

# THE REAL ESTATE COMPANY, LTD. CAYMAN ISLANDS, BWI

"we specialize in investment and development sales"

Exclusive Non-MLS Listings



## SOMERSET GROVE – 27E196 CI \$85,000 - Ready to Build

**LAND**  
Area:40  
Status: NEW

Legal	SAVANNAH 27E196	View	GARDEN VIEW
Acres	.2917	Zoning	LOW DENSITY RESIDENTIAL

Frontage Rd	CITY MAINTAINED	ForcedSale	NO
RoadFrontage	Appox 94 ft. on road	Possession	At Closing
Road Surface	ASPHALT	HowShown	BY APPOINTMENT/LIST
WaterFrontage	0	LandCertificate	NO
Depth	132'-135'	Title	Absolute
Width	94'	Covenants	Y
Soil	Varying	Trees	Cleared
Topography	LEVEL	City Water	Y

Land Improvements    Some fruit trees

Directions    Take Hirst Rd. in Savannah, left on Moonbeam, right on Nathan Merren, right on concrete road into Somerset Grove

Remarks    Excellent small neighborhood with no through traffic. Covenants limit sq. ft. of house to 1400 excluding garages and porches, duplexes permitted but no apartments allowed.

List Office	THE REAL ESTATE COMPANY LTD.	Web	www.therealestatecompany.info
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List Agent	ELIZABETH ROSS		OWNER/BROKER
Phone	345 949 1717/916-7892	email:	<a href="mailto:rec@candw.ky">rec@candw.ky</a>

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## SOMERSET GROVE

### SCHEDULE OF COVENANTS

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 or a duplex resembling a single-family residence. Each residence shall be a minimum enclosed floor area of 1400sq 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 chainlink 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.
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.