COTTON BAY
ESTATES & VILLAS

Eleuthera, Bahamas

Architectural and Landscaping Regulations and Design Guidelines

SECTION 1: Overview

Natural beauty is a primary feature of Cotton Bay Estates, Eleuthera ("Cotton Bay"). The need to preserve this beauty has led to the establishment of certain architectural and landscaping regulations and design guidelines ("Guidelines").

The Guidelines are the result of careful studies made by the developers of Cotton Bay and their team of professional consultants. They stipulate desirable parameters for the architectural design, massing and orientation of buildings, and the improvements of the lots which contain them with an emphasis to:

1) enhance the environment by preserving the natural vegetation which gives the community its distinct island flavor, whilst maintaining and adding to the value and desirability of the individual properties and the community as a whole; and
2) foster an harmonious relationship within the community between structures, vegetation and topography.

The Guidelines are being promulgated as minimum standards to be strictly followed and are intended to complement the applicable building codes of The Bahamas ("Building Codes"). Observance of the Guidelines DOES NOT exempt a homeowner from adhering to the Building Codes.

SECTION 2: Vision and Guiding Principles

The Guidelines highlight the preservation and enhancement of natural beauty as a primary consideration in the design and implementation of Cotton Bay.

The essence of the Guidelines is to assist our homeowners in understanding the vision and values that are essential to making Cotton Bay a community that is unique, beautiful, and in true harmony with the richness and serenity of its existing, natural environment.

These Guidelines are not meant as static commandments. They are grounded in reality and are flexible as new information, technologies and techniques of human intervention in the natural environment emerge over time. They are meant to be reviewed from time to time and adjusted as is necessary to remain true to the primary design considerations or Guiding Principles for the project.

The Guiding Principles for the development of Cotton Bay are grounded in and built around the environmental footprint of the beautiful landscape of the Island of Eleuthera. Dedication to these Guiding Principles is fundamental to the accomplishment of the vision for Cotton Bay, which is one of a unique, sustainable, and environmentally-friendly built environment which would endure in its beauty and character because of its harmonious relationship with the natural environment within which it is set. In pursuit of this vision, these Guiding Principles will act individually and collectively to:

1) Promote environmental stewardship and preserve natural open spaces to the maximum extent possible.
2) Promote the development of a sustainable community.
3) Protect and complement the existing hillsides and natural habitats.
4) Create a distinct community with an identifiable core, edges, and connections.
5) Celebrate water and protect and preserve vistas and view-sheds to adjoining hillsides and ocean.
6) Promote development of circulation systems that facilitate multi-modal travel.
7) Promote global leadership in environmental design.

SECTION 3: The Environmental Footprint

1) Climate:

The climate of Cotton Bay is sub-tropical and differs little with each season. Summertime temperatures can reach as high as 100 degrees Fahrenheit with a daytime average of approximately 85 degrees Fahrenheit. Humidity is also a major factor during this time. Wintertime average temperatures are between 60 to 70 degrees Fahrenheit.

Annual precipitation is approximately 52” per year and occurs all in the form of rain. Consideration should be given to rainwater collection in roof designs.

2) Geology and Soil Conditions:

In general, soils near the ocean are white land, consisting largely of coral sand, the content of which is high in phosphates, but are low in organic matter and nitrogen. With proper treatment, however, they can become very fertile for certain plant life and especially so after the introduction of nitrates, either by way of commercial fertilizer or by the planting of legumes, which is the usual method in The Bahamas. Because of its composition the soils have an estimated capacity of bearing 2,000 pounds per square foot. This will necessarily preclude basements or unusually deep excavations. The black land on the west side of the property is heavy in humus and nitrogen and a considerable portion of nitrates, with an ample supply of phosphates and potash, but with somewhat high calcium content and a consequent alkaline reaction.

3) Topography, Hydrology and Storm Drainage:

Because of the sloping terrain, the existing drainage on each lot should be carefully considered when locating an improvement. The natural drainage pattern should be preserved if possible. Many parts of Cotton Bay have slower water drainage and this should be a consideration when building. The construction of underground rainwater storage basins for irrigation is encouraged.

SECTION 4: Infrastructure and Utilities

1) Utilities:

Electric power for Cotton Bay is available from The Bahamas Electricity Corporation (BEC). Potable water and Sewer Treatment will be provided by Eleuthera Utilities Limited (EUL). Heating oil and propane gas are available from local suppliers. Natural gas is not available at Cotton Bay. Telephone service is available from The Bahamas Telecommunications Company (Batelco) and cable TV service and high speed internet will be provided by a company to be named at a later date.

2) Solar Heat Systems:

Solar heating systems are encouraged, but require the approval of the Reviewer and must be reviewed on an individual basis. If solar panels are used, they should be integrated into the roof design and be flush with the slope of the roof. Frames should be colored to complement the roof. Natural aluminum frames are prohibited. Support for solar equipment shall be enclosed and screened from view in a manner approved by the Reviewer.

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SECTION 5: Regulatory Framework

Ministry of Works Requirements: The Ministry of Works is the governmental agency charged with the responsibility for prescribing the Building Codes. It is a legal requirement that a building permit must be obtained PRIOR TO the commencement of the construction of any new structure, any improvement or additions or changes to an existing structure. It should be noted that this includes, but is not limited to, parameter walls and swimming pools. The requirements under these Guidelines in particular and under the Declaration of Covenants as a whole, for approval of plans by the Reviewer for all construction, are separate from and are not a substitute for the approval required by the Ministry of Works. It should be noted however, that the Ministry of Works approval does not in any way guarantee or require the approval of the Reviewer.

SECTION 6: Architectural Guidelines

1) Introduction:

All homes in Cotton Bay must specifically conform to the Bahamian Colonial architectural style. Bahamian Colonial style homes are of masonry block 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 creation of homes with predominant one-storey massing is a primary design objective of Cotton Bay. This is in keeping with the goal of having houses in Cotton Bay which respect natural landforms.

The following guidelines are presented in furtherance of previously mentioned Vision and Guiding Principles for Cotton Bay:

2) Residences:

Only one residence with attached garage, pool house or gazebo per lot is permitted.

3) Minimum Size:

The interior area of all homes exclusive of garage, pool house or gazebo, shall be not less than 3,000 square feet, and where the same consists of two stories, the interior area on the ground floor shall not be less than 1,500 square feet and the total interior square footage not less than 3,000 square feet, provided that the calculation for determining such interior area as herein provided shall not include garages or patios, decks, porches, loggias, courtyards and like areas which are totally or partially open to the sky (screened areas being prohibited).

4) Duplication:

Duplications in plans are discouraged and will be allowed only in the sole and absolute discretion of the Reviewer.

5) Accessory Buildings:

Only buildings to be used as temporary storage shelters may be erected on a lot prior to, and only for the duration of, the construction of the main residence. Structures such as doghouses and/or runs, tool sheds, etc. will not be permitted.

6) Adjacent Private Property:

Adjacent private or common property may not under any circumstances be used for access to any construction site; additionally, adjacent property or common property, e.g. cul-de-sacs, may not be used for parking by any contractor, sub-contractor or by workmen working on a lot. Damage to adjacent property shall be the responsibility of the Lot owner on whose account the offending person or persons is or are present in Cotton Bay Estates.

7) Building Envelope:

Each lot in Cotton Bay contains an established and documented area called the Building Envelope. This area has been carefully selected for its privacy and orientation and is the only portion of a lot on which any construction or personal landscaping may be carried out and solely in accordance with plans which shall have been previously approved by the Reviewer. The Building Envelope is outlined on each property map, and is also indicated on a plot map available at the office of the Developer. Construction or personal landscaping outside of the Building Envelope is prohibited. Vegetation outside the Building Envelope must remain in its natural state and may not be tampered with or removed except with the prior written approval of the Reviewer.

8) Maximum Building Height:

a. Single-family dwellings would generally be limited to no more than 2 ½ stories. These stories pertain to above ground construction and do not include sub-terranian spaces such as basements and cellars. Half-stories would typically include attics and other similar spaces fully enclosed within the roof form.

   Building height is limited to 30 feet for all lots as measured from the highest point of the roof to the lowest point of intersection between the building and rough grade with the following additional qualifications:

i. The maximum roof height of all first tier lots or "Beach Front" lots will be limited to 45-feet, measured above sea level, with a hypothetical finished first floor height of 15-feet and finished second floor height of 25-feet, all measured above sea level.

ii. The maximum roof height of all second tier lots (those adjoining the "Beach Front" lots) will be limited to 70-feet, measured above sea level, with a hypothetical finished first floor height of 40- feet and finished second floor height of 50-feet, all measured above sea level.

iii. The maximum roof height of all third tier lots from the beach front will be limited to 96-feet, measured above sea level, with a hypothetical finished first floor height of 66-feet and finished second floor height of 76-feet, all measured above sea level.

Each two-story dwelling shall have a combination of one and two-storey elements. It is desirable to minimize the sizes of retaining walls, modulate the massing of buildings, and articulate the facades of buildings by employing such techniques as split-level design. Unarticulated building masses and large retaining walls should be avoided when viewing buildings from the ocean or downhill sides of lots. Each two-story house shall have a combination of one and two storey roofs. Additional restrictions may from time to time be added to these Guidelines in order to preserve views of neighboring homes, to the ocean and/or the common areas and to minimize the impact of structures on sensitive natural areas of Cotton Bay.

b. Maximum step in foundation wall: 2 feet 6 inches. Multiple steps shall not occur closer than 25 feet apart.

c. Maximum height of first floor above Rough Grade: 12 inches with the following conditions:

i. One wing may have a maximum height of 5 feet provided the transitional grade from one end of that wing to the high point averages 2 feet 6 inches measured at 3 foot intervals.

ii. Where the building foundation wall steps, the maximum slope of the transitional grade along the wall shall not be shallower than 20% nor steeper than 50% measured from the high side of the steps.

d. Maximum plate height variation in one-storey and two-storey portions of a dwelling: 3.5 feet limited to three steps per one-story wing.

e. The plate height of wings shall remain at a constant height for a minimum of 15 feet.

f. Maximum perimeter first storey plate height for the one-story portion of the dwelling: 9 feet for a minimum of 66% of the total perimeter. Gable ends are not included in the total perimeter calculations.

g. Maximum second storey plate height measured from the bottom of the first floor level: 21.5 feet.

h. Maximum garage plate height measured from garage finish floor: 10 feet.

i. The maximum heel height of rafters or trusses shall not exceed 12 inches. A heel height is defined as the vertical dimension measured on the exterior plane of a bearing wall from the top plate of the stud wall to the top of the rafter or truss.

j. Maximum height of chimney shroud: 3 feet above the ridge line of the roof in which it protrudes, unless otherwise required by building code requirements.

9) Second Story:

Second storey portions shall be stepped back on the front and rear elevations.

Side and rear elevations shall include vertical or horizontal plane breaks. These may include bay windows, balconies, and one-storey roofs. Long uninterrupted walls are not allowed.

Two storey massing (including towers) must be controlled and balanced against one storey massing so that the second storey does not appear to dominate.

10) External Corners:

All outside external corners must be 90-degrees.

11) Flooring:

Ceramic tile is recommended throughout the house because of the climate. Carpets have a tendency to retain moisture and salt.

12) Floor Plans:

Saw toothed floor plans that form a consecutive series of three or more right angled spaces (in plan) along or parallel to a Building Envelope line are not permitted.

13) Decks and Balconies:

Cantilevered decks or balconies must have ample clearance from adjacent building elements such as bays or one-storey roofs, so that they reflect a distinct visual identity and do not appear tight or pinched against other elements of the house. Balconies should be of wood or reinforced concrete construction with paving finish wood or steel columns, aluminum or wood balustrades and painted decorative molding and trim.

14) Garage Doors:

Garage doors fronting streets shall be screened from the street and garages shall not accommodate more than two cars.

a. Carports are not permitted.

b. Porte Cocheres are permitted.

15) Antennas and Satellite Dishes:

The erection of large TV antennas and/or satellite dishes is prohibited. The maximum allowable size is one meter in diameter. The installation must be made directly to the house and placed in such a location, so that it is not visible from the neighboring property, roads and/or public areas. It must also be painted in the same color as the area to which it is attached.

16) Chimneys:

All exterior chimneys must be of wood, stone or metal. No brick or unit masonry will be allowed. A metal chimney must be of such a color so as to blend in aesthetically with the residence and will be subject to approval by the Reviewer.

17) Clotheslines:

Exterior clotheslines, clothes racks, etc. must be located in screened service yards and out of view from neighboring properties, roadways or golf course.

18) Driveways:

Driveway cuts onto roads in Cotton Bay shall be limited to one per lot. They may be constructed from any of asphalt, poured concrete or Pavestones. As with all improvements to the Lots the prior approval of the Reviewer must be obtained before any clearing or construction of a driveway is commenced.

19) Way Finding / Residential Identification:

Residential identification (a lot number) is required for each home site in order to provide emergency services with specific locations. All residences must have lot numbers either on the building, in such a position as to be plainly visible and legible from a distance of fifty feet (50'), or on an approved post placed within a twenty foot (20') radius of the intersection of the closest street and the driveway of the residence and must face the street. Address signs and posts must be approved by the Reviewer as long as the proper numbers are routed or securely applied and are clearly visible from the street.

All numbers on posts must be of an approved size, either routed onto the post or securely affixed thereto, and painted black. Posts themselves may be unpainted or stained to harmonize with natural wood tones or the home color.

For driveway markers at areas where private driveways meet the street, residents may identify their entries with markers that reflect the adjacent natural landscape and/or residential architecture. These features are meant to be subdued, or relatively low in size (4 feet is the maximum height) and stature, of rustic character and built of native stone or natural materials. Functionally, they may serve to display addresses. No lighted signs shall be permitted. The Reviewer upon written request may but is not obliged to grant exceptions to the sign criteria.

Homeowner identification signs will be permitted, but must conform to the following specifications:

a. Maximum size - 200 square inches.
b. Made of natural-colored wood. Letters may be carved or painted in black.
c. Top of sign will be not more than 48 inches from the ground. One or two natural-wood posts may support sign.
d. Sign will be set back six feet from property line.
e. Sign will contain only the homeowner's name and Lot number.

Other than specified above, all other home site or dwelling identification signs, including names, reflectors, insignia, plaques or symbols are prohibited.

20) Excavations:

All excavations must be done so as to create minimum disturbance on the site. All dirt and debris as a result of excavation must be removed from the site. Downed material must be removed at the same time.

21) Exterior Lighting:

All exterior lighting plans must be submitted to and approved by the Reviewer before installation. Exterior lighting must be indirect. No exterior lights should be mounted on top of walls or pilasters. The light source must not be visible from adjacent lots, streets and open spaces. Colored light sources must be warm colored. Incandescent, tungsten and metal halide sources are preferred. Colored glass, mercury vapor, sodium, neon and cool fluorescent are prohibited. Decorative lighting is not allowed. However, holiday lighting, at the appropriate season is allowed.

Light that washes wall surfaces with soft, warm-colored light will be permitted provided that light levels are consistent with the overall community lighting concept.

Security lights on motion detectors for security illumination may be allowed subject to specific approval by the Reviewer. If allowed, these lights shall not be visible from any neighbor's window and will only be allowed to operate on a motion detector and stay lit for a maximum of twenty (20) continuous minutes.

Driveway lights are prohibited.

22) Exterior Walls and Trims:

Concrete masonry in accordance with structural engineer's guidelines is recommended. Any exterior wood siding must be submitted to the Reviewer for approval. When wood is used, the siding must run in one consistent direction on all exterior walls and be of one wood species only. Shingles or shakes are not allowed. The use of lattice is not allowed.

All exterior colors shall be bright and be in keeping with a "traditional Bahamian theme." Trim around openings and shutters to be of contrasting color. It is mandatory that the Reviewer approve the color of all building exteriors, including roofing, walls, trim, any exposed metal doors, windows, and fixtures. Duplication in colors of homes adjacent to each other is discouraged.

The range of approved colors will be maintained in the Reviewer's office. These colors will be available to assist you in selecting colors within the approved range. Unless otherwise finished to match the approved exterior colors, aluminum windows, door frames, light fixtures, and skylights must be bronzed or anodized.

The use of glass block is discouraged except in very limited situations. If an owner feels that the use of glass block is necessary, the plans and drawings must be submitted to the Reviewer for review and approval. Generally speaking, the installation of the pre-assembled opaque glass block units with wooden spacers is preferred. The glass block must be unobtrusive. For example, no great expanse on a front wall viewed from the street would be acceptable.

23) Foundations:

Reinforced concrete foundation systems are required. Footings shall be placed at a minimum of 12" below finished grade, but into solid rock. Unit masonry foundations, such as concrete block foundations, are recommended.

24) Exterior Ceilings:

Exterior ceilings must be standard painted v-joint wood.

25) Windows:

All windows must be made of wood and be of a high quality and must be double hung or casement windows, with muntin bar or equal. Windows shall be square or rectangular, with the vertical portion generally not less than 1:1.5.

26) Exterior Doors:

Entry doors shall be constructed of solid wood panels, wood planks, carved wood or combinations of these, with recessed or raised panel, French, divided lights. Recommended garage doors are overhead panel or hinged, with 8'0" maximum width. Contemporary sliding glass doors are not permitted. Glass doors must be French door or French pocket sliding doors. Other specifications are subject to approval by the Reviewer.

27) Plumbing Fixtures:

All plumbing fixtures shall be Kohler or equal quality.

28) Thermal Protections:

All attic spaces shall be insulated with high efficiency foil insulation attached to the rafters to reduce solar heat gain, and R-19 or better is required in the attic joist space.

29) Roofs:

"Bermuda Roofs," are recommended for all roofs. All applied roofing materials shall be rated by UBC (Uniform Building Code), ASTM (American Society for Testing & Materials), and NFPA (National Fire Protection Association) & UL (Underwriters Laboratories Inc.) as Class "A" or "B". The preferred roofing system is the pre-engineered pressure treated roof truss system with code compliant hurricane straps, sheeted with pressure treated plywood with felt paper underlay, polyethylene reinforced valleys, and composite tile or equal. Roof materials other than those specified should otherwise be approved by the Reviewer. Permitted roofing systems are on file at the Reviewer's office.

30) Roof Forms:

The appearance of the community shall not be dominated by rows of houses with identical silhouettes as house widths and side yard setbacks shall vary from lot to lot. The roof styles of Cotton Bay require the design of simple, straightforward roof forms. Flat roofs are not permitted and complex roofs are discouraged. The use of valleys and crickets should be minimized, as the use of crickets generally indicates a complicated roof form, and their use is subject to Reviewer approval.

Roof pitch stipulation: 3:12 minimum, 6:12 maximum. Pitch breaks and crickets may have a minimum slope of 1.5:12. Maximum length of roof span within any segment of the home is 38 feet. Roof to wall connections shall have adequate flashing dimension below window sills. Roofs shall not connect to or obscure any portion of a sill trim detail. Roof breaks are generally not acceptable; however, they may be approved on a case-by-case basis by the Reviewer. A roof break is a small hip or gable roof projection that occurs when the ridgeline of one roof connects to the ridge of a second roof at a slightly higher elevation. The Reviewer shall make the determination of what constitutes a "slightly higher elevation".

Roofs that expose small right triangle wall areas are discouraged. Roofs that use long crickets along second storey exterior walls are discouraged. "M" roofs consisting of parallel roof ridges sharing common valleys are not permitted.

31) Fire Hazards:

Exterior fires are not allowed unless specifically authorized by permit from the Reviewer. Each owner of private areas within Cotton Bay shall be responsible for eliminating any and all fire hazards on their property, such as downed timber, excess ground cover, pine needles and thinning of dense thickets of trees. Removal of any green trees, shrubs or native plants requires the approval of the Reviewer. The Reviewer must approve all lots for fire hazard reduction before any final approval or refund is issued relating to construction. This clause shall in no way preclude the use of barbecue grills, whether powered by gas or charcoal.

32) Garages and Carports:

If a garage is utilized it must be fully enclosed and connected to the main house by a roof or screen or be part of the house structure unless topography lends to other placement. Consideration should be given to relating the design of the garage to that of the residence. Garages must have doors. Construction of carports at Cotton Bay is prohibited.

33) Garbage Cans:

All garbage cans must be placed in areas screened from the view of adjoining property and roads, or contained within a structure of the same siding as the residence, and shall be designed so as to provide outside access. The Reviewer must first approve any such structure.

34) Heating and Cooling Systems, including Heat Pumps:

The Reviewer must approve heat pump and propane tank locations before installation. All exterior heating and cooling system components must be screened from view, including all neighboring property and roads. Screening must be attached to the house, be at least 4’ high and consist of the same siding and color as the house. Screening must be completed within 30 days of installation of the system. If complaints are made regarding noise, it is the responsibility of the owner and complainant to resolve the problem. As with all exterior changes, heating and cooling systems must follow Cotton Bay Estates submittal guidelines What are these?. The proposed location for the system must be staked at the time of submittal. Roof mounted mechanical equipment is not allowed.

35) Hours of Constructions:

Hours of construction operation are to be limited to 7 a.m. to 6 p.m., Monday through Saturday.

36) Newspaper Holders:

Newspaper holders are prohibited.

37) Parking:

A minimum of two parking spaces shall be required for each lot. Camping trailers, trucks, recreational vehicles, campers, boats, boat trailers, utility trailers, and motor homes must be parked in the compound external to Cotton Bay specifically designated by the Developer for such vehicles, or stored in a fully enclosed garage.

38) Signage:

One sign each identifying the contractor and subcontractor during the construction period shall be permitted or where a residence is subsequently to be sold, one sign advertising the sale shall be permitted. Subcontractor signs are limited to specialty tile installers and pool builders. The sign must be single sided with black lettering on a white background and should be of professional grade. Signs shall be 20” wide and 15” long. No plastic signs are allowed. The sign shall be on its own post and shall not be placed higher than 42” from the ground. The sign must be maintained in an upright position and be in good repair. Signs shall be parallel to the road. Signs shall be at least 20’ from the road. No signs are permitted in windows.

The contractor and subcontractors signs shall be limited to the name and phone number of the contractor or subcontractor. The words “Contractor” or “General Contractor” may be added if not contained in the contractor’s firm name. A company logo may appear on the sign. Contractor and subcontractor signs must be removed immediately upon completion of construction.

Any other signs, flags, banners, or devices used to attract the public, whether on the road, on the property, displayed in windows, etc. are strictly prohibited. Non-conforming signs shall be removed at the expense of the offending lot Owner.

Wording of a “For Sale” sign shall be limited to the words “For Sale” and name and phone number of the listing real estate agency or “Owner” if for sale by owner.

Fines may be imposed against owners for signs not meeting the Reviewer’s standards for size, color, and other specifications and will be removed from the premises where displayed. Signs will be held for 14 days by the Reviewer to be claimed by owner or realtor any signs not collected during this period shall be disposed of with no liability accruing to the Reviewer or to the Developer.

39) Spark Arrestors:

Spark arrestors are required on all wood burning heating devices other than a pellet stove.

40) Staging Areas:

Each construction approval submittal must, subject to approval by the committee designate at least one staging area for a home site. Construction sites must be kept clean with all disposable debris located in one area.

41) Utilities:

All connections from trunk lines to individual structures shall be underground. Exposed plumbing and electrical lines shall not be allowed. All electrical meters must be appropriately enclosed, yet accessible to BEC personnel. Materials must conform to all applicable Bahamas Electricity Corporation and Water & Sewerage Corporation codes. Water and sewer connections must comply with all Cotton Bay Estates Regulations and must be inspected by inspectors from the Building Control section of the Ministry of Works, who will inspect both the electrical and plumbing installations. All excavations for site utility hookups must be restored to their natural condition.

42) Wells:

Wells and other independent water systems are prohibited.

43) Decorative Shutters and Wrought Iron Grills

Only Bahama shutters or side mounted folding shutters are approved. Roll down shutters may be approved provided that the whole mechanism is built into the house structure and not mounted externally.

Wrought iron window and door grilles are to be pre-approved by the Reviewer.

44) Storm/Hurricane Shutters:

Storm/hurricane shutters must conform to those pre-approved by the Reviewer; all other unapproved shutters are prohibited.

45) Gutters:

Gutters and downspouts should be installed to all appropriate roof edges. They may be concealed or exposed and should be designed as a continuous architectural feature. If used, exposed gutters should be non-extruded, half-round gutters with round downspouts, unless otherwise approved by the Reviewer. Gutters and downspouts should not be made of copper and should be painted to complement the color of the exterior of the house.

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SECTION 7: Landscaping Guidelines

The landscaping on each individual lot will play an important role in establishing the character and quality of the overall feel of the Cotton Bay landscape.

The landscape regulations include both planting and hardscape requirements. The planting requirements describe the intent for each of the landscape planting zones, and include plant lists and a concise description of the character intended for all areas of Cotton Bay.

Hardscape requirements include all the elements of landscape development other than planting and grading.

Living trees, shrubs, plants and other natural vegetation are integral to the seaside appearance and aesthetics of Cotton Bay. The removal of any trees, shrubs or plants outside the Building Envelope Area, without the specific and prior approval of the Reviewer, is prohibited. Trees, shrubs and plants must be cut at ground level.

1) Planting Design Approach:

To achieve the seamless integration of community and surrounding landscape envisioned by the Landscape Regulations, the landscape design standards employ the following means:

a. Several landscape zones have been defined for each lot. These landscape zones include Ocean Front Zone Landscape, Streetscape Zone Landscape, Private Zone Landscape and the Transition Zone Landscape. These zones define areas of similar landscape visual character and planting design. A plant palette has been established for each zone. It recommends plant species and minimum sizes. The landscape zones have been defined for all lots and are shown on the Custom Home Site Design Guidelines.

b. Generally, the landscape zones are the most important to the establishment of the community's visual character and are situated on the perimeter of each lot. It is in these areas where the planting design is most critical to achieving the Landscape Regulations.

c. Within each lot, adjacent to the residential Building Envelope, there is an area intended for private gardens. It is in these interior landscape areas that the requirements permit the most design flexibility.

d. An important emphasis of the planting design for all zones is the use of drought tolerant plants. In areas where fire is a concern, and especially along the edges of lots adjacent to natural open space, the requirements specify the use of plant species that mimic native plants in habitat and appearance, but which are more fire resistant.

2) Ocean Front Landscape Zone:

The Ocean Front Landscape Zone is the most environmentally sensitive area in the community. The zone is directly adjacent to the Beach Front Lots and no landscaping in this zone is allowed. The only allowable activity here is the erection of elevated wooden walkways to create access to the beach from both public and private property; see "Access to the Beach from Private Lots."

3) Street Landscape Zone:

The Street Landscape Zone is the portion of the lot that is adjacent to the street. The width of the Street Landscape Zone varies depending on a variety of factors, including, the grade relationship between the lot and the street, the shape and size of the lot, proximity of neighboring lots and surrounding terrain. The design concept for the Street Landscape Zone creates simple, unifying tree and ground plane composition that visually unifies the project with the surrounding natural character of Cotton Bay.

a. Trees - Trees shall be limited in variety to create a strong unifying sense of character to Cotton Bay. Large 48-inch box minimum sized trees should be planted to soften the scale of the home. These trees shall be located in clusters in simple informal groups. No more than three (3) tree species should be used in the Street Landscape Zone. Trees shall be selected from the plant palette. To provide a more immediate street landscape and to soften the architecture, mature tree plantings are required at the initial planting of the lot. A minimum of five (5) trees from the plant palette are required in the Street Landscape Zone. Trees must measure at least six (6) feet high. On lots with long street frontage, more trees may be required.

b. Shrubs - Large shrubs (gallon or larger) shall be utilized to screen views and soften the architecture. They shall be planted informally in groups. Heavy pruning is discouraged. Accent shrubs shall be located at driveway entrances and entry walks. Shade tolerant shrubs and low ground covers may be utilized beneath tree clusters.

c. Ground cover and grasses - Mowed turf grass is not allowed adjacent to the street. A no turf grass setback of Twenty (20) feet from the back of the curb is required. Instead of turf grass, homeowners are encouraged to use simple large mass plantings of singular species of low ground covers. Natural grasses are also encouraged.

d. Irrigation - Drip, bubbler or micro spray irrigation is recommended for all trees and shrubs. Separation of irrigation zones depends on demand. All irrigation equipment should be screened from public view or located out of sight.

e. Additional Requirements - All Streetscape Landscape Zone must be installed within ninety (90) days after the "Certificate of Occupancy" has been issued. If landscaping has not been installed per the plans approved by the Reviewer, then the Reviewer will begin violation procedures.

4) Private Landscape Zone:

The Private Landscape Zone is the portion of the lot that includes the area outside the Street Landscape Zone and the Transition Zone Landscape Zone and is confined to the area of the Building Envelope Area not used for the construction of a dwelling. It is intended for the development of swimming pools, outdoor patios, ornamental gardens, terraced slopes and other landscape features. The Private Zone Landscape or "compound" provides for the most flexibility in terms of planting design, retaining walls, and is intended to serve as the usable outdoor space associated with the residence.

Although the landscape for the Private Zone Landscape can be plant materials which are compatible with the other zones, homeowners are encouraged to include plants which are ornamental in nature for new landscaping. These plant types are well suited for planting in residential gardens. Many of these plants also have long flowering seasons and unique forms and textures, making this a colorful and stimulating plant palette.

An important landscape and site design requirement in Cotton Bay is the integration of the natural landscape on each lot, outside of the Private Landscape Zone, the architecture and the design of the private gardens. The terraces and outdoor landscape areas should appear to be extensions of indoor areas and the building architecture rather than as independent elements. The intent is to create a private yard area that is unified with the individual residence.

a. Trees - Trees selected shall reflect the character and form of the adjacent street and Slope Landscapes Zone. Accent trees as listed on the plant palette shall be used at entry courts, patios, turf areas and other outdoor living spaces.

b. Shrubs - Shrubs in this zone may assume more geometric forms, defining the outdoor living spaces. Hedges may be created to accent turf or paving courts.

c. Ground covers and grasses - Ground covers may include turf, unmowed grasses and spreading ground covers. Spreading ground covers shall match adjacent Slope or Streetscape Landscapes Zones. They shall be primarily low water using varieties with species of higher water requirements closer to the home or pool. Homeowners are encouraged to limit turf areas to defined areas extending from the home or patio.

d. Irrigation - A variety of irrigation methods may be used, although water conserving systems such as drip and micro-spray techniques are encouraged.

5) Transition Zone Landscape:

The Transition Zone is a portion of the private Lot that straddles the Private Zone, another Transition Zone (on an adjacent Lot), and/or the Streetscape Zone; for Ocean Front Lots, it is also situated directly adjacent to the sensitive Ocean Front Zone. Typically, this Zone is approximately twenty (20) feet wide along the Property Line to the adjacent Lot; and a minimum of fifty (50) feet between the Private Landscape Zone and the Streetscape Landscape Zone; and a minimum of sixty (60) feet between the Private Landscape Zone and the Ocean Front Landscape Zone or Transition Landscape Zone on an adjacent Lot. In order to create smooth visual transitions between the Lots, the planting design of the Transition Zone will observe the following requirements:

a. Fences and walls are permitted within the Transition Zone, subject to fences and walls standards contained in the Architectural Regulations and as reviewed and approved by the Reviewer.

b. Trees shall be selected from the appropriate Tree Neighborhood Zone Plant Palette. Refer to the Tree Neighborhood Plant Palette in the Tree Neighborhood Zones section of the Landscape Regulations.

c. Plants permitted within the Transition Zone are limited to those designated on the Plant Palette.

d. All hardscape improvements within the Transition Zone must be five (5) feet minimum clear of the Property Line and screened with substantial shrubs or natural grasses as listed in the Transition Zone Plant Palette. Turf is not permitted within five (5) feet of the Property Line.

6) Tree Height Limit:

Trees within some Cotton Bay lots (primarily Beach Front Lots) will be limited to thirty (30) feet above the Rough Grade. For other lots, there is no thirty (30) foot height limit and taller trees are encouraged. These lot requirements are indicated on the Tree Height Exhibit and in the Special Lot Conditions Table in Appendix 1. Lot owners whose trees exceed the maximum elevation established for their lot may, at the request of the Reviewer, be required to remove their trees (at their own expense) if the neighbor's views are blocked.

a. Palm Trees - Palm trees may be used as accents in the Private Yard Zone only and must be sub-tropical, early California character types, as listed in the Private Yard Zone Plant Palette. The use of palms greater than ten (10) feet in height at maturity shall be limited to fifteen percent (15%) of the total tree count for each lot.

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7) Access to Beach from Private Lots:
Beach access from private "Beach Front" Lots may be created by constructing a low level cross walk over the "Dunes". This is to protect the fragile grasses growing on the dunes and comprise the protective structure of the dunes. The maximum of one walkway per every two Lots is allowed. The walkway shall be constructed from light colored wood and is required to have a railing on both sides. All walkways shall be stained in the natural color of the wood.

8) Ground Cover:
All existing ground cover must be maintained, provided however, that maintenance shall not increase fire danger that would otherwise exist.

9) Landscape Plans:
Before any landscaping or the installation of an underground sprinkler system is allowed, a specific plan for the landscaping or the underground sprinkler system must be submitted and approved by the Reviewer. Landscaping is not required except for restoration where there has been extensive disruption with the natural ground cover. All plantings must be of indigenous species and lend a natural appearance to the home site.

10) Lawns:
Manicured, short clipped lawns are discouraged at Cotton Bay Estates due to water shortages and an emphasis on preserving the natural environment. Owners are encouraged to plant Paspalum vaginatum (Bahia Grass) ideally "Seashore" or "SeaIsle".

11) Outdoor Ornamentation or Statuary:
Placing, erecting, constructing or allowing any permanent unnatural or man-made ornament, sign, statuary, relic, flagpole, machinery, equipment, basketball backboard, game pole & net, or other such items, including accessory buildings, which are unattached to approved structures is prohibited unless the same is included and made a part of a landscape plan, submitted and approved pursuant to Rule 3.1.9 above. ("Unnatural" as used in this rule shall mean any object that is not naturally growing upon, indigenous to or accumulated upon a home site in its undeveloped state). For restrictions on noise please refer to Rule 2 in the Cotton Bay Estates Restrictions and Stipulations.

12) Paths and Walkways:
All paths and walkways, other than the beach Lot access in 3.1.7, may be of exposed aggregate, interlocking pavers, bark chips, gravel or stepping-stones and are subject to approval by the Committee.

13) Casuarina Trees:
No Casuarina trees will be permitted to grow to a height of over Six (6) feet on any property in Cotton Bay, except in some selected public areas.

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COTTON BAY ESTATES AND VILLAS DESIGN GUIDELINES ADDENDUM ARCHITECTURAL AND LANDSCAPE DESIGN REGULATIONS

The Architectural and Landscaping Rules and Regulations approved for the Cotton Bay Estates and Villas development highlight the preservation and enhancement of natural beauty as a primary consideration in the design and implementation of the project.

The essence of the regulations is the systematic construction and presentation of a set of resources and design guidelines to assist the potential developer in understanding the vision and values that are essential to making Cotton Bay a community that is unique, beautiful, and in true harmony with the richness and serenity of its existing natural environment.

These guidelines are not meant as static commandments. They are grounded in reality and are flexible as new information, technologies and techniques of human intervention in the natural environment emerge over time. They are meant to be reviewed from time to time, and adjusted as is necessary to remain true to the primary design considerations or Guiding Principles for the project.

The Guiding Principles for the development of Cotton Bay Estates and Villas are grounded in and built around the Environmental Footprint of the beautiful landscape of the Island of Eleuthera. Dedication to these Guiding Principles is fundamental to the accomplishment of the Vision for Cotton Bay Villas and Estates, which is one of a unique, sustainable, and environmentally-friendly built environment which would endure in its beauty and character because of its harmonious relationship with the natural environment within which it is set. In pursuit of this Vision, these Guiding Principles will act individually and collectively to:

1. Promote Environmental Stewardship and Preserve Natural Open Spaces to the maximum extent possible.

2. Promote the Development of a Sustainable Community.

3. Protect and Complement the Existing Hillsides and Natural Habitats.

4. Create a Distinct Community with an identifiable Core, Edges, and Connections.

5. Celebrate Water and Protect and Preserve Vistas and View-sheds to adjoining Hillsides and Ocean.

6. Promote development of Circulation Systems that facilitate Multi-Modal travel.

7. Promote Global Leadership in Environmental Design.

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In furtherance of these principles, section 2.1.8 of the Architectural Rules and Regulations for Cotton Bay Estates and Villas is amended as follows:

a. Single-family dwellings would generally be limited to no more than 2 ½ stories. These stories pertain to above ground construction and do not include sub-terranian spaces such as basements and cellars. Half-stories would typically include attics and other similar spaces fully enclosed within the roof form.

Building height is limited to 30 feet for all lots as measured from the highest point of the roof to the lowest point of intersection between the building and rough grade with the following additional qualifications:

i. The maximum roof height of all first tier lots or "Beach Front" lots will be limited to 45-feet above sea level, with a hypothetical finished first floor height of 15-feet and finished second floor height of 25-feet, all measured above sea level.

ii. The maximum roof height of all second tier lots (those adjoining the "Beach Front" lots) will be limited to 70-feet, measured above sea level, with a hypothetical finished first floor height of 40-feet and finished second floor height of 50-feet, all measured above sea level.

iii. The maximum roof height of all third tier lots from the beach front will be limited to 96-feet, measured above sea level, with a hypothetical finished first floor height of 66-feet and finished second floor height of 76-feet, all measured above sea level.

Each two-story dwelling shall have a combination of one and two-story elements. It is desirable to minimize the sizes of retaining walls, modulate the massing of buildings, and articulate the facades of buildings by employing such techniques as split-level design. Unarticulated building masses, and large retaining walls should be avoided when viewing buildings from the ocean or downhill sides of lots.