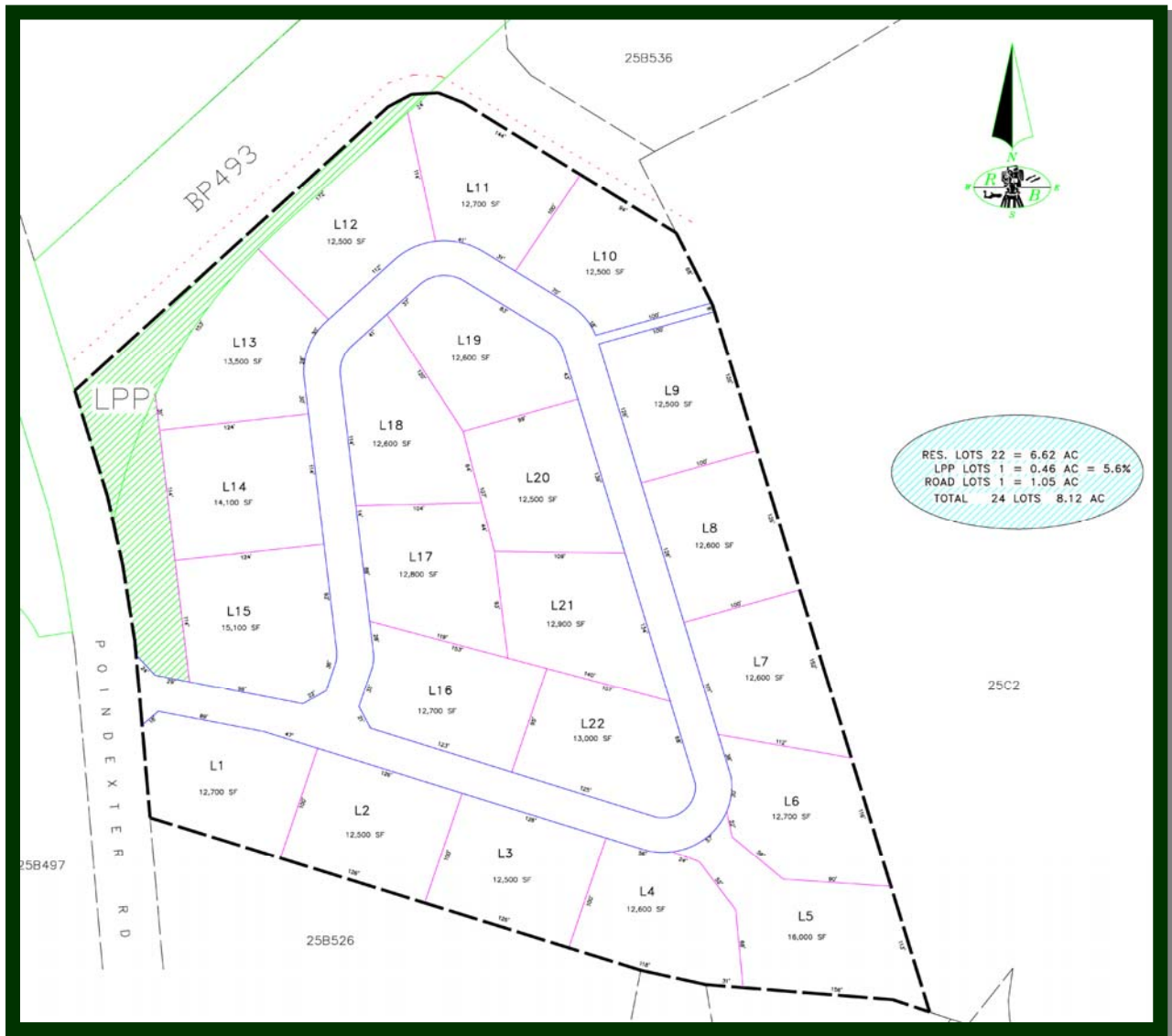


**THE REAL ESTATE COMPANY, LTD.**

**CAYMAN ISLANDS, BWI**

*"we specialize in investment and development sales"*

# Spotts Grove - "Welcome Home"



## Features

- Exclusive Residential Community
- Excellent location in Prospect, corner of By-pass & Poindexter Rd.
- Covenants registered with each lot
- 10% Down with Offer to Purchase
- Underground Utilities/Street Lights
- Inviting Walled Entrance
- Well known developer with proven track record!

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# Spotts Grove

## Price List

*Revised 30 March 2010*

LOT #	Block/ Parcel	SQ. FT.	ACRES	Price Per Sq. Ft.	SALE PRICE	STATUS
L1	25B/605	12720	<b>0.2920</b>	\$7.78	\$ 98,930	
L2	25B/606	12593	<b>0.2891</b>	\$7.78	\$ 97,947	RESERVED
L3	25B/607	12571	<b>0.2886</b>	\$7.78	\$ 97,778	
L4	25B/608	12968	<b>0.2977</b>	\$7.78	\$ 100,861	RESERVED
L5	25B/609	15603	<b>0.3582</b>	\$7.78	\$ 121,358	RESERVED
L6	25B/596	12942	<b>0.2971</b>	\$7.78	\$ 100,657	
L7	25B/595	12672	<b>0.2909</b>	\$7.78	RESERVED	RESERVED
L8	25B/594	12624	<b>0.2898</b>	\$7.78	SOLD	SOLD
L9	25B/593	12576	<b>0.2887</b>	\$7.78	\$ 97,812	
L10	25B/592	12567	<b>0.2885</b>	\$7.78	\$ 97,744	
L11	25B/591	12776	<b>0.2933</b>	\$7.78	\$ 99,370	
L12	25B/590	12567	<b>0.2885</b>	\$7.78	\$ 97,744	RESERVED
L13	25B/589	13582	<b>0.3118</b>	\$7.78	\$ 105,638	
L14	25B/588	14113	<b>0.3240</b>	\$7.78	\$ 109,771	
L15	25B/587	15098	<b>0.3466</b>	\$7.78	\$ 117,428	
L16	25B/602	12776	<b>0.2933</b>	\$7.78	SOLD	SOLD
L17	25B/600	12885	<b>0.2958</b>	\$7.78	SOLD	SOLD
L18	25B/597	12584	<b>0.2889</b>	\$7.78	\$ 97,879	
L19	25B/598	12528	<b>0.2876</b>	\$7.78	\$ 97,439	RESERVED
L20	25B/599	12515	<b>0.2873</b>	\$7.78	\$ 97,337	RESERVED
L21	25B/601	12933	<b>0.2969</b>	\$7.78	\$ 100,590	
L22	25B/603	12950	<b>0.2973</b>	\$7.78	\$ 100,725	RESERVED

The information contained herein has been furnished by the owner(s) and or their nominee and represented by them to be accurate. The listing company, agent disclaims any liability or responsibility for any inaccuracies, errors or omissions in the represented information and all the information contained herein is subject to errors, omissions, price changes, prior sale or withdrawal, without notice and is at all times subject to verification by the purchaser(s).

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### SPOTTS GROVE

#### COVENANTS

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1. A lot may be combined with an adjoining lot as one building site, but no lot may be subdivided or no residence maintained on less than one lot.
2. Owners shall not be permitted to erect or maintain on the said property any building other than a single family residence. Each residence shall be a minimum enclosed floor area of 1900 sq ft not including optional porches or garage accommodation.
3. No trailer, mobile home, recreational motor vehicle, tent, shack, garage, barn, outbuilding or other temporary structure of any kind shall at any time be used as a residence or dwelling/ either permanently or on a temporary basis in the Subdivision. No unfinished dwelling shall be occupied as a temporary residence.
4. The construction of all residences must be duly completed within one and half (1 ½) years of starting date and no containers or ancillary buildings are to remain on the site after such time. During the time of construction owners shall clean up and remove construction debris on a regular basis.
5. No structure shall have a zinc roof of the corrugated type or T-1/11 siding. Homes built on columns shall be concrete only (no wooden columns). The vendor reserves the right to control the aesthetic nature of the development in the area so as to insure that the value of the said development is not adversely affected, but instead is maintained to the benefit of all owners, present and future.
6. All hedges shall be no higher than four feet on the road and five and a half feet on adjoining boundaries and no chain link or other metal fence is to be constructed on the road, while low concrete walls no higher than four feet is permitted.
7. All properties, vacant or occupied, must be kept in a state of good repair, neat and free of derelict cars, trash and debris at all times. Should any lot be neglected so as to become unsightly the Vendor or acting agents are authorized after first notification to enter upon the said lot to correct said unsightly neglect and bill the owner for the costs thereof. Such an entry upon a neglected lot shall not be deemed a trespass.
8. No clotheslines or other unsightly objects shall be placed in a position so as to be visible from the street and all garbage, trash containers and propane gas bottles must be placed so as to remain inconspicuous from the street.
9. Normal household pets are permitted, as long as they do not become a nuisance to other residents, however no livestock, poultry or other animals shall be allowed.

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10. No trade, business, profession or other type of commercial activity shall be undertaken on any of the lots covered by these restrictions. No commercial vehicles may be parked on the lots, except during construction periods or in the enclosed garages after construction or for temporary service calls.
11. No noxious or offensive activity shall be carried on upon any lot nor anything be done thereon which may be or may become an annoyance or nuisance to the neighbourhood.
12. The failure of the Vendor to enforce any restrictions, covenants, conditions or rights herein contained shall in no way be deemed a waiver of the right to enforce these rights there after as to the same violation or as to the breach of violation occurring prior or subsequent thereto. Invalidation of any of these covenants by a court of competent jurisdiction shall in no way affect any of the other covenants, which shall remain in full effect.
13. Any or all of these covenants and restrictions in this schedule except this clause (12) may be altered, modified or released by a simple majority of the lot owners, including unsold lots owned by the Vendor where each lot is one vote by written notice of not less than 7 days to all lot owners. A resolution in writing signed by the lot owners of more than one half of the lots shall be as valid and effectual as if it had been passed at a meeting of the lot owners duly convened and held.
14. Any notice required to be given to or served on the Vendor or the Purchaser under this agreement shall be in writing and be properly served if posted by prepaid registered mail and shall be deemed to be sufficiently given to and served ten days after the time of posting if addressed to the Vendor or Purchaser at their respective addresses herein before written or the address filed at the land registry.
15. That upon the Transferee transferring the land to any other person the Transferee shall ensure that such person enters into the covenants in this schedule.
16. Driveways should not extend beyond the boundaries of the lot into the public road space.