

Architectural Guidelines

Sandyport Homeowners Association Ltd.

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IMPLEMENTATION OF ARCHITECTURAL GUIDELINES

The Association must review and approve any changes to the external appearance of the property including the structure, materials and colors. Refer to the design review procedure for details and application fees.

DESIGN OVERVIEW

All quoted references are indicative only. Substitute products of a similar standard and quality to those quoted may be used.

Sandyport homes conform to specific architectural standards, the style is Bahamian Colonial Georgian. The houses of masonry block are two or three story and reinforced concrete construction with reinforced concrete strip foundations. Reinforced concrete ground floor slab, timber joisted upper floors with plywood deck or concrete alternative. Timber closed tread staircase with timber painted balustrades and handrails.

The Association may allow single story houses with architectural features that provide height and prominence.

Roof construction comprises timber trusses with wood or ragged cut architectural asphalt shingles on felted plywood sheathing to roof slopes with galvanized or copper flashings, timber dormer construction where applicable and insulation to roof spaces.

Balconies are of wood or reinforced concrete construction with paving finish, wood or steel columns aluminum or wood balustrades and painted decorative moldings and trim.

Houses are air conditioned and connected to electricity, potable water, sewerage and telephone cable services.

Some house types feature split level living areas. The external finish is cement plaster and paint. Terraces comprise white cement paving with hard standing areas for motor vehicles.

It is a feature of Sandyport that the houses vary from one another. The positions of doors, windows, patios and balconies should differ from those shown in drawings of already constructed houses at Sandyport.

SPECIFICATION BY FEATURE

ENTRANCE DOORS

Timber paneled 1.75 inch entrance door with painted finish without glass panels.

FRENCH DOORS

Timber glazed or CGI or comparable aluminum glazed doors in colonial style with muntins and painted finish. Separate 1.125 inch thick screen door with paint finish and insect screen.

SLIDING GLASS DOORS

CGI or comparable aluminum sliding glass doors or similar with white finish, colonial style muntins and sliding insect screens.

HARDWARE

Schlage or comparable hardware in polished chrome or anodized aluminum finish. Each door requires three exterior hinges comprising 4 inch stainless steel butts. Hardware should be able to withstand the corrosive salt water atmosphere.

WINDOWS

CGI or comparable aluminum sash windows in colonial style with muntins, white finish and insect screens.

SHUTTERS

Bahamas style shutters or side folding shutters in timber or aluminum. Roll down shutters are allowed and preferred with a concealed mechanism.

ROOF FINISHES

Cedar wood or Celotex Dimensional III or comparable fungus resistant shake shingles that are class 'A' fire rated in a shade of grey. Finishes with similar appearance are allowable. Apply rain gutters with down pipes to all roof edges.

Rooftop solar panels and mechanical equipment are allowable if screened from public view. Installation should be behind ridge lines or parapets and integrated with the roof design.

EXTERNAL CARPENTRY

Handrails, porches and similar features to be of Bahamian Colonial Georgian style.

EXTERIOR WALL FINISHES

Cement stucco rendering with painted finish. Decorate external walls with banding or quoins and windows with bands or keystones and similar. Prefer vertical features over horizontal and avoid mid floor horizontal bands.

A color palette is not defined by design and proposed colors or changes are subject to Association approval. Paint material to be Devoe latex emulsion or comparable.

MECHANICAL EQUIPMENT

This includes but is not limited to air conditioning units, generators, fuel and water tanks and pumps. Mechanical equipment must be within the build-able area and do not encroach the setbacks.

Avoid installing such equipment along the side boundary as it may cause an annoyance to neighbors.

GARDEN

The garden should be complete with a grassed lawn to the front and rear. A partial hedge, flowers or fence should demarcate the boundary.

Any trees or large shrubs with deep roots that may interfere with the utilities located within 8' of the road boundary is not permitted.

BEACH FRONTS

Beach front lot owners must keep and maintain sandy beaches, which are an important feature at Sandypoint.

No structure may be above grade level within the setback as set out in the Restrictive Covenants. The rear setback varies between properties from 20' to 50' so check the Restrictive Covenants applicable to the property as set in your Conveyance.

For beachfront lots a grade level retaining wall and deck may be allowed if a minimum of 20' of beach remains untouched.

Dock dimensions and levels are to match pre-existing structures as installed by the original Developer.

DRIVEWAYS AND PATHWAYS

Allow car parking for at least one vehicle. All hardscape such as driveways and pathways should adhere to the 5' side setbacks and not exceed 50% of the front setback area.

The application should include a grading plan, details of the structure and finish and address storm water drainage. Any approved hardscape built over the 8' easement reserved for utilities and drainage may be removed if necessary to gain access to the utilities and will be rebuilt or repaired at the owners expense.

DRAINAGE

Each property should have at least one swale to provide adequate storm water drainage between the road and canal. Applicants are to include the details of the swale with the grading plan upon submission.

The original developer designed the properties such that the grade runs downhill from the road to the seawall. Any changes to the grade should respect the intended design to allow natural drainage toward the canal via the swales.

GARDEN STRUCTURES

Permanent structures or equipment that fall within the setback area are subject to a height restriction of 4' from the approved grade level, allowing for the slope. These include but are not limited to fences, gates, garbage enclosures/receptacles and walls. Fences installed along the canal are subject to a height restriction of 3'. No structure may be within 8' of the roadside

boundary save for driveways and pathways as set out above. Carports, sheds, gazebos and the like may not be inside the setback and dock areas.

POOLS & DECKS

To ensure that the infrastructure of the common areas are not compromised, all pools and related modifications need Association approval.

To the rear of the property the total hardscape area such as pools, decks and pathways should adhere to the 5' side setbacks and not exceed 50% of the rear setback area.

The design should respect the aesthetic integrity of the surrounding area.

DOCKS

Beach front lots

Piers extending to the canal over the beachfront should not exceed a width of 6'. Install quays beyond the rear boundary, not more than 6' wide and not extending beyond existing piles located at the end of the pier. Quays should not exceed a length greater than 50% of the canal boundary line nor be less than 6' from each side boundary. No dock structure shall be higher than the piers built by the developer.

Canal front lots with bulkhead

Piers extending to the canal over the bulkhead should not exceed a width of 6'. Install quays beyond the rear boundary, not more than 6' wide. Quays should not be less than 6' from each side boundary. No dock structure should be higher than 12 inches above the level of the concrete bulkhead.

General

All dock structures should be of timber construction and structurally independent of the concrete bulkhead.

Floating docks and boat/pvc lifts can be installed within the dock area as prescribed.

GARBAGE

Provide a proper storage place for garbage cans built with concrete blocks with cement plaster and paint finish. It should conceal the view of the garbage cans and prevent disturbance by wind, children, animals and so forth.

Garbage enclosures should be no less than 8' from the roadside boundary, 5' from the side boundary and no taller than 4'. Provide for easy access for the waste disposal team and screen the enclosure from public view with vegetation.

UTILITY CONNECTIONS

Utility connections are the responsibility of the owner. Consult the Association office before making utility connections. In most cases, the developer installed utilities to the property boundary or via an underground crossing to the opposite side of the road.

Arrange for the contractor or mechanical & electrical specialist to verify the location of the utilities during planning. Provide spare conduits under driveways and pathways for unplanned future purposes.

It is the responsibility of the owner to repair the road and common area if damaged during utility connection.

Water: Contact the Association to arrange installation of a direct water supply.

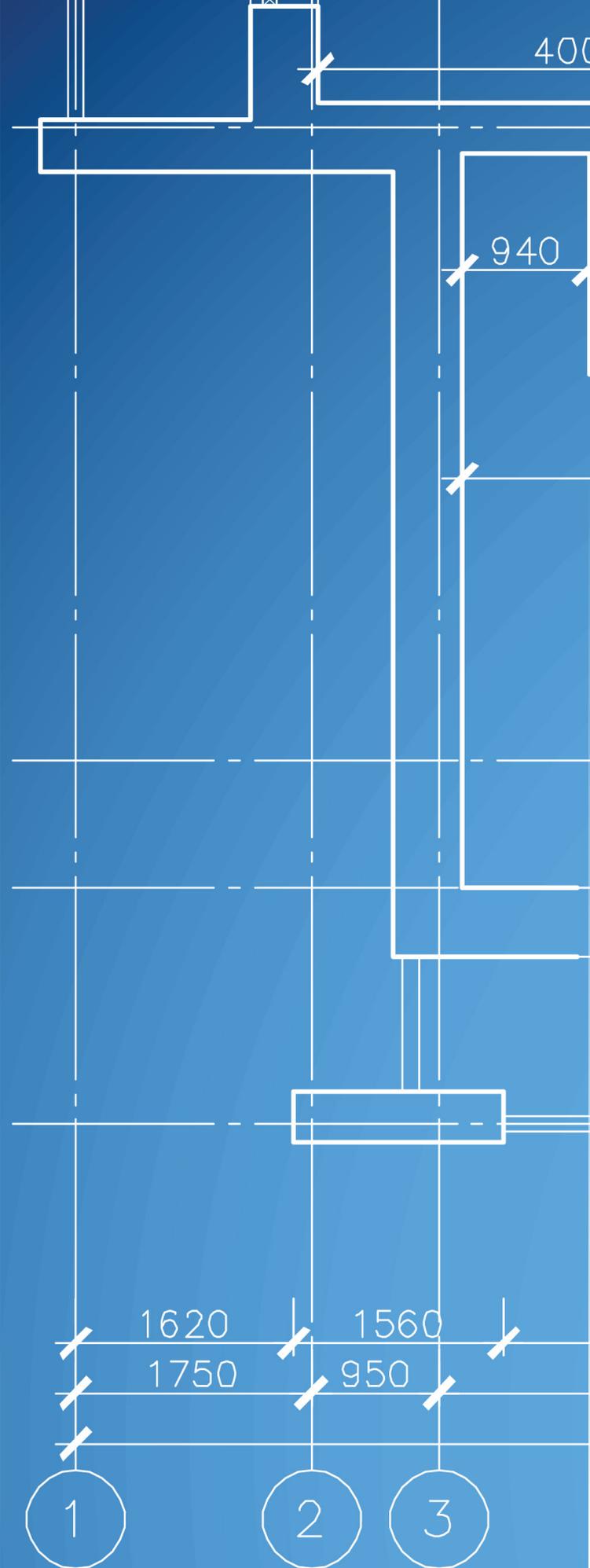
Sewerage: Each property has a sewerage stand pipe for connection to the sewerage system. Notify the Association before making the connection.

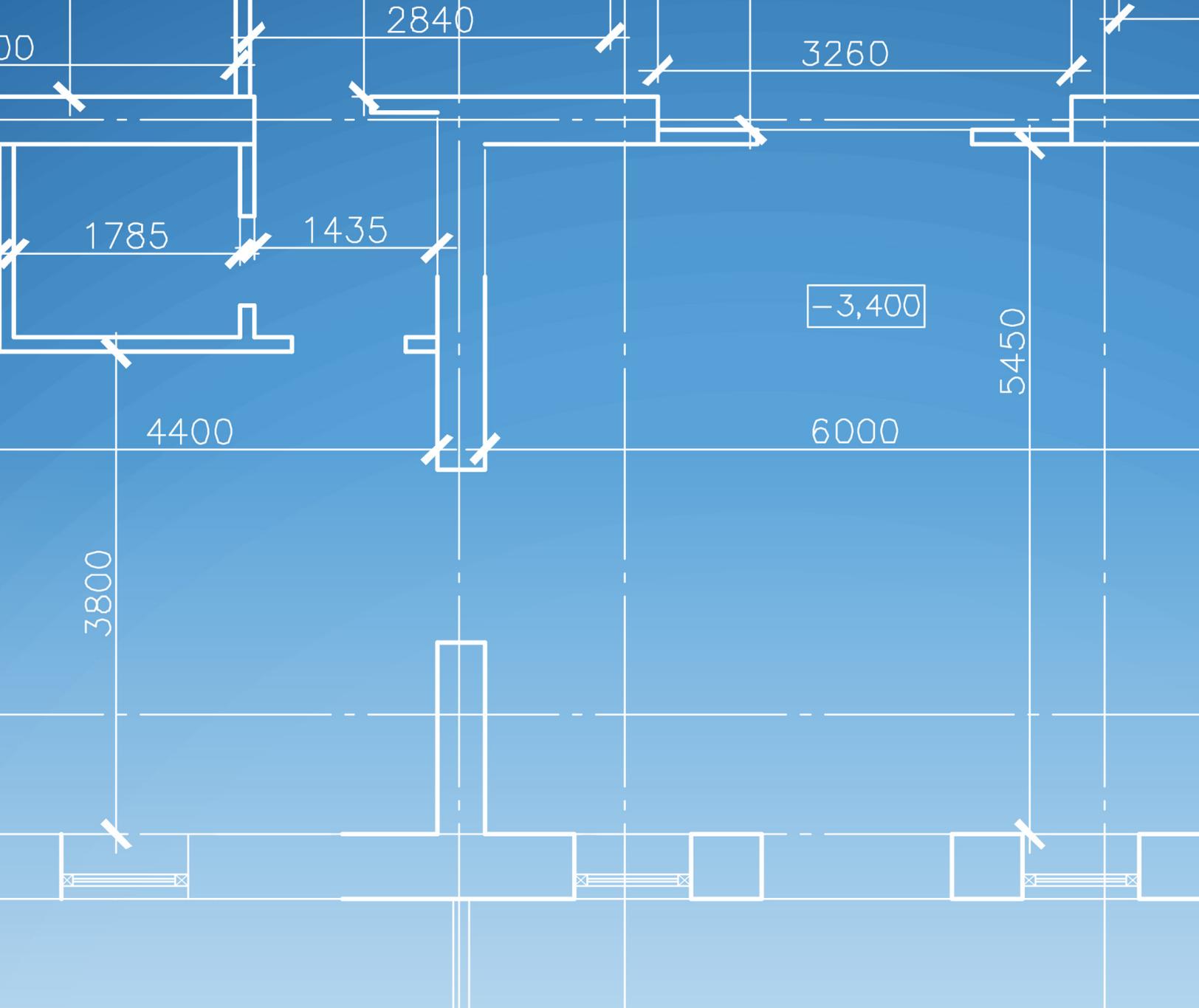
Electricity: Co-ordinate installation with BEC and notify the Association before excavation. The Association maintains the dock lights it has installed along the seawall together with street lights installed on common property.

Telephone & cable: Co-ordinate installation with the preferred provider.

EXISTING ARCHITECTURAL FEATURES

The existence of an unusual architectural feature is not evidence of it being allowable. The Association either approved such features by way of a Board approved special dispensation or did not receive an application from the owner and the matter is being referred to legal counsel.





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