

**FIRST AMENDMENT TO
AMENDED AND RESTATED DECLARATION OF
THE REEF CONDOMINIUM – SECTION I**

THIS FIRST AMENDMENT TO AMENDED AND RESTATED DECLARATION OF THE REEF CONDOMINIUM – SECTION I is made as of this 27th day of February 2018;

WHEREAS, pursuant to a certain Amended and Restated Declaration of The Reef Condominium – Stage I (the “Original Declaration”) dated October 4, 2007 and recorded in the Office of the Recorder of Deeds in Christiansted, St. Croix at PC 1111, page 189 Document No. 2007005249, the property more particularly described in Exhibit A to the Original Declaration was subjected to a condominium regime in accordance with the provisions of the Virgin Islands Condominium Act, 28 V.I.C. §§901 *et seq.* (the “Act”)and

WHEREAS, Section 12.2.2 of the Original Declaration provided that an amendment to the Original Declaration made solely for the purpose of recording a change in the By-Laws of the Reef Condominium – Section I Association (the “Association”) as required by Section 917 of the Act requires the affirmative vote of lease the same Percentage Interests as required in order to amend the By-Laws; and

WHEREAS, Section 16.1 of the By-Laws attached to the Original Declaration as Exhibit D provide that the By-Laws may be amended with the approval of Unit Owners holding at least sixty-six and two-thirds of the Percentage Interests, which approval shall also constitute an approval of an amendment to the Declaration described above; and

WHEREAS, at the annual meeting of the Unit Owners held on this date, the amendment to the Original Declaration set forth below was approved by Unit Owners holding 79.404% of the Percentage Interests; and

WHEREAS, the President of the Association has executed this First Amendment to Amended and Restated Declaration of The Reef Condominium – Section I and has certified the accuracy of the recitals set forth above;

NOW THEREFORE WITNESSETH, the Original Declaration is hereby amended as follows:

1. Sections 4.3 and 4.4 of the By-Laws of the Association, attached as Exhibit D to the Original Declaration, are hereby amended and restated in their entirety to read as follows:

4.3 ELECTION AND TERMS OF OFFICE

At the annual meeting of the Association, new members of the Board shall be elected to a term not to exceed three years. The term of each member shall continue until a successor is elected. Prior to each annual meeting of the Association, the Board of Directors shall designate a nominating committee made up of Owners who are not Directors. The nominating committee shall meet and submit a slate of nominee(s) to fill the position(s) of any Director(s) whose term (s) will be expiring at the time of the next annual meeting of the Association and to fill any vacancy. The slate will be mailed to all owners at least thirty (30)

calendar days prior to the annual meeting. No person shall be eligible to serve as a Director for more than six consecutive years. In calculating the foregoing restriction, any portion of another Director's term served by such person pursuant to Section 4.4 shall be included. Any former Director who has been out of office for at least one year shall be eligible for re-election. Nomination for the Board of Directors may also be made from the floor at the annual meeting.

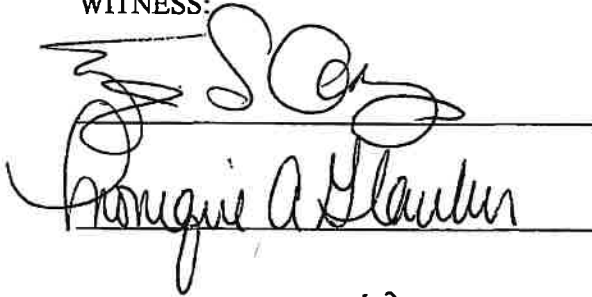
4.4 VACANCIES DURING TERM

Any Director who resigns, becomes incapacitated or ceases to be a Registered Unit Representative shall automatically cease being a Director. Vacancies on the Board shall be filled by vote of the majority of the remaining Directors, even though they may constitute less than a quorum; each person so appointed shall be a Director until a successor is elected by the Association at the next annual meeting. The term of any Director elected to fill a vacancy shall expire on the expiration date of the term of the Director who has ceased to serve.

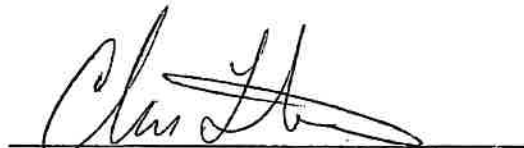
2. Except as amended herein, the Original Declaration shall continue in full force and effect.

IN WITNESS WHEREOF, the undersigned President of the Association has executed this First Amendment to the Amended and Restated Declaration of The Reef Condominium – Section I, and by his execution hereof, certifies that the foregoing amendment was approved by Owners holding 79.404% of the Percentage Interests.

WITNESS:



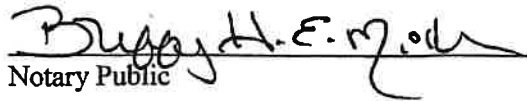
Françoise A. Glauert



Charles Fournier,
President/Secretary

STATE OF New York
COUNTY OF Erie

The foregoing instrument was acknowledged before me this 20th day of April, 2018 by Charles Fournier, the President of The Reef Condominium – Section I Association, a Virgin Islands condominium association, on behalf of the association.



Notary Public

Buffy H. E. Miller
01M16237020
Notary Public, State of New York
Qualified in Erie County
My commission expires MARCH 14th, 2019


C. Portia Paine
Acting Recorder

Doc # 2018002031
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Page: 493
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05/24/2018 09:13 AM
C. PORTIA PIERRE
ACTING RECORDER OF DEEDS
ST CROIX
MISC RECORDING FEES \$28.00
ATTACH FEE \$2.50

EXHIBIT A

The Property, as defined in the foregoing First Amendment to Amended and Restated Declaration of the The Reef Condominium –Section I is described as:

- A. That certain tract or parcel of land surrounding a developed area of buildings known as The Reef Condominium property, Section I, which is located on the eastern side of Plot No. 22, Estate Teaques Bay, East End Quarter B, O.L.G. Drawing No. 2275. Starting at the northeastern portion of Plot No. 22, Estate Teaques Bay on a boundpost which is the southwest corner of Plot No. 14, Estate Teaque Bay, O.L.G. Drawing No. 1323 proceed in a northeasterly direction on a bearing of N 80°50' E, 197.60 feet; thence run in a southeasterly direction on a bearing of S 07°58'E, 121.80 feet; thence S 08°49' E, 137.70 feet; thence S 02°03' E, 45.00 feet; thence S 08°48' W, 219.00 feet; thence N 81°14' W, 18.0 feet; thence N 08°48'E, 32.37 feet to the Point of Beginning and the northernmost point of Section 1: thence run in a southwesterly direction along the west right-of-way of the road known as Meggie Hill Road on a bearing of S 08°48' W 32.37 feet; thence S 08°44', W, 136.82 feet; thence S 12°08' W, 71.64 feet; thence S 13°33' W, 159.45 feet; thence S 11°26' W, 187.62 feet; thence S12°11' W, 279.48 feet; thence S 09°38' W, 93.45 feet; thence S 05° 07' W, 68.77 feet; thence S 05°27' E, 61.96 feet; thence S 10°20'37" W, 180.86 feet; thence N 44°22'27" W, 379.09 feet; thence N 11°24'09" W, 124.19 feet; thence N 26°13' E, 417.95 feet; thence N 23°46'58" E, 479.85 feet; thence N 71°54'07" E, 142.84 feet to the Point of Beginning, and containing 6.209 US acres more or less, all as shown on survey of Caribbean Survey, dated 4/13/71, page 1; a copy of which is made a part of this declaration.
- B. Ingress and egress to public road over and upon road commonly known as Meggie Hill Road and more fully shown and described on the "Map" attached and made a part of the Declaration

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05/24/2018 09:13 AM

C. FORTIA PIERRE

ACTING RECORDER OF DEEDS

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C. Fortia Pierre
Acting Recorder