

RULES AND REGULATIONS

FOR

WATERGATE VILLAS

Parcels 56 and 59, Estate
Bolongo Bay
St. Thomas, Virgin Islands

1. The walkways, passages, stairways and entry bridges of the buildings shall not be obstructed or used for any purpose other than ingress to and egress from the apartment units.

2. No article shall be placed on any of the walkways, passages, stairways, entry bridges or roofs, nor shall the same be obstructed in any manner.

3. No walkways, passages, stairways or entry bridges of the buildings shall be decorated or furnished by any unit owner in any manner.

4. Each unit owner shall keep his apartment unit balcony, or balconies and/or sun deck, to which he has sole access, in a good state of preservation and cleanliness, and shall not sweep or throw or permit to be swept or thrown therefrom, any dirt or other substance.

5. No laundry, laundry lines, or other unsightly articles shall be placed on the balconies, sun decks or common areas and facilities.

6. No radio or television aerial shall be attached to or hung from the exterior of the buildings, balconies or sun decks, and no signs, notices, advertisements or illumination shall be inscribed or exposed on or at any window or other part of the building except as may be used by any dentist or physician practicing his profession on the premises and as may be used by the superintendent for the purpose of additional sales of condominium units of Section 1.

7. All radio, television or other electrical equipment of any kind or nature installed or used in each apartment unit shall fully comply with all rules, regulations, and requirements of the public authorities having jurisdiction, and the unit owner alone shall be liable for any damage or injury caused by any radio, television or other electrical equipment in such unit owner's apartment unit.

8. No unit owner shall make or permit any disturbing noises in his apartment or within the common areas and facilities, or do, or permit anything to be done, therein which will interfere with the rights and reasonable comfort and convenience of other owners.

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9. Water-closets and other water apparatus in the building shall not be used for any purpose other than those for which they were designated, nor shall any sweepings, rubbish, rags or any other article be thrown into same. Any damage resulting from misuse of any water-closets or other apparatus in an apartment unit shall be repaired and paid for by the owner of such apartment unit.

10. No unit owner or any of his agents, servants, employees, licensees or visitors shall at any time bring into or keep in his apartment unit any inflammable, combustible or explosive fluid, material, chemical or substance, except for normal household use.

11. No dogs, cats, birds or other pets shall be kept in the apartment units, or on the property, except with written permission of the Board of Directors.

12. No garbage or trash will be left or disposed of on or adjacent to the property except at such places as may, from time to time be designated by proper authorities.

13. No occupant of the buildings shall utilize any employee of the Condominium or of the Board of Directors or of the managing agent for any private business.

14. No vehicle belonging to a unit owner or to a member of the family or guest, tenant or employee of a unit owner shall be parked in such a manner as to impede or prevent ready movement by another vehicle, nor shall it be parked in any parking place assigned to another unit.

15. The Board of Directors or the managing agent or the manager may from time to time curtail or relocate any space devoted to storage or service purposes in the buildings.

16. Any owner, member of his family, tenant or guest using the adjoining beach area to which the unit owners have use rights shall clean up the beach upon his departure and remove any trash or other articles for which he is responsible.

17. If any key or keys are entrusted by a unit owner or by any member of his family or by his agent, servant, employee, licensee or visitor to an employee of the Board of Directors or of the managing agent, whether for such

unit owner's apartment unit or an automobile, trunk or other items of personal property, the acceptance of the key shall be at the sole risk of such unit owner, and neither the Board of Directors nor the managing agent nor the manager shall be liable for injury, loss or damage of any nature whatsoever, directly or indirectly resulting therefrom or connected therewith.

18. Complaints regarding the operation of the Condominium or service of the buildings, grounds, etc., shall be made in writing to the Board of Directors, or to the managing agent or to the manager.

19. Penalties for violation of these rules and regulations and as they may, from time to time be amended, shall be promulgated by the sponsor or its successor or assignee and each declaration shall be made subject to the provisions hereof.

RECEIVED FOR REGISTRATION AT THE RECORDER'S OFFICE
ON THE 22 DAY OF February 1973 AT 10:55
O'CLOCK A.M.
[Signature]
DISTRICT RECORDER OF DEEDS

RECORDED AND CANCELLED IN THE RECORDER'S OFFICE FOR THE DISTRICT
OF ST. THOMAS AND ST. JOHN, VIRGIN ISLANDS OF THE U.S.A.
BOOK 14-2, PAGE 82 SUB NO. 14, AN ENTERED IN
THE REAL (PERSONAL) PROPERTY REGISTER FOR
QUARTER NO. _____ (AUXILIARY)
210 PAGE 179
DATE: January 22, 1973
[Signature]
DISTRICT RECORDER OF DEEDS