

YOUR CHECK LIST ON HOW TO BUILD IN RAINBOW BAY

1) DUE DILIGENCE - YOUR LOT AND ITS BOUNDARIES!

- A) Check your Conveyance has been recorded and stamped.
- B) Have you notified the Association that you are the legal owner?
- C) Are your dues current?
- D) Are the property markers visible? If not, get a survey.

2) GETTING A PERMIT TO BUILD FROM RBPOA

- A) Do you have an Environmental Permit from D.E.P.P?
- B) Do you fully understand the Covenants and By-laws that are in force and are agreeable to said?
- C) Have you prepared a Construction Management Plan (“CMP”)? See our outline on how to create one.
- D) Do you have you Plans ready to submit?
- E) Fill in the application, append the plans, CMP, D.E.P.P permit, cover page of your Conveyance and pay the fee.
- F) Wait for approval, the Committee meets once a month.

3) RBPOA PERMIT APPROVED

- A) Take your plans, D.E.P.P and RBPOA permits to Local Building Control for approval.
- B) Wait for the Local Government Planning to approve.
- C) Make sure your Building Control permit number is posted and visible from the road.
- D) You can now clear your Lot in preparation for building. Please note that no slash/burn allowed under any circumstances. Please also note the D.E.P.P conditions.

4) APPOINTING A CONTRACTOR

- A) Is your Contractor licensed, insured and current with their obligations under Bahamian Law?
- B) Have they shown that they are capable of undertaking your project? Have they developed and submitted a Construction Phase Plan (“CPP”) for reference? This is important! It should demonstrate that the local environment, health and safety, noise and dust pollution along with waste disposal has been thought through, if not, there may be a need for a bond to be levied.
- C) Make sure you have a Contract in place.

5) MONITORING THE BUILD

- A) Mark out the footings, RBPOA will check the set-backs from the Lot markers.
- B) Make sure Building Control visit site and approve the stages.
- C) Update your CMP to reflect progress.
- D) Ensure your Contractor follows his CPP, any major changes should be notified to the RBPOA.

6) ALWAYS FOLLOW BEST PRACTICES

- A) You’re on an island with limited resources, plan for power and water conservation.
- B) The RBPOA encourages a Dark Skies policy.
- C) Be proud and proactive! You’ll be living in an inclusive, vibrant and desirable community, help to keep it that way.
- D) Remember as the legal owner you have a duty of care to all.

We wish you all the success on your build!

Rainbow Bay Property Owners Association

15th April 2022