

# Jack's Bay

ELEUTHERA

ARCHITECTURAL, LANDSCAPING & DESIGN

## Guidelines



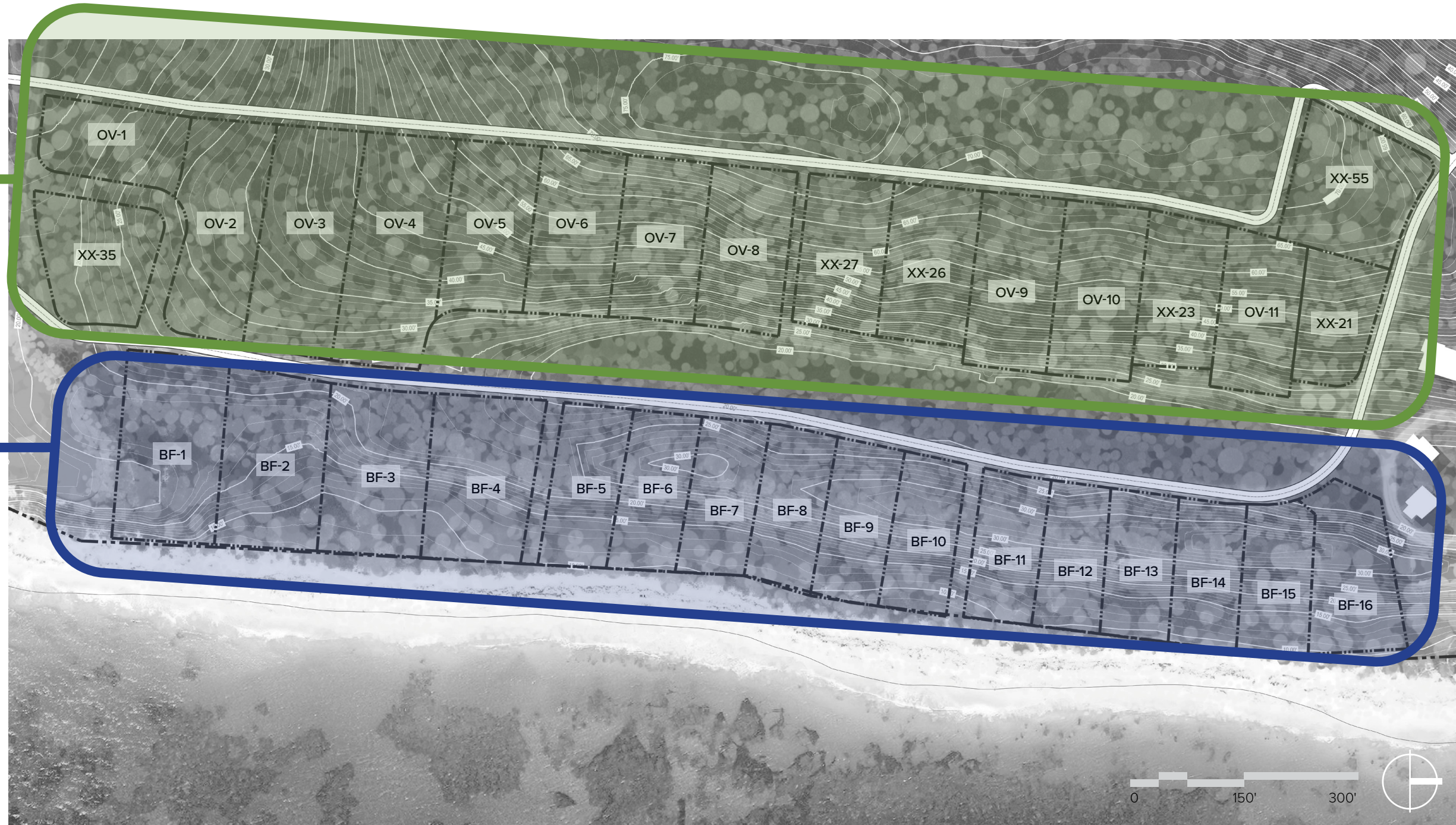
# FOUNDER'S LOTS



Natural beauty is a primary feature of Jack's Bay, Eleuthera. The need to preserve this beauty has led to the establishment of certain architectural and landscaping recommendations

The Jack's Bay Development is a unique opportunity to create a world-class private Beach & Golf Resort Community which is intended to deliver to Club Members and Guests the best of The Bahamian Experience. Jack's Bay is intended to cater to the most discerning clientele who value privacy and tranquillity. As a community, Jack's Bay will be grounded in its environment and will focus on promoting those distinguishing features of the property which separates it from other resort properties in the Caribbean as an area of unparalleled natural beauty. The Beaches, Blue Holes, Lake, Coastline, Hills, Caves, Ravines, and Coppice Forests will be preserved and promoted as a central component of the development.

OCEAN VIEW LOTS



OCEAN FRONT LOTS



# GUIDELINES



- Homes are intended to be constructed with the highest quality natural materials available. The use of high-quality materials should also be used as part of an extensive and appropriate landscape/hardscape design.
- Jack's Bay is intended to be a low-density community controlled by building setbacks and building envelopes with the dimensions illustrated on each Neighbourhood and Lot Portfolio diagram. Although Jacks Bay will feature various housing options, the primary property type in the community will be single-family homes on individual lots.
- Jack's Bay is intended to be developed with a mix of housing options that do not dominate their setting by being too large for the lot, too tall from the natural grade, or which have massing that is inappropriate to the site and its surrounding.
- Although many homes are/will be quite large in Jack's Bay, they are intended to harmonize with the lot and their neighbours, rather than to stand out in scale, massing or architectural style. The architecture needs to be timeless and be able to fit in for many years to come.
- Maintaining the unique, high-quality natural setting of Jack's Bay by ensuring that each home is developed to minimize disruption of the site. The design of each residence shall be tailored to the unique feature of each lot to preserve its natural features. View, rolling topography, and significant areas of native vegetation are to be preserved, maintained and enhanced to the greatest extent possible.



# LOT ZONES

## STREET LANDSCAPE ZONE



The Street Landscape Zone is the portion of the Lot that is adjacent to the street. The width of the Street Landscape Zone can vary case by case depending on a variety of factors, including, the grade relationship between the Lot and the street, the shape and size of the Lot, proximity of neighbouring Lots and surrounding terrain.

The design concept for the Street Landscape Zone recommends the use of native species to create simple, unifying tree and ground plane composition that visually unifies the project with the surrounding natural character of Jack's Bay.

## OCEAN FRONT LANDSCAPE ZONE



The Ocean Front Landscape Zone is the most environmentally sensitive area in the community. The zone is directly adjacent to the Beach Front Lots and no landscaping in this zone is allowed. The only allowable activity here is 'the erection of elevated wooden walkways to create access to the beach from both public and private property.

To ensure the perpetual preservation of the ecologically sensitive areas adjoining the coastline, No structure other than a single boardwalk per lot not exceeding six feet in width shall be built within Coastal Buffer to provide a lot owner access to the Beach without the approval of the ARC. Beach front lots will also be able to build an open pavilion no larger than twelve feet by twelve feet. No Lot owner shall quarry, cut down, excavate or otherwise change the elevation of any side dune or ridge within the Coastal Buffer or the beach beaches of Jack's Bay.

## TRANSITION ZONE



The Transition Zone is a portion of the private Lot that straddles the Private Zone, another Transition Zone (on an adjacent Lot), and/or the Streetscape Zone; for Ocean Front Lots, it is also situated directly adjacent to the sensitive Ocean Front Zone. Typically, this Zone is approximately twenty (20) feet wide along the Property Line to the adjacent Lot; and a minimum of fifty (50) feet between the Private Landscape Zone and the Streetscape Landscape Zone; and a minimum of sixty (60) feet between the Private Landscape Zone and the Ocean Front Landscape Zone or Transition Landscape Zone on an adjacent Lot.

## PRIVATE LANDSCAPE ZONE



The Private Landscape Zone is the portion of the Lot that includes the area outside the Street Landscape Zone and the Transition Zone Landscape Zone and is confined to the area of the Building Envelope Area not used for the construction of a dwelling. It is intended for the development of swimming pools, outdoor patios, ornamental gardens, terraced slopes and other landscape features. The Private Zone Landscape or "compound" provides for the most flexibility in terms of planting design, retaining walls, and is intended to serve as the usable outdoor space associated with the residence.



# SETBACKS AND BUILDABLE AREA

## SIDE YARD SETBACK



Homes shall not be constructed at a distance of less than 15 feet from the side boundaries. 4'-0" overhangs beyond the building envelope will be permitted, however.

All lots shall be landscaped in accordance with the approved landscaping plans. At least 40% of the lot shall be vegetated with landscaping. Hardscaped areas such as pools, walkways and driveways and other such permanent structures which do not have roofs shall not exceed 25% of the lot area. Natural landscaping of native species is encouraged.

Generally, the landscape zones are the most important to the establishment of the community's visual character and are situated on the perimeter of each lot. It is in these areas where native and natural planting design is most critical to achieving the Landscape Regulations.

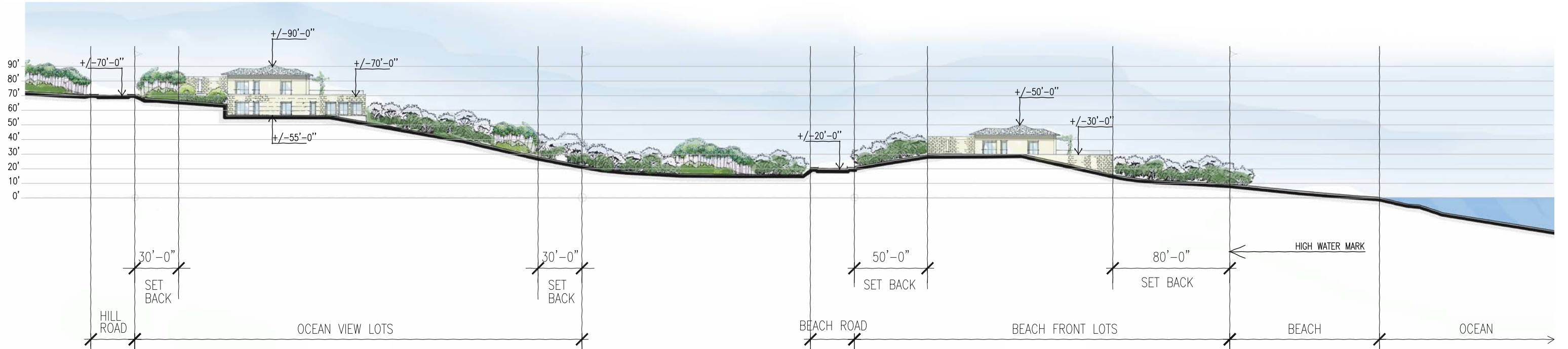
## BUILDING ENVELOPE



Each building site in Jack's Bay contains an established and documented area called the Building Envelope. This area has been carefully selected for its privacy and orientation and is the only portion of a lot on which any construction or personal landscaping may be carried out and solely in accordance with plans which shall have been previously approved by the Reviewer.

The Building Envelope is outlined on each plot map, and is also indicated on a plot map available at the office of the Developer. Construction outside of the Building Envelope is prohibited with the exception of permitted 4'-0" overhangs beyond the building envelope. Vegetation outside the Building Envelope must remain in its natural state and may not be removed except for the removal of invasive species and rehabilitation of disturbed land. Other removal may be permitted with the prior written approval of the Reviewer.

## TYPICAL SITE SECTION



## BUILDING HEIGHT & FFE

Homes in the neighborhood shall be comfortable in their environment and shall not dominate the lot or skyline. Building height limitation for all lots which share a boundary with the beach or short course is 36 feet, for all other lots the height limitation is 40 feet; measured from median roadway height to the top of the roof. Each 2-storey house shall have a combination of one and two storey roofs.

The maximum size of a home (inclusive of a garage, pool house or gazebo, and other areas under roof) is 35% of the Lot size for single story homes and 25% (measured on the square footage of the ground floor) for two story homes. The minimum air conditioned floor area of the home, exclusive of open porches and garages, shall be not less than 2,500 ft<sup>2</sup> for single story homes and no less than 2,000 ft<sup>2</sup> on the ground floor for two story homes.



# PLANTING AND GROUNDCOVER

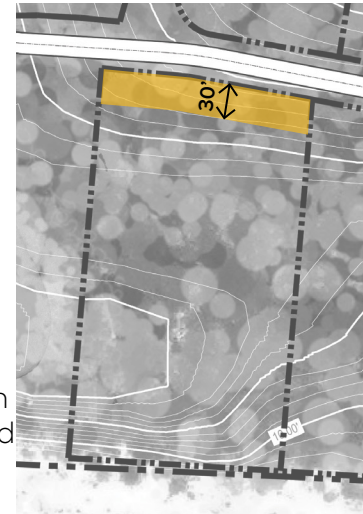


Living trees, shrubs, plants, and other natural vegetation are integral to the seaside appearance and aesthetics of Jack's Bay. The use of salt tolerant, native, and ecologically appropriate planting is recommended in all landscape zones.

## STREET LANDSCAPE ZONE

Mowed turf grass is not allowed adjacent to the street. A no turf setback of 20 feet from the back of the curb is required. Instead of turf grass, homeowners are encouraged to use native species. Simple large mass plantings of low ground covers or natural grasses are encouraged.

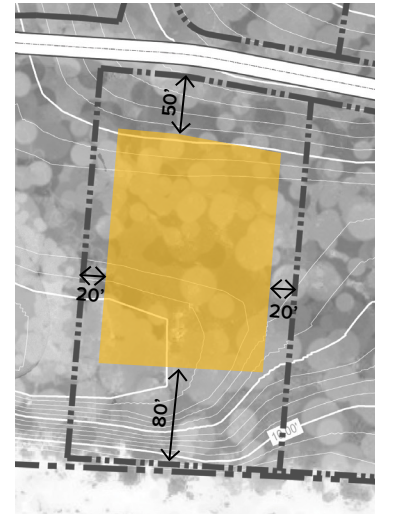
Large shrubs (gallon or larger) shall be utilized to screen views and soften the architecture. They shall be planted informally in groups. Heavy pruning is discouraged. Accent shrubs shall be located at driveway entrances and entry walks. Shade tolerant shrubs and low ground covers may be utilized beneath tree clusters.



## PRIVATE LANDSCAPE ZONE

Private Landscape Zone: Ground covers may include turf, unmowed grasses and spreading ground covers. Spreading ground covers shall match adjacent Slope or Streetscape Landscapes Zones. They shall be primarily low water using varieties with species of higher water requirements closer to the home or pool. Homeowners are encouraged to limit turf areas to defined areas extending from the home or patio.

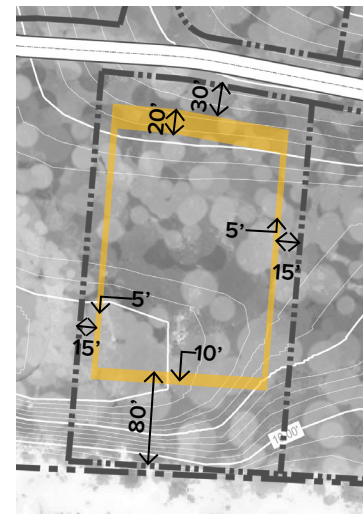
All paths and walkways, other than the beach lot access, may be of exposed aggregate, interlocking pavers, bark chips, gravel or stepping-stones



## TRANSITION ZONE

Transition zone: All existing ground cover must be maintained, provided however, that maintenance shall not increase fire danger that would otherwise exist. Manicured, short clipped lawns are discouraged at Jack's Bay due to water shortages and an emphasis on preserving the natural environment. Native and natural planting design is a requirement for the perimeter of lots. The transition zone is the opportunity to move from the manicured planting and hardscape of the private zone back into the native and natural character of Jack's Bay.

In areas where fire is a concern, and especially along the edges of lots adjacent to natural open space, the requirements specify the use of plant species that mimic native plants in habitat and appearance, but which are more fire resistant/drought tolerant.

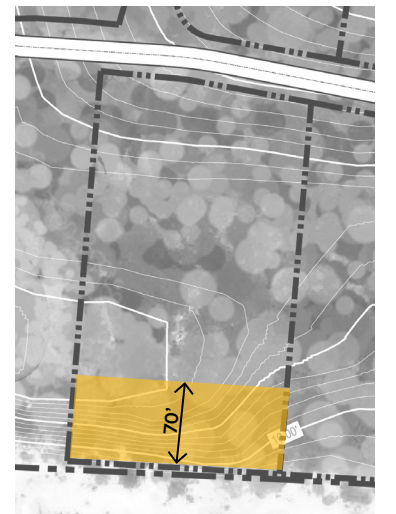


## OCEAN FRONT ZONE

The Ocean Front Landscape Zone is the most environmentally sensitive area in the community. The only allowable activity here is the erection of one six foot wide elevated wooden walkway to create access to the beach. No lot owner shall quarry, cut down, excavate or otherwise change the elevation or planting of any side dune or ridge within the Coastal Buffer or the beach. Notwithstanding the above, lot owners shall remove all invasive trees and scrubs and may be required to restabilize disturbed areas with salt tolerant native species.

## TREE HEIGHT

Trees on ocean front lots will be limited to 30 feet above the rough grade. The use of palms greater than 10 feet in height at maturity shall be limited to 15% of the total tree count for each lot. Tree transplanting is encouraged.





# NATIVE SPECIES

The Ocean Front, Street, and Transition Landscape Zones will be populated with native vegetation. It will contribute to a cohesive palette throughout all of Jack's Bay. Below is a list of recommended native tree and palms that can serve as a general guide.

TREES



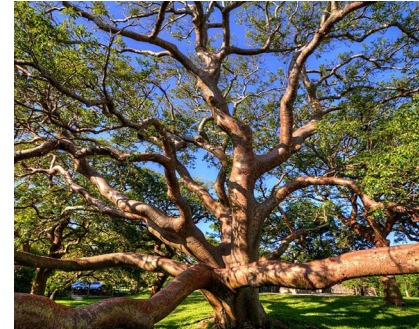
*Achras zapota*  
Sapodilla



*Avicennia germinans*  
Black Mangrove



*Bourreria succulenta*  
Strong Back



*Bursea simaruba*  
Gumbo Limbo



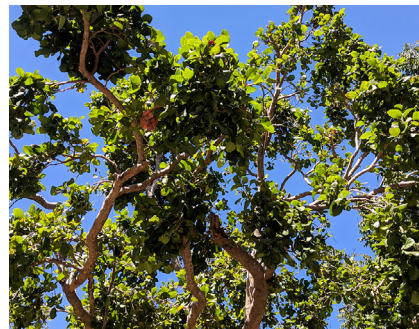
*Chrysophyllum oliviforme*  
Satinleaf



*Conocarpus erectus*  
Green Buttonwood



*Conocarpus erectus var silvestris*  
Silver Buttonwood



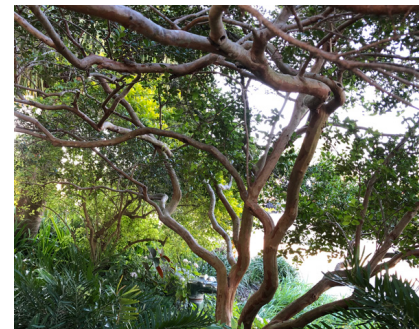
*Coccoloba diversifolia*  
Pigeon Plum



*Coccoloba uvifera*  
Sea Grape



*Laguncularia racemosa*  
White Mangrove



*Myrcianthes fragrans*  
Simpson Stopper



*Guaiacum sanctum*  
Lignum Vitae



*Jacaranda caerulea*  
Jacaranda



*Juniperus barbadensis*  
West Indian Juniper



*Persea palustris*  
Swamp Bay



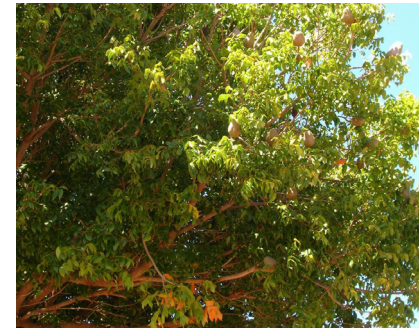
*Pimenta dioica*  
Allspice



*Pinus caribaea*  
Caribbean Pine



*Piscidia piscipula*  
Jamaica Dogwood



*Swietenia mahagoni*  
West Indian Mahogany

PALMS



*Coccothrinax argentata*  
Silver Thatch Palm



*Leucothrinax morrisii*  
Key Thatch Palm



*Sabal maritima*  
Bahama Palm



*Sabal palmetto*  
Sabal Palm



# NATIVE SPECIES

The planting in the Ocean Front, Street, and Transition Zones should remain as natural as possible. If remediation is required due to land disruption or invasive species removal, native species should always be used. Below is a selection of native shrubs that can serve as a guide.

SHRUBS



*Agave Bahamana*  
Bahama Century Plant



*Eugenia rhombea*  
Red Stopper



*Epiphyllum oxypetalum*  
Night-Blooming Cereus



*Hamelia patens*  
Firebush



*Heliotropium gnaphalodes*  
Bay Lavender



*Jacquinia keyensis*  
Joewood



*Lantana bahamensis*  
Wild Sage



*Lantana involucrata*  
White Sage



*Psychotria ligustrifolia*  
Bahama Wild Coffee



*Senna mexicana var. chapmanii*  
Bahama Cassia



*Scaevola plumieri*  
Ink Berry



*Serenoa repens*  
Saw Palmetto



*Suriana maritima*  
Bay Cedar



*Spathelia bahamensis*  
Bahama Spathelia



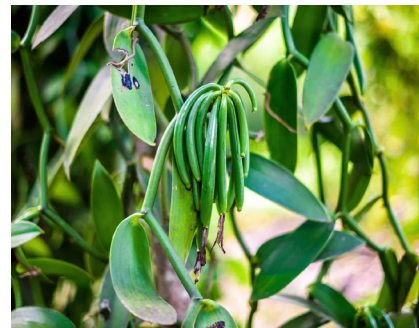
*Tabebuia bahamensis*  
Five Finger



*Tecoma Stans*  
Yellow Elder



*Turnera ulmifolia*  
Bahamian Buttercup



*V. planifolia*  
Vanilla

GROUNDCOVERS



*Borrichia frutescens*  
Sea Oxeye Daisy



*Ernodea littoralis*  
Golden Creeper



*Ipomoea paes-capre*  
Railroad Vine



*Iva imbricata*  
Seacoast Marsh Elder



*Piscidia piscipula*  
Sea Purslane



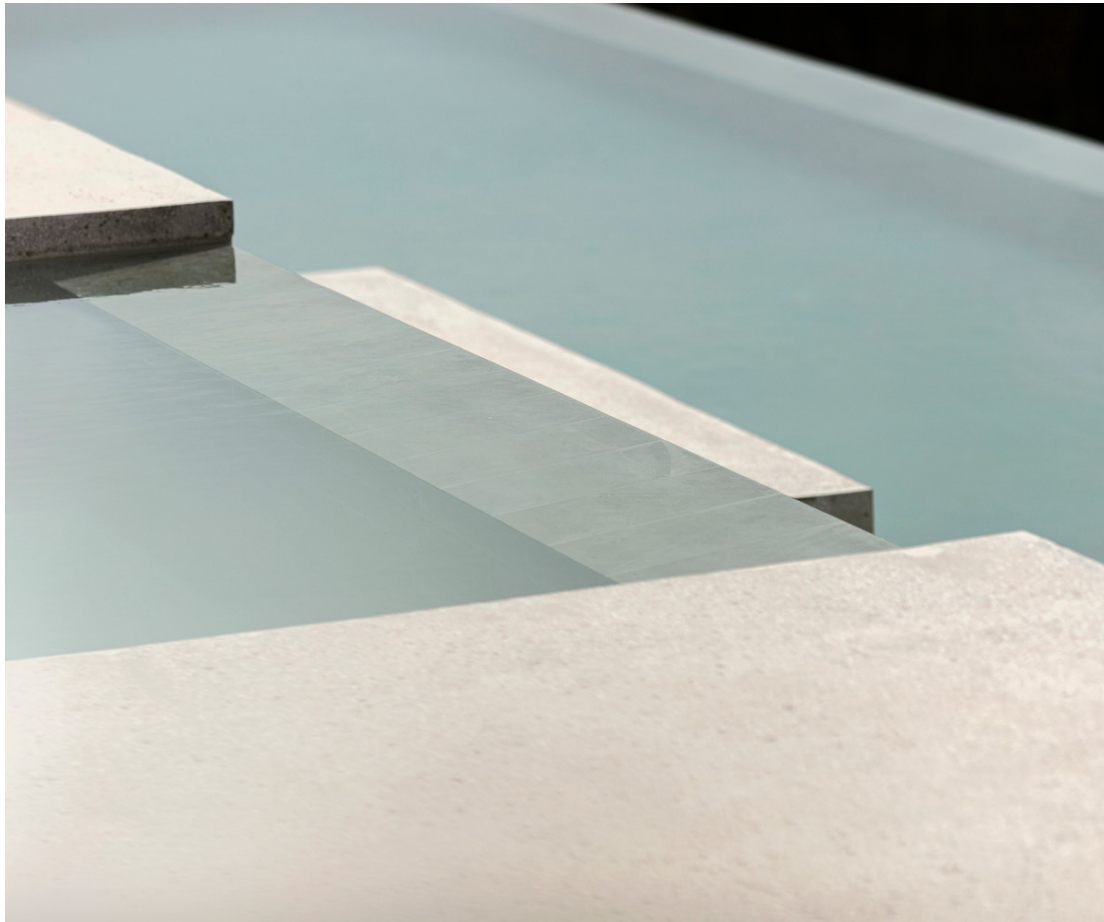
*Stachytarpheta jamaicensis*  
Blue Flower



*Uniola paniculata*  
Sea Oats



# DESIGN GUIDELINES



The neighbourhood will comprise of estate homes with larger scales surrounded by sustainably landscaped grounds. The estate homes will feature open porches, verandas in the “Bahamian Modern” style.

## BEACH ACCESS

Beach access from private beach front lots may be created by constructing a low level cross walk over the dunes. This is to protect the fragile grasses growing on the dunes and the protective structure of the dunes. One six foot wide elevated wooden walkway per lot is allowed. The walkway shall be constructed from light coloured natural wood and is required to have a railing on both sides. Beach front lots may also be able to build an open pavilion no larger than twelve by twelve feet.

## POOLS AND WATER FEATURES

Pools shall not be constructed at a distance of less than 10 feet from any boundary.

## PARKING

A minimum of two parking spaces shall be required for each lot. Camping trailers, recreational vehicles, campers, boats, boat trailers, utility trailers, and motor homes must be parked in the compound external to the Jack’s Bay specifically designated by the Developer for such vehicles or stored in a fully enclosed garage.

## GARAGES AND CARPORTS

Consideration should be given to relating the design of the garage to that of the residence. Garages must have doors and not be the dominant feature of the residence. Garage doors fronting streets shall be screened from the street and garages shall not accommodate more than two golf carts.

## DRIVEWAYS

Driveway cuts onto roads in Jack’s Bay shall be limited to no more than two per lot (preferably one). They may be constructed from gravel, poured concrete or pavenstone. Lot numbers must be on posts of an approved size. Posts themselves may be unpainted or stained to harmonize with natural wood tones or the home colour.

## GARBAGE CANS

All garbage cans must be placed in areas screened from the view of adjoining property and roads, or contained within a structure of the same siding as the residence, and shall be designed so as to provide outside access.

## HARDSCAPE MATERIAL

All paths and walkways, other than the beach lot access may be of natural stone, cast stone, exposed aggregate, interlocking pavers, bark chips, gravel or stepping-stones.

## DRAINAGE

The handling of surface water may be considered both a functional and aesthetic characteristic of a site. The way storm water structures are implemented and detailed requires a level of aesthetic oversight. Because of the sloping terrain, the existing drainage on each lot should be carefully considered when locating an improvement.

The natural drainage pattern should be preserved if possible. Many parts of Jack’s Bay have slower water drainage and this should be a consideration when building. The construction of underground rainwater storage basins for irrigation is encouraged. Sensitive grading should be exercised to properly drain water away from the building structures, pools, and walkways.

## UTILITIES

All connections from trunk lines to individual structures shall be underground. Exposed plumbing and electrical lines shall not be allowed. All electrical meters must be appropriately enclosed, yet accessible to BPL personnel. Materials must conform to all applicable Bahamas Power & Light Company and Water & Sewerage Corporation codes. Water and sewer connections must comply with all Jack’s Bay Regulations and must be inspected by inspectors from the Building Control section of the Ministry of Works, who will inspect both the electrical and plumbing installations. All excavations for site utility hookups must be restored to their natural condition.

## EXTERIOR LIGHTING

Exterior lighting must be indirect. No exterior lights should be mounted on top of walls or pilasters. The light source must not be visible from adjacent Lots, streets and open spaces. Coloured light sources must be warm coloured. Incandescent, tungsten and metal halide sources are preferred. Coloured glass, mercury vapor, sodium, neon and cool fluorescent are prohibited.

Light that washes wall surfaces with soft, warm-coloured light will be permitted provided that light levels are consistent with the overall community lighting concept.

Security lights on motion detectors for security illumination may be allowed. If allowed, the lights must be warm-coloured and shall not be visible from any neighbour’s window and must stay lit for a maximum of twenty continuous minutes.



# ARCHITECTURAL GUIDELINES



The Bahamian-Modern style focuses on the use of traditional elements of Bahamian Architecture such as verandas and covered porches; pitched roofs with bermuda, standing seam, or wood shingle coverings whilst simultaneously embracing cutting edge designs which promote the use of open spaces, increased ventilation and a focus on utilising local resources.

## FLOORING

Tile and or wood flooring materials are recommended throughout the house because of the climate. Carpets have a tendency to retain moisture and salt.

## DECKS AND BALCONIES

Cantilevered decks or balconies must have ample clearance from adjacent building elements such as bays or one-storey roofs so that they reflect a distinct visual identity and do not appear tight or pinched against other elements of the house. Balconies should be of wood or reinforced concrete construction with paving finish wood or steel columns, aluminium or wood balustrades and painted decorative moulding and trim.

## ANTENNAS AND SATELLITE DISHES

The erection of large TV antennas and/or satellite dishes is prohibited. The maximum allowable size is one meter in diameter. The installation must be made directly to the house and placed in such a location so that it is not visible from the neighbouring property, roads and/or public areas. It must also be painted in the same colour as the area to which it is attached.

## CHIMNEYS

All exterior chimneys must be finished in Stone or stucco. Chimneys must be of such a colour so as to blend in aesthetically with the residence and will be subject to approval by the Reviewer.

## EXCAVATION

All excavations must be done so as to create minimum disturbance on the site. All dirt and debris as a result of excavation must be removed from the site. Downed material must be removed at the same time.

## FOUNDATIONS

Reinforced concrete foundation systems are required. Footings shall be placed at a minimum of 12" below finished grade, but into solid rock. Unit masonry foundations, such as concrete block foundations, are recommended.

## EXTERIOR WALLS AND TRIM

Concrete masonry in accordance with structural engineer's guidelines is recommended. Any exterior wood siding must be submitted to the Reviewer for approval. When wood is used, the siding must run in one consistent direction on all exterior walls and be of one wood species only. Shingles or shakes are not allowed. The use of lattice is not allowed.

All exterior colours shall be in keeping with a traditional Bahamian theme. Trim around openings and shutters to be of contrasting colour. All building exteriors, including roofing, walls, trim, any exposed metal doors, windows, and fixtures subject to approval. Duplication in colours of homes adjacent to each other is encouraged.

## WINDOWS

All windows must be made of a high quality and must be double hung or casement windows. Windows shall be square or rectangular. The use of Miami Dade County High Velocity Zone Hurricane Impact Rated windows is recommended.

## EXTERIOR DOORS

Entry doors shall be constructed of solid wood panels, wood planks, carved wood or combinations of these, with recessed or raised panel, French, or divided lights. Recommended garage doors are overhead panel or hinged, with 8'0" maximum width. Hurricane Impact Rated doors is recommended.

## SHUTTERS

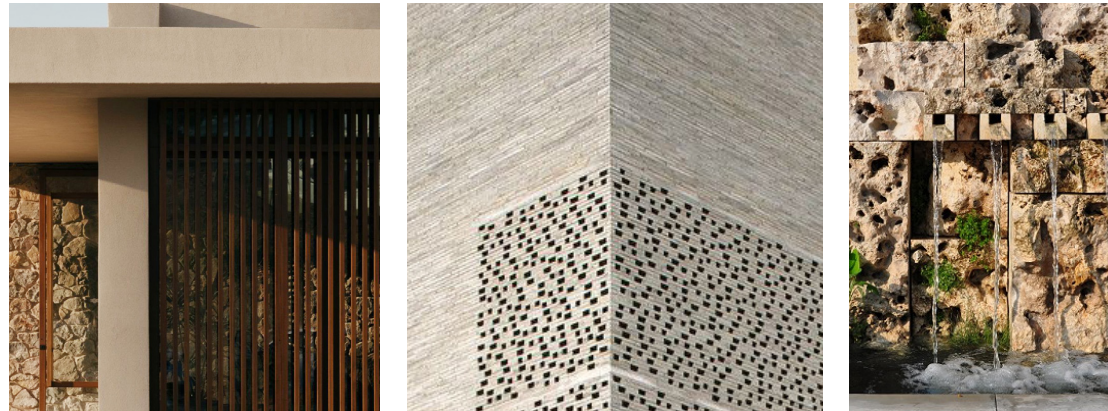
Only Bahama shutters or side mounted folding shutters are approved. Roll down shutters may be approved provided that the whole mechanism is built into the house structure and not mounted externally.

## GUTTERS

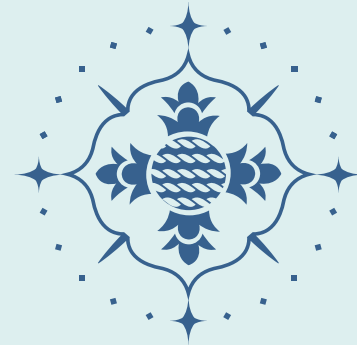
Gutters and downspouts should be installed to all appropriate roof edges. They may be concealed or exposed and should be designed as a continuous architectural feature.

## HEATING AND COOLING SYSTEMS

All exterior heating and cooling system components must be screened from view, including all neighbouring property and roads.







# Jack's Bay

ELEUTHERA

[sales@jacksbayclub.com](mailto:sales@jacksbayclub.com)

+1 (800) 320-6281