

WEST COAST LIMITED

CODE OF CONDUCT FOR RESIDENTS **ON THE SANDY LANE ESTATE**

There are 177 Lots, which comprise the Sandy Lane Estate. In the Title Deeds, each Lot covenants both with West Coast Limited, as the original selling company, and with each and every other Lot, that the owners shall and may at all times hereafter peaceably and quietly possess and enjoy the Lot. This Code of Conduct is designed to remind all Lot owners and their guests, as well as any employees, of what is expected to help maintain these inalienable rights.

1. All equipment for use by gardeners and domestic contractors for the maintenance of properties that is noisy should only be used between the hours of 7.30 a.m. and 5.00 p.m. Monday - Friday and 7.30 a.m. - noon on a Saturday. No noisy equipment should be utilised on a Saturday afternoon, Sunday or any Public Holiday.
2. All building and rebuilding work on Lots on the Estate are covered by the Architectural Rules and Regulations which are available by request at manager@westcoastlimited.co. All Lot owners are also reminded that any alterations/additions to the property may require the consent of the Architectural Committee of West Coast Limited, to confirm that the Covenants are not being breached and this is separate from any requirements under the Laws of Barbados including the 2019 Planning and Development Act or Health Services Building Regulations, 1969.
3. All vehicles should, as far as possible, only be parked within the Lots and not on the private Estate roads. Permanent parking areas shall not be formed within the road reserve fronting or bounding any lot.
4. All dogs and household pets are to be kept within the Lots and are to be controlled re excessive barking. Any dogs taken outside of the Lots are expected to be on a lead at all times within the Estate.
5. Monkeys are wild animals and should not be fed by owners or their guests.

Registered Office: 110 Turnstone Avenue, Inch Marlow, Christ Church, Barbados

Business Address: The Beach Club at Sandy Lane Estate, St. James BB24011 ☐ (246) 432-1128 GM:

richard@westcoastlimited.co

Directors: Bernard Gover (Treasurer), Maxwell Mulligan, Fiona MacLennan, Evelyne Mondou, Beth

Myers, Danis Chaudhry, Errol Waldon, Jamie Lumsden

The Board of Directors can be reached via the GM or Registered office.

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6. The noise from radio, music systems, live music, etc., should be contained within the Lots at all times. All amplified music or music performances held outdoors should cease by 12:00am. Residents and guests are reminded that noise travels extensively, especially during the hours of darkness.
7. Any special event should be notified, via the General Manager, to all neighbours at least 10 days before the event.
8. The dress code, when walking or cycling on the Estate, should match the regulations and requirements under Barbados Law.
9. Walking on the Old Nine golf course is only permitted with the consent of the Sandy Lane Hotel, who own the golf course. If you are granted such privilege, please remember that at all times those playing golf are to be respected and, additionally, walking on the golf course is at the individual's own risk.
10. No commercial activity is allowed on any of the Lots. This includes the regular parking of commercial vehicles, long term storage of containers, use of any cottages or out buildings as a commercial office, and the keeping of agricultural animals on any of the Lots.
11. Lot owners are requested to ensure that all verges are kept clean, especially on the corners of roads where plants, bushes, etc., can cause obstruction of clear view. It is expected that boundary planting, fences, walls, gates, etc., will be sympathetic to the ethos of the Sandy Lane Estate.
12. For the benefit of residents and visitors to the Estate, care should be taken with garbage and garden waste. All garbage should be properly containerised and not left out in bags or containers where the lids cannot be fully closed. Garbage left out or overfilled containers/bins both look unsightly and attract vermin. Garden waste, if not recycled on the individual Lot, should be contained in an appropriate area and there are a number of companies who will collect and remove such garden waste.

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13. Any breaches of security should be reported to the General Manager who will, in his or her wisdom, advise all Lot owners, as appropriate. All requests for confidentiality will be maintained. The Estate should work together, to keep criminality to a minimum.
14. All Lot owners are advised to make themselves aware of the current Laws of Barbados, in respect to nuisance.
15. No signs, billboards or advertisement of any kind are allowed to be erected on the Estate without the written permission of West Coast Limited, on behalf of all Lot owners. This includes flags, banners or similar items of advertising or directional information associated with any form of commercial activity. No signs should be nailed or otherwise attached to trees.
16. All owners are requested to make their guests aware of this Code of Conduct which is designed to allow all residents and guests to have the greatest possible enjoyment in spending time in this wonderful environment. This Code of Conduct supports the enforceable Covenants.