

GREAT ABACO CLUB HOMEOWNERS ASSOCIATION (GACHOA)

APPLICATION FOR NEW CONSTRUCTION AND GENERAL PROCEDURES

1. These applications shall be employed when seeking approval for all new construction, including pools and any and all changes, modifications, alterations or additions to a property, affecting lot coverage, setbacks, etc.
2. The property owner, builder, architect/designer and other interested parties should familiarize themselves with all deed restrictions, easements, covenants and amendments that apply to and affect the proposed alterations, additions, changes or modifications proposed for the property. IN **PARTICULAR**, with reference to covenants, adherence to a "code of conduct" will be required by all contractors, sub-contractors and crews entering the Club grounds. No loud music, speeding or crossing private property on foot will be permitted. All crew entering and departing the Club must do so by road.
3. All plans must be approved by the Great Abaco Club Architectural Committee.
4. All contractors must be qualified homebuilders licensed in the Bahamas. A copy of their business license must be on file with the GAC Architectural Committee.
5. All employees of the contractor and any sub-contractor must submit a police clearance certificate, in the same manner as required for any GAC sub-contractors.
6. Prior to any start of construction, either new or existing home, the owner must post a **\$1,000 bond** to the GAC for any expenses that aren't taken care of by either the owner or builder. The bond is refundable upon completion of all requirements. On new construction a port-a-let is required.

For new home construction and extensive remodeling on an existing home, a Contractors All Risk Policy that would include Public Liability is required to be purchased by the homeowner/landowner. This would include property damage and injury or death. It must also include the Great Abaco Club Homeowners Association as an additional insured or loss payee. Proof of this policy must be provided to the GACHOA prior to beginning of any work. It is a very common policy and all insurance companies in Abaco write these policies.

7. Plans, material and color choices may be submitted for preliminary approval if desired. This can sometimes assist in decision making prior to commitment of time, money and material.

8. The following is a summary of setback restrictions, elevations, roofs, decks and colors, etc.

Side Setbacks: Structure of the building must be five (5') feet from the side property line. A one (1) foot overhang

is allowed.

Seawall Setbacks: Twelve (12') feet back from the bulkhead boundary.

Front Setbacks (from road): Twenty (20') feet from the surveyed boundary line (not the edge of the road).

Height of House Slab: No more than three (3') above the established ground level.

Overall Height of House: Twenty (20') to the eve. First floor ceilings can be ten (10'). Second floor ceilings can be nine (9') feet (this allow one (1') foot for framing, etc.).

Height of Deck: Usually three (3') feet unless there is something particular about the lot that would not allow that.

Roofs Allowed: Metal, Bermuda type, shingle. All must be white. Even though the shingle roofs appear off-white, they are labeled white.

Windows: Any window trim or screen trim must be white.

Fencing: Three (3') feet high only will be allowed on the sides and across the water side. No fencing is allowed past the front structure of the house or across the front (roadside). However, since fencing is part of the landscape plan, separate approval will be needed for color and final placement.

House Color Must Be Approved: Manufacturer name, code number or name of color **and** a color chip to verify color must be submitted.

Mechanical Items: Any outside mechanical items must be inside the five (5') foot setback area and placement needs approval.

Septic: Must be in the proper position and approved by the Health Department (architectures are aware of that).

Debris Barrier: An eighteen (18") inch high debris barrier fence must be in place on the property lines (wire or plastic is fine) for the duration of the construction.

Sanitation Facilities (Port-a-let) Must be in place for the duration of the construction.

Dumpster: A dumpster or refuse container must be in place and used at the construction site.

CONSTRUCTION RESTRICTIONS

1. Construction hours are from 7:00AM to 7:00PM Monday through Friday. Construction hours are from 9:00AM to 7:00PM on Saturdays. Construction on any job site is prohibited on Sundays in the GAC.
2. No loud music, offensive language or activities will be permitted on the job site. The general contractor/builder or his representative is responsible for compliance with this provision.
3. Construction equipment, material and personal access to the construction site is limited to the use of vehicular roads only. Use of or encroachment on adjoining property is prohibited except with the written permission of the property owner. If personnel parking cannot be accommodated on the site, special arrangements for parking may be requested through the Great Abaco Club Homeowners Association.
4. Dumping of any material anywhere in the Great Abaco Club is prohibited except at your job site. Concrete trucks and motor boxes shall be washed on site only, with no run offs on adjacent properties or streets.
5. A dumpster or trash and refuse container will be in place and used at the construction site. The site will be regularly policed for loose trash. All loose trash must be removed each Friday and the site left in an orderly manner for the weekend.
6. All storm water drainage pipes must have an invert elevation set by a registered engineer. All swales and other grading provided for conducting surface water from the property shall have elevations set by a registered engineer. Such elevations shall indicate the direction of flow does not adversely affect neighboring properties.
7. Personal occupancy of the premises is not permitted until sod and landscaping have been completed and occupancy permit has been issued.
8. The builder may erect one (1) sign at the construction site. This sign can display the name of the builder and/or owner and should conform to specifications listed in the Covenants and Restrictions. Signs should not be attached to trees.
9. Builder's sign must be removed from the property when a certificate of occupancy is issued.
10. No sub-contractor signs are permitted on any job site.
11. No pets are permitted on the construction site at any time.
12. Parks and common areas of the GAC are intended for the enjoyment of residents and their guests. Use of these areas by contractors, sub-contractors or their employees is prohibited.
13. The Contractor must provide sanitation (port-a-let) for the use of his employees and the sub-contractors employees.
14. The Contractor will be responsible for erecting a "debris barrier" of at least eighteen (18") inches high, to prevent debris and other trash from blowing onto adjacent properties and lots.

(REVISED 4/27/2019)

SPECIFIC REQUIREMENTS FOR APPLICATION

1. Plat or survey (three {3} certified copies)

- a) Prepared by a registered land surveyor.
- b) Drawn on a scale of not less than 1" – 20' unless otherwise stipulated in the Covenants and Restrictions.
- c) Must show gross square footage and net square footage (buildable). Net square footage shall be noted to clearly identify areas excluded. For example:
Gross Area – 16,000 sq. ft.
Net Areas – 15,000 sq. ft. – excludes all road and drainage easements.
- d) All property lines and set back dimensions must be clearly shown.
- e) Plat of Survey must accurately depict the location of the house, pool/spa, patios, including finished floor(s), slab(s), elevation(s) walls, walks, fences and driveways. Finished grades are to be shown for the property's topography as well as existing grades of adjacent property, roads, taxiways, etc. All to clearly show the finished drainage pattern of the property and its relationship to surrounding properties. (See illustration)

2. Construction Plans (three {3} sealed copies)

- a) Prepared by an architect or registered engineer
- b) Drawn on a scale of not less than ¼" – 1' unless otherwise stipulated in the Covenants and Restrictions.
- c) Must show square footage of house, porches, hanger, garages, entranceways, etc. as well as total square footage and buildable coverage.
- d) Must accurately show all pertinent inside and outside dimensions.
- e) Elevations of all structures must be shown including front, side and rear views. Include any special or unique architectural features as well.

3. Construction Materials

- a) Shall conform to all covenants and restrictions.
- b) Samples of roof materials (not over 6" square) should be submitted with this application indicating manufacturer, identification number and color.
- c) Submit paint samples to be used on all exterior surfaces, indicating manufacturer, identification number and color. Clearly identify where each paint sample will be used.
- d) Provide brick or stone sample, if appropriate.

4. Landscape Plan

- a) Professionally prepared by a landscape architect or a landscape contractor/designer.
- b) Plans should reflect all natural and improved landscaping as well as any man made features such as ponds, waterfalls, berms, ditches, etc.
- c) Plan should identify all trees, shrubs and plants by name, size, quantity and location.
- d) Should depict all grass areas.

**GREAT ABACO CLUB ARCHITECTURAL COMMITTEE APPLICATION
NEW CONSTRUCTION, POOL, MODIFICATION * (Cross out all but one)**

LOT NO. _____ STREET
ADDRESS: _____

LOT OWNER: NAME: _____ PHONE
NO: _____

ADDRESS: _____

CITY: _____ STATE: _____
ZIP: _____

CONTRACTOR
NAME: _____

COMPANY _____ PHONE
NO: _____

ADDRESS: _____

CITY: _____ STATE: _____
ZIP: _____

ARCHITECT OR
DESIGNER:
NAME: _____

COMPANY: _____ PHONE
NO: _____

ADDRESS: _____

CITY: _____ STATE: _____
ZIP: _____

LANDSCAPE
ARCHITECT: _____

CHECKLIST OF MATERIALS TO BE SUBMITTED WITH APPLICATION:

_____ **Plat of Survey (3 copies including 1 certified)**

_____ **Construction Plans (3 copies including 1 sealed)**

_____ **Landscape Plans**

_____ **Paint Colors**

_____ **Sample of roofing material**

SPECIFIC COLORS, MATERIALS AND FINISHES

(Furnish manufacture, paint I.D. number, and named sample of all colors)

Exterior walls – Color

Stucco _____ Brick _____ Stone _____ Wood _____ Other _____

Trim – Color

Wood _____ Stucco _____ Other _____

Fascia – Color

Wood _____ Metal _____ Plastic over Wood _____ Other _____

Doors (House) – Color

Wood _____ Metal _____ Glass _____ Other _____

Doors (Garage) – Color

Wood _____ Metal _____ Other _____

Windows – Color

Aluminum _____ Wood _____ Plastic _____ Other _____

Shutters – Color

Wood _____ Plastic _____ Metal _____ Other _____

Screened Enclosure – Color

Frame Color _____ Screen Color _____

Wall or Fence – Color

Stucco _____ Wood _____ Metal _____ Plastic _____ Other _____

Roof Color _____

Manufacturer _____

Roof Material - Fiberglass _____ Tile _____ Cement _____ Other _____

Please describe all unique architectural features and materials:

RIGHT OF INSPECTION

The property owner or contractor acting as the owner’s agent grants to the Great Abaco Club Homeowners Architectural Committee the right to inspect the construction site and property for compliance with the approved plans. These inspections will be made at a time and on a schedule convenient to the Great Abaco Club Homeowners Architectural Committee and the owner or contractor. Inspection will not be considered as trespass.

INDEMNITY AND RESPONSIBILITY CLAUSE

The property owner, contractor and architect / designer, does hereby indemnify the Great Abaco Club Homeowners Association and the Abaco Beach Resort and / or its assigns from any and all liability arising from the approval or disapproval of these plans. By your signature below, you acknowledge that you have read, understand and will abide by the Covenants and Restrictions of the Homeowners Association as well as the provisions of this application.

Contractor

Architecture / Designer

Owner