



# JOLLY HARBOUR

Caribbean Developments (Antigua) Limited  
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## CODE OF CONDUCT

This Code of Conduct reflects the spirit of the covenants signed by each and every property owner. It explains in simple, user-friendly language the most important guidelines we all need to respect in order to promote a harmonious, consistent and comfortable standard of living for all residents of Jolly Harbour. Please note that the Code of Conduct does not replace the original covenants you have signed.

### 1. USE OF PROPERTY

The property is to be used for residential purposes only and may be rented to third parties but at no time used for any kind of trade or business. The owner of the property is at all times responsible for ensuring that renters, employees and contractors respect the Jolly Harbour Code of Conduct.

If you are selling your property, it is your responsibility as the current owner to ensure that the purchaser is well informed on the Jolly Harbour Code of Conduct as well as the covenants. You are also responsible for promptly advising the CDAL Accounts Office, in writing, that the sale has taken place together with complete contact details and coordinates of the new owner.

All buildings must be insured for full replacement value at all times.

### 2. NEW CONSTRUCTION, ADDITIONS AND MODIFICATIONS

All new buildings and exterior projects require advance approval in writing from the Jolly Harbour Planning Committee. A construction permit is issued for all approved projects.

A copy of the CDAL "Regulations to Govern Design, Building and Construction" is available on request to guide you with your application.

No written approval from CDAL is necessary for internal projects.

All contractors and their employees must be registered with Jolly Harbour Security prior to gaining access to residential areas.



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## **3. INSTALLATIONS**

Installation of Antennas and Air Conditioning equipment of any kind, require advance written approval from the Jolly Harbour Planning Committee.

Electrical power generating equipment is not permitted.

All electrical and electronic equipment must comply with internationally accepted safety and interference standards.

The only sign permitted to be mounted on the exterior of any villa or fence would be indicating the owner/villa name and/or related property number.

## **4. MAINTENANCE**

The property is to be kept clean and properly maintained.

In the event of destruction or damage to the property, the owner is committed to expeditiously repair or rebuild the structures. Deviations from the originally approved structure require advance written approval from the Jolly Harbour Planning Committee.

## **5. APPEARANCE**

Drapes, curtains, blinds, signs and laundry visible from the outside are not to mar the overall appearance of the property.

Privately owned trees, shrubs or other vegetation are to be kept trimmed to avoid interference with the ability of other occupiers of Jolly Harbour to enjoy any view or line of sight currently available to them.

Trees, shrubs and other vegetation on CDAL property can only be pruned, trimmed or removed with the written permission and full supervision of CDAL Grounds Management.



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## **6. VEHICLES**

All motorized vehicles operated within Jolly Harbour residential areas should be registered with Jolly Harbour Security and have to display a current Jolly Harbour sticker at all times. All vehicles must operate with a full muffler system intact.

Please drive responsibly at all times. The speed-limit within Jolly Harbour is 15mph/25kmph and applies to all motorized vehicles. Violators will be reported to the police.

Parking is permitted in the designated parking areas or on the owned property. Vehicles must not extend more than 30cm/1foot into any road.

Parking on the roadside and the greenbelts is prohibited.

Improperly parked vehicles will be towed at the owner's risk and expense. These vehicles will be released upon full payment of the towing expenses and assigned penalty.

If you are holding a Special Event involving additional guests coming to your property, you are required to give a minimum of 24 hours notice to Jolly Harbour Security.

## **7. MARINE**

The construction of jetties, boat-lifts, piers and the installation of mooring piles must have the advance written approval of the Jolly Harbour Planning Committee.

Vessels and their tenders must be registered with Jolly Harbour Security in addition to the proper authorities. All related documentation is to be kept up to date.

Vessels moored or on a boat-lift must point bow to the seawall or positioned alongside the seawall.

Storage of vessels and watercraft of any kind is not permitted on greenbelts, roadsides or parking areas for vehicles.



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Improperly moored or stored vessels, derelict vessels or vessels posing a navigational hazard will be removed at the owner's risk and expense. These vessels will be released upon full payment of incurred expenses and assigned penalty.

The speed-limit within the waters of Jolly Harbour is 5 mph and the wake has to be kept to an absolute minimum.

Jet-Skis are not permitted anywhere within Jolly Harbour and will not be provided service at Jolly Harbour Marina Fuel Dock.

It is the responsibility of the boat owner to ensure that the operator of his/her vessel is properly trained and qualified.

Within Jolly Harbour, engines are to be operated at low rpm. Noise and idling of engines is to be kept to a minimum. All boats are required to operate with a full muffler system intact.

Discharge of sewage or petroleum products is prohibited. In case of an accidental discharge the Jolly Harbour Marina Manager is to be alerted immediately. Please report violators.

## **8. ANIMALS AND PETS**

Animals and Pets, of any kind, in general, are not permitted within Jolly Harbour. Certain covenants granted permission to have pets, however such animals are not allowed outside the boundaries of the owner's property. Stray animals are not to be fed.

## **9. NOISE AND DISTURBANCE**

Noise of any kind and is to be kept to an absolute minimum. Disturbances which might inconvenience residents of Jolly Harbour are to be avoided.

Quiet times are from Monday to Friday from 5 pm to 8 am and from Saturday 4 pm to Monday 8 am. Construction/renovation activities during quiet times are not permitted.

Owners are to ensure that tenants, visitors, employees and contractors respect the quiet times.



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## **10. SAFETY**

Combustible, inflammable or other offensive materials may not be stored on the property with the exception of diesel and gasoline in reasonable quantities and in properly designed and constructed containers.

## **11. GARBAGE**

Garbage is to be properly bagged and disposed of in the designated garbage collection areas.

Residents are encouraged to use the new recycling skip that is to be located in the Commercial Center parking area.

Batteries and oil are to be properly disposed of in the designated container at the Jolly Harbour Marina Boatyard.

## **12. PAYMENT OF ACCOUNT**

The owner is responsible for the payment of all CDAL charges including penalties. Interest is due on overdue balances. In cases where a balance is overdue by 90 days CDAL may recover such charges by legal process.