



Pineapple Business Park, Nassau, Bahamas. P.O. Box SP-63944 Tel: (242)327-7225/6

2nd June 2021

Dear Residents,

The Homeowners Architectural Committee have been working hard to improve the procedures and protocols in OFB in order to be both aesthetically and environmentally pleasing and would like to keep you abreast of the following implementations:

1. **Boat Lifts:** All residents are required submit engineering or architectural plans for boat lifts being installed in OFB showing all dimensions in relation to their own dock and neighboring docks/boat lifts.
2. **Solar Policy:** HARC has relaxed some of the solar policy protocols in order to encourage the use of renewable energy in the community whilst maintaining a high level of aesthetic integrity. One such change to this policy is that there is no longer a need for residents to gain the approval of neighbors when installing solar panels, however, there continues to be a rigorous approval method, as per the policy attached, that requires all residents to submit complete plans for solar installation on their properties prior to implementation.
3. **Beach Ridge / Sand Dune Policy:** In order to protect the natural beauty of a beach ridge and sand dunes in OFB, HARC has established a no build zone of 20 ft set back from the beach ridge and / or crest of the dune. All plans submitted for such construction will require a site inspection from the POA consultant architect.
4. **Landscape Guidelines:** Home Owners are reminded of the attached Landscape guidelines document which provides a plethora of useful information on how and what to plant in OFB to accommodate our tropical climate, and improve the presentation, environmental sustainability and value, of your investment.
5. **Chain Link Fences:** Chain link fences are only permitted in OFB whilst construction is underway and must be removed once construction is completed. Chain link fences are permitted to be 6 – 8 ft in height and must be covered by a 'green screen'. Chain link fences are permitted on side boundary points (not public facing areas) where approved by the HARC.

Please feel free to contact the office for more information on any of these policies aimed at making Old Fort Bay the best place to live in The Bahamas !

Thank you,

OFB POA