

**ESTATE CATHERINEBERG OWNERS ASSOCIATION, INC.
ST. JOHN, VI**

DEED RESTRICTIONS FOR ESTATE CATHERINEBERG LOTS

1. Every person acquiring a fee ownership interest in a parcel of property subject to these deed restrictions shall automatically become a member and stockholder of Estate Catherineberg Owners Association, Inc. (ECO), and all obligations, responsibilities, and benefits associated with membership are granted as set forth in the By-Laws and Articles of Incorporation.

2. No structure or building shall be erected on any parcel of land containing less than one (1) acre; no building shall exceed the height of two (2) stories as defined in the Virgin Islands Zoning Code as of November 1, 2013; and any building or structure erected shall be for residential purposes; no residential structure or building so erected shall contain less than 1200 feet on the ground floor enclosed by the exterior walls of the building; and no part of said building or its appurtenances shall be less than 25 feet from the side lines of any parcel except that any building whose exterior walls are built of wood shall not have any portion thereof or its appurtenances less than thirty-five (35) feet from the side lines of the parcel. This restriction shall not be construed to prevent the Grantees from constructing a detached garage and servants quarters, provided, however, that no part thereof or the appurtenances thereto shall be nearer the side lines set forth herein.

No residential structure, garage or servants' quarters, nor any addition thereto, may be erected until the plans and designs for same have been approved by the Grantors, their heirs and assigns. The Grantors will disclose upon request to Grantees the various design or designs which the Grantors will approve. In the event that any plans or specifications are rejected by the Grantors, their heirs and assigns, the reason therefor shall be stated in writing.

At the start of construction, a licensed surveyor shall certify that the actual physical placement on the lot of the residence and any appurtenances conforms to the required setback distances.

3. No business, trade or manufacture of any nature shall be carried on on the said parcel or any part thereof, except that any owner may maintain his personal office in his residence to conduct financial and other business as long as this activity is self-contained and requires no outside employees, customers or agents to visit the residence or office. No signs shall indicate a business activity. No hotel, guest house, or similar operation shall be conducted on the premises, and any rental or leasing thereof shall not be for a term of less than one week.

4. No animals other than domestic household pets may be kept upon the premises; and the maintenance of a kennel or kennels upon the property is prohibited.

5. No trailer of any kind except for delivery of goods or merchandise to the Grantees, their heirs and assigns, and no tents shall be permitted on the premises.

6. No discarded motor vehicles or other debris of any nature shall be allowed to accumulate on the premises.

7. No fence shall be erected on or near the side boundary of these premises in excess of thirty-six (36) inches in height.

8. A lot owner should not clear-cut the vegetation from his property. Every effort should be made to retain most of the vegetation in order to prevent erosion and washing of top soil into any natural water course. Since Estate Catherineberg is an inholding of the National Park, every effort should be made to maintain an environment compatible with the Park. In areas where vegetation is removed, the ground should be terraced and planted.

