

DISCLOSURE TO OWNERS

RE: R.B.P.O.A. PERMIT APPLICATION

It is the responsibility of the property owner to:

Obtain a D.E.P.P. Permit as first order of business. No work or approval of any permits unless this permit is obtained.

Identify and obtain from ALL governing Authorities, and/or agencies as well as R.B.P.O.A. a permit before any sitework begins.

Changes to the outside structure of a home and/or additions may require Bahama Building Control permit and R.B.P.O.A. permits. See rainbowbay.org website for details.

R.B.P.O.A. Permit is required for New Homes, Decks, Driveway, Fences, Retaining Wall, Garage, Carport, Storage Buildings and Land Clearing. The guidelines and applications are available on the rainbowbay.org website.

Easements: All setbacks and height restrictions must be adhered to in accordance with the R.B.P.O.A. Restrictions and Conditions.

R.B.P.O.A. Common Property: Any damage to property within Rainbow Bay such as roads, water lines/valves, street signs, etc. will be the responsibility of the owner and/or contractor(s) hired to do the job. Equipment is not to be left on the side of the road or blocking any roadways or entrances.

Material Disposal: All building materials that need to be disposed of during and after construction must be placed in your own on-site construction container or taken to the landfill. Building materials cannot be placed in the R.B.P.O.A. trash facility as this facility is for household garbage only. All construction debris and equipment must be removed from property prior to receipt of Certificate of Occupancy.

Survey: Property Owner will obtain an accredited survey before beginning any site work.

Permit Expiration: Permits expire 18 months from the date of issue. Construction must be completed within 18 months of the date of the permit being issued. If construction is not completed within 18 months of the issue date, the R.B.P.O.A. permit must be renewed. Permit renewed without charge prior to expiration. If permit expires a new complete application package must be submitted.

Steel Tracked Vehicles: Steel Tracked Vehicles are NOT permitted on any paved road(s) within R.B.P.O.A. community. Any damage to road(s) both paved and unpaved is the responsibility of the property owner or contractor, and property owner will be held responsible for damage.

Notifications: Property Owner is responsible for notifying the Board Office of required notifications listed throughout the duration of Permit.

MAKE SURE YOUR CONTRACTOR IS AWARE OF ALL REQUIREMENTS

The property owner to complete this form and any applicable R.B.P.O.A. application(s) before any construction or changes can begin.

New Home Construction requires payment of an Impact Fee and other associated fees before final approval by the R.B.P.O.A. Board of Directors. The fee schedule can be found on the rainbowbay.org website.

I have read and understand the information disclosed in this document and will abide by all R.B.P.O.A. Restrictions, Conditions, and all Pertinent Resolutions as well as all aspects of the Bahamian Building Code at all times.

Owner Signature _____ Lot/BLK/SEC _____

Printed Name: _____ Date: _____

One (1) signed copy to property owner. One (1) signed copy attached to completed R.B.P.O.A. Application