**minimum standard**).
4. **Windows** shall be double-glazed. Bronze tints are permitted, however, no reflective foil, tinted glass, or other material shall be permitted.
5. **Exterior Lighting** shall be installed containing adequate and proper shielding of fixtures.
6. **Exterior Materials and Colors:** All exposed concrete block must be stuccoed. Natural stone, hardi-plank or other material must be approved by Devco. Similarly, all exterior colors must be approved by Devco.
7. House models shall have the **basic central air condition infrastructure**. No window or wall air condition units shall be permitted.
8. House models shall allow space and have the required infrastructure for laundry washer and dryer.
9. House models shall include a minimum of **two (2) appliances**, namely, a refrigerator and stove.
10. The house model's interior floor to ceiling height shall be nine (9) feet.

11. N.B. *All of the above guidelines are to be read in conjunction with the Subdivision's Restrictions and Stipulations. A complete copy of the Subdivision's Restrictions and Stipulations are attached for the perusal and compliance of the Private Developer or Property Owner.