Charlotteville Architectural Guidelines

The developers of Charlotteville believe in a quality, cohesive design environment. The Architectural Guidelines adopted by the developers and POA, is the standard used in achieving consistency in the homes constructed, to elevate the surroundings and maintain design continuity. The POA wants to promote and support diversity and creativity in the home design in an organized manner. The criteria listed are only guidelines to the design process. In cases where there is a variance between this guideline and the Ministry of Works (Bahamas Building Code, Town Planning, Environmental Health etc.) or any other governmental rules and regulations, the government standard must be adhered to. All Owners should consult all relevant government offices, utility companies and design consultants and engineers to ensure compliance within their design.

Owners should submit the following drawings for POA approval prior to Ministry Approval:

- All Exterior Building Elevations – with indications of materials to be used in construction and colour scheme.
- Site plan - indicating building footprint (ratio of building to property) and basic landscape plan.

Building Policies and Restrictions

The Building and setback requirements are as follows (please note that these are all minimum dimensions):

Front setback
- Single storey - 25 feet
- Two storeys – 25 feet

Rear Setback
- Single storey – 20 feet
- Two storeys – 20 feet

Side setback
- Single storey – 8 feet
- Two storeys – 10 feet

Corner Lots have a side setback of 15’-0”

Building heights – In order to maintain the desired residential scale all single family homes shall be limited to 2 ½ storeys and 40 feet in height (from the existing grade). The use of dormers, and other varied roof lines are encouraged to reduce large roof areas.

Site clearing approval – Prior to site clearing, the dwelling and driveway must be staked out and all protection barriers in place. Prior to site clearing, a member of the POA and the Owner or his representative must meet on the site to approve the layout.

Additional Regulations - In addition to the restrictions set forth in these Architectural Standards and the Declaration of Covenants, Conditions and Restrictions of Charlotteville the POA shall have the right, in its sole discretion, from time to time and at any time to adopt, modify and amend the Architectural Standards in order to impose such other, further or different requirements or restrictions which shall be binding on all Owners, Lots and Dwellings

Sewerage- there are no septic tanks or soak-away permitted in Charlotteville as we are on main sewerage.

Items that can encroach the setback dimension: swimming pools, uncovered driveways

Owners must provide survey documents required prior to construction.

Design Criteria/ Standards

Architectural Façade - Many of the dwellings in Charlotteville will be viewed from multiple sides and angles particularly if the lot is located on a hill, lake, pond or corner. It is therefore important that all elevations of the dwelling be architecturally consistent and visually interesting.

Roofs

Material - Architectural shingles (Duroid), Standing seam metal roofing, Tiles are recommended roofing materials. Owners should submit alternate materials to the POA for approval.

The minimum recommended roof pitch is for all major roofs is 6:12

Windows

Window walls or expansive panes of glass are discouraged. Large windows should be divided with muntins or grilles unless this is incompatible with the architectural design. If window muntins or grilles are used on one elevation, they should be used consistently on all elevations.
Awning, casement, single or double hung windows, bay windows (vinyl or wood) are encouraged in the design of building elevations. **No jalousie windows will be permitted.**

Facia detail

The POA recommends a 2” x 8” minimum fascia treatment for all dwellings.

Verandah details

All verandahs and porches (both covered and not covered) should be consistent with the main building design details.

Secondary Structures

All swimming pools, trash receptacles HVAC equipment pool equipment/storage should be located so as not to interrupt the view or disturb neighbours and should be screened.

All pools shall be built at existing grade unless otherwise approved by the POA. Above-ground pools shall not be permitted – wading (kiddie) pools permitted. The POA shall have the right to adopt further rules and regulations governing the construction of swimming pools, other outdoor water features or amenities and tennis courts within the Development.

All exterior decks, screens and screened enclosures should be designed as a compliment to the main structure

Chain link fences should be concealed behind a hedge. Alternately, Owners can construct a masonry wall or picket fence and shall be limited to 4'-0" in height from existing grade (at front of property and between properties) and 6'-0" at the rear.

All driveways and walkways must be properly compacted, to insure no loose material shifts in heavy rainfall.

Owners are responsible for the maintenance and upkeep of landscaping and structure.

All generators should be located so as not to interrupt the view neighbours, have a sound attenuation inclusion and be screened.

150 amp electrical service will be provided for to every property. Owners should contact the Bahamas Electrical Corporation on an individual basis if a higher load is required for their design

General

Construction time line – Once construction has started, completion must be within two (2) years

All properties must be maintained – no storage of cargo containers (except during construction), derelict cars, boats, appliances, garbage etc.