

THE RESIDENCES AT  
**Secret Bay**  
DOMINICA, CARIBBEAN

## Sustainability Covenants

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# 1. Background

The Residences at Secret Bay was developed with a conscious awareness of the project's long-term impact in the areas of socio-economic, cultural and environmental sustainability. During its construction phase, several environmental assessments were conducted to ensure minimal damage to the ecological systems on and around the property. Nevertheless, the continued involvement of the developer, manager and owners goes hand in hand with the desired concept of a truly sustainable property.

Secret Bay has implemented strategic measures to perpetuate responsible use of resources, thereby ensuring the current generation is able to meet its needs while preserving the ability of future generations to meet theirs. These covenants signify the voluntary agreement between the developer, manager and owners of the Residences at Secret Bay in Dominica, as it relates to sustainability management practices of the property.

## 2. Aim of Covenant

These covenants aim to:

- Provide guidance and support to all parties in actions and activities that support the Sustainability Management System, goals and objectives of The Residences at Secret Bay.
- Raise awareness of the business' social and corporate responsibility.
- Raise awareness of the positive results associated with the sustainable management of resources through best sustainability practices, principles and innovations.
- Recognize the impact of the commitment to the covenants in the fight against climate change and the progress towards Dominica becoming a climate resilient nation.

## 3. Life of Covenant

The Sustainability Covenants will be perpetual and subject to quarterly reviews so as to ensure improved performance specific to best practices in sustainability management.

## 4. Management of Covenant

This agreement will be managed by Secret Bay's Green Team, whose role is to consistently assess the activities being conducted on property, in addition to promoting healthy ties with the community. The Green Team will focus on implementing the necessary measurement tools that correspond with Secret Bay's Sustainability Management Plan. Goals for continued improvement and outlines of new and existing strategies geared toward education of all involved parties will be established.

## 5. Sustainability Covenants

The developer, manager and owners of the Residences at Secret Bay commit to the following initiatives:

- Implementation of the Sustainability Management System

The Sustainability Management System consists of transparent, documented policies and procedures specific to The Residences environmental, socio-economic and cultural involvement. The Sustainability Management System, outlined in the Sustainability Management Plan, seeks to implement strategies and communicate actionable items geared toward achieving improved performance. All parties are committed to assessing the areas of opportunity highlighted and the initiatives outlined for continued improvement in the area of sustainable management of all resources.

- Community Involvement

Parties of this covenant recognize their role in the development of the community and commit to educating residents of sustainable living practices, in addition to providing support for community based activities focused on cultural heritage, education and sports.

- Conservation of Water

Secret Bay is conscious of the fact that global water scarcity continues to increase as a result of climate change. All parties are committed to efficiently managing water consumption levels by way of reducing and recycling. The minimization of water levels to that of which is necessary for day-to-day operations contributes to positive financial and environmental gains.

To achieve this goal, all parties recognize the importance of water efficient appliances, in addition to regular monitoring of water usage, reuse of wastewater for drip irrigation systems and use of harvested rainwater where and when possible.

- Conservation of Energy

Use of energy is monitored and steps are implemented to reduce overall energy consumption. All parties are committed to the implementation of energy efficient programs, use of energy efficient appliances, preventative maintenance, regular meter readings, monitoring of utility bills and employee trainings to aid in the conservation of energy.

- Reduction of Greenhouse Gas Emissions

Dominica is committed to utilizing renewable energy and has relied on the use of hydroelectricity as its primary energy source since as early as 1960. The island has recently confirmed its ability to produce geothermal energy, bringing our community even closer to its goal of solely using renewable energy. The Residences at Secret Bay embraces the use of renewable energy generated on the island. All parties are committed to policies aimed at reducing greenhouse gas emissions and support carbon offset programs implemented where and when possible.

- Reduction of Waste

The production of waste on property is closely monitored to reduce the quantity of garbage delivered to the island's landfill. All parties are committed to maintaining policies that aim to recycle, reduce and reuse items when possible. The developer's commitment to the reduction of waste includes providing designated bins such as compost bins for waste separation at each residence. The manager agrees to coordinate all waste transfers to designated sites. The owner agrees to make best efforts to separate compostable and other waste.

All parties commit to zero tolerance for styrofoam and single-use plastic including plastic bags and plastic bottles. The developer is committed to the provision of water filtration systems so as to eliminate the need for plastic water bottles. The manager agrees to coordinate maintenance of water filtration systems to ensure water quality is at its best. The owner commits to the use of water filtration systems.

- Reduction of Pollution

Secret Bay appreciates the natural state of the environment and seeks to take action against pollution through its Sustainability Management System. In addition to waste management, the use of electronic documentation where possible, electronic transportation, environmentally sensitive motorized boats and shared employee transfers to and from work aid in the maintaining of a pollution-free zone.

The developer is also committed to maintaining a serene environment and utilizes sound proof structures where possible to reduce potential disturbances. Furthermore, the developer is committed to providing on-site transfers throughout the property by way of an electric golf cart as a means of reducing the noise pollution often unavoidable in gas or diesel-based vehicles. The manager commits to the effective management of transportation throughout property and actioning of need to reduce noise pollution. The owner commits to the use of transportation services available and agrees to adhere to noise reduction related guidelines.

- Conservation of Biodiversity, Ecosystems, and Landscapes

The Residences Programme has identified the many ecological systems in the likes of trees, wildlife, flora and fauna that inhabit the property and has gone to many lengths to avoid disrupting their immediate surroundings. It is the goal of The Residences to contribute to the protection of the property as a whole. As such, the developer commits to use of the native Vetiver Plant in an effort to minimize soil erosion and the manager agrees to coordinate planting to ensure the appropriate quantity is utilized to secure maximum growth.

Additionally, when possible, food waste is used as a meaningful source of food for the fish, crayfish, crabs and algae that reside within the Cairo River. The developer is committed to protecting and enhancing wildlife and ecosystems across the property. The manager is committed to facilitating the processes associated to conservation as needed while the owner is committed to supporting related endeavors. All parties are committed to supporting the conservation of biodiversity on and around the property.

- Sustainable Economic Involvement

All parties are committed to the use of the products and services of local entrepreneurs as a first resort. This is in an effort to support local livelihoods and to foster a positive relationship with the community. The developer is committed to conducting affairs in a manner that creates minimum impact on the environment. The manager is committed to educating all service providers and supplies of best green practices and the owner commits to actively participating in the local economy when and where possible. The developer, manager and owner agree to adhere to fair trade practices and take a firm stance against bribery corruption.

- Protection of Cultural Heritage

All parties recognize the invaluable contribution of Dominica's cultural heritage and understand the importance of the protection of historical artifacts. Additionally, all parties are committed to sustaining the intangible skills passed on from generation to generation by promoting the use of locally produced products and services. All parties are committed to the promotion of native traditions and customs.