

DECLARATION OF COVENANTS AND RESTRICTIONS OF
GRAPETREE AREA PROPERTY OWNERS' ASSOCIATION, INC.

DECLARATION made this 3 day of December, 1986 by Grapetree Area Property Owners' Association, Inc., a non-profit corporation of the Virgin Islands of the U. S. (herein "Association"):

WITNESSETH:

WHEREAS, Association is a non-profit corporation of the Virgin Islands of the United States organized and existing to promote the general welfare and mutual interests of its members, owners of real property located within Estate North Slob, Estate South Slob, Estate Turner Hole, Estate North Grapetree Bay and Estate South Grapetree Bay, all of East End Quarter "B", St. Croix (herein "Estate"); and

WHEREAS, Association desires to develop a uniform set of covenants and restrictions recognizing existing covenants, restrictions, conditions and reservations within the Estates, to be consistently applicable to all lands owned by members of the corporation within the Estates which have been subdivided for residential use as set forth hereinbelow.

NOW, THEREFORE, in consideration of the premises, Association does hereby declare the following restrictions, covenants, conditions and reservations to which all property covered by this declaration and owned by members shall be subject:

1. PROPERTY SUBJECT TO THIS DECLARATION.

All real property owned by members of the Association located within the Estates which have been subdivided into plots of no more than two acres in area and are zoned for residential use.

2. RESIDENTIAL USE.

The plots shall be used for private residential purposes and shall not be used for commercial activity. This shall not be construed to prevent the renting of the main dwelling or apartment or guest house, or the conduct of activities on the property permissible under zoning laws which are secondary to the residential use of the property.

3. SINGLE FAMILY DWELLINGS.

There shall not be constructed, erected or placed upon any one plot more than one two-story maximum single family private dwelling with one kitchen. There may be a separate garage or separate guest house of not more than two bedrooms and one kitchen or an apartment of not more than two bedrooms and one kitchen incorporated into the main dwelling structure in lieu of a separate garage or guest house. There shall be no duplexes and any permissible secondard structures shall be minor in relationship to the main structure.

No tent, trailer or other temporary structure shall be used for residential purposes prior to or during the construction of the main dwelling, nor may any separate garage or guest house be constructed prior to construction of the main dwelling.

4. CONSTRUCTION.

No residential building or structure shall be constructed within 20' from any boundary line except in the case of R-3 zoning where the building setback lines shall be no more than 10'. Where two or more adjacent plots are combined as a single unit under single ownership, the reference to boundary lines shall be deemed to refer to the perimeter boundaries of the combined unit.