



NORRIS POINT ESTATES COVENANT

Welcome and thank you for visiting Norris Point.

You must be at least 18 years of age when you enter this island and your avatar must not appear to be a child in SL.

This land is not operated by Linden Lab, but by Norris Point. You do NOT need a 'premium account' with Linden to own land here.

Norris Point is a land development and management group focusing on luxury residential living in Second Life. Our land parcels are for those who prefer living on mature-rated land without the lag and congestion of the mainland, at affordable prices with a flexible tier structure.

Covenant and guidelines for ownership - **PLEASE READ COMPLETELY**

The covenant below sets out your responsibilities as a land owner, and our responsibilities as the estate owner. If you have any questions, please contact Joy Canadeo. All purchases are final, and there will be no refunds

PAYMENTS:

Parcels may be purchased by right-clicking anywhere on the ground, then choosing "Buy Land". You will be paying this price in \$Linden currency to Joy Canadeo's profile. Payment is immediate. If you would prefer to pay in USD\$ via PayPal, send to JoyOfCanada@yahoo.com. All PayPal payments should be selected as service payments and have your SL name.

Send a note card or IM Joy Canadeo with your avatar name, and the land size of the purchase. First month's tier payments are pro-rated to the 1st of the month. Objects you may see on the parcel such as trees and plants or a prefab home will not transfer during the sale. Nonetheless, these homes, trees etc. are there for the new owner to use AS IS if they wish, if you do not wish to keep them please advice Joy Canadeo, and they will be removed.

LAND TIER:

If you have unused tier from Linden Lab you can NOT use it in Norris Point or vice versa, you can NOT use Norris Point tier in mainland sims. Norris Point is privately operated and tier fees paid to Linden Labs are not in effect here.

TIER PAYMENTS:

Tier is due on or before the 1st of every month. It's your responsibility to make sure your tier is paid in a timely manner. You are given a 3-day grace period after the tier has expired, and will receive a reminder.

If your land is not paid by the 5th of the month your land will be reclaimed by the Estate without refund in order for us to meet our financial obligations to Linden Lab.

Guidelines and rules for conduct, building, zoning, terraforming, access, and objects/scripts:

GENERAL:

If you experience harassment or misconduct from griefers or other outside parties we are prepared to take quick action to file an abuse report and/or ban them from the entire sim as necessary.

Although we do patrol our sims on a semi-regular basis to insure security and covenant adherence, you should be vigilant about reporting inappropriate conduct and/or covenant violations to us.

CONDUCT:

GENERAL RULES OF CONDUCT:

Please be mindful of other residents' privacy.

No harassment or stalking of any kind.

No spy scripts or listening/recording devices of any kind that extend beyond the boundaries of your parcel.

No non-consensual combat. If you wish to engage in consensual combat on your parcel, please insure that all associated objects and sounds remain contained within your parcel.

No littering of objects on other residents' land.

No flying up to other residents' skyboxes without their prior permission.

Any actions deemed by Management to be abusive and or offensive will result in immediate banishment from the Estate.

BUILDING:

Build only on the land you own.

You may build skyboxes or other floating structures above your parcel, but at no lower than 400m of altitude.

The maximum allowed height of builds is 2 times the distance from the border of the land. For example, 4m from the border of your land you can build up to 8m, 5m from the border of your land you can build up to 10m, etc.

No obstructive signs, large billboards, or flashing/rotating prims.

Keep the number of prims on your parcel within your prim allotment.

Please leave at least 32 prims unused on your parcel. That makes it possible for other residents to fly over your land with a vehicle or to sail the waterways.

Buildings must have adequate distance from parcel borders

Norris Point reserves the right to ask you to change or modify any building that you have, which we feel inhibits the character or integrity of the sim, though we intend to be reasonable about this as we wish you to enjoy the land in your own unique way. If you have any questions about this, please ask Joy Canadeo for assistance, before you purchase an expensive pre-fab house or structure for example.

RESIDENTIAL ZONING RESTRICTIONS

This land is intended to be residential in nature.

TERRAFORMING: Terraforming is not allowed. However, if you contact the Estate Owner or one of the Norris Point management team we may be able to accommodate your request.

ACCESS:

Red Tape (Ban Lines) is strictly and expressly prohibited.

NOTE: However, if you deploy a security orb or other such device please make sure it does not hinder access to other parcels in the sim, you must provide ample warning (minimum 30 seconds) and set only to “push away” not “teleport home”. We suggest neighboring residents should be added to your access list, as well as the Estate management team. Upper height of any security device should be no more than 10 meters above the highest structure on the property.

Please do not use the "no fly" option for your land as it affects the public access to the open waters.

OBJECTS & SCRIPTS:

Please ensure that any sound or video streaming is contained within your parcel.

No shouting objects are allowed.

No scripts that transmit data directly or indirectly to external databases are allowed unless explicitly permitted by Norris Point.

No high lag scripts. If your scripts induce enough lag to cause a detrimental effect on the sim, you will be asked to remove them.

SUBLEASING & RESELLING:

Residents may rent their parcels. The rules as outlined in this covenant are still in effect and landlords are responsible for disclosing these rules to the renter and to ensure they are made aware of all restrictions.

Please rent it to a single individual or unit (such as a couple or small group). Breaking up your land into multiple rents is not allowed. If you have questions about this, please contact us to discuss before you begin to rent.

Residents may re-sell their parcels. However, land that is to be sold must be its original size. Before your land is set for sale, please make sure your tier payment is current, and remains so for the duration of the sale period. Land may not be exchanged or resold when its tier is in arrears. Land in arrears that is found to be for sale will be reclaimed.

LIMITATION OF LIABILITY:

Norris Point operates in good faith, and we expect the same from our residents. The land provided by Norris Point is provided as is. We cannot guarantee performance, connectivity issues, or up time. We are not responsible for any technical issues or otherwise that may arise from time to time with Second Life, nor can we guarantee frame rate performance, driver performance, or computer performance, as the quality of individual residents computer systems may vary widely.

Norris Point reserves the right to amend or append to this covenant as necessary.

SUMMARY

We would like for all the residents to have fun and enjoy living here at NORRIS POINT.

We make every reasonable effort to work with people to resolve issues, but we also reserve the right to reclaim land if problems cannot be resolved or payments are late without notice.

If you have any concerns or questions, please feel free to contact:

Joy Canadeo (Owner)
Cashmere Citron (Estate Manager)
J0nas (Estate Manager)
Jenkins (Estate Manager)

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