

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

THIS FIRST AMENDMENT TO AMENDED AND RESTATED DECLARATION OF THE REEF CONDOMINIUM – SECTION IV 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 147 Document No. 2007005248, 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 IV 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 67.04% 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 IV 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.

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 IV, and by his execution hereof, certifies that the foregoing amendment was approved by Owners holding 67.04% of the Percentage Interests.

WITNESS:

Reginald Wells, President

STATE OF USVI
COUNTY OF ST. CROIX

The foregoing instrument was acknowledged before me this 23rd day of April, 2018 by Reginald Wells, the President of The Reef Condominium – Section IV Association, a Virgin Islands condominium association, on behalf of the association.

Notary Public

Sara Y. Santos
Notary Public of St. Croix, USVI
My Commission Expires January 18, 2022
No. NP-104-18

C. Portia Pierre
Acting Recorder

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ACTING RECORDER OF DEEDS
ST CROIX
MISC RECORDING FEES \$29.00
ATTACH FEE \$2.50

EXHIBIT A

Description of Condominium Property

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

That certain tract or parcel of land surrounding a developed area of buildings known as The Reef Condominium property, Section 4, which is located approximately in the center of Plot No. 22, Estate Teagues Bay, East End Quarter "B", O.L.G. Drawing No. 2275. The Beginning Point of said tract or parcel is determined as follows: Starting at the northeastern portion of Plot No. 22, Estate Teagues Bay on a bound post which is the southwest corner of Plot No. 14, Estate Teagues 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 southwesterly direction on a bearing of S-15°04' W, 276.35 feet; thence S 31°25' W, 291.78 feet; thence N87°16' W, 183.63 feet; thence S.61°45' W, 104.11 feet; thence S 54°43' W, 186.32 feet; thence-S 41°12'.W, 234.58 feet; thence S 42°02' W, 189.36 feet; thence N 13°16' E, 31.17 feet to the POINT OF BEGINNING; thence from said Beginning Point as hereinabove determined, N 13°16' E, 182.46 feet; thence S73°04' W, 59.73 feet; thence N 20°00' W 137.42 feet; thence N 62°07' W, 58.86 feet; thence S 19°03' W, 27.55 feet; thence S 71°46' W, 100.73 feet; thence N 23°41' W, 78.16 feet; thence N18°31' W 129.55 feet; thence N 03°48' W, 156.89 feet; thence N39°33' E, 37.84 feet; thence N68°26'E, 271.04 feet; thence N80°19' E, 94.05 feet; thence S 56°15' E, 113.03 feet; thence S37°03' E, 151.36 feet; thence S 12°08' E 78.39 feet; thence S03°32' E, 151.36 feet; thence S'·03°50'.W, 38.04 feet; thence S 41°12' W, 243.57 feet; thence S 42°02' W, 176.10 feet to the Point of Beginning and containing 5.985 U. S. acres more or less all as shown on survey of Caribbean Surveys dated 2-23-70, page 1, a copy of which is made a part of this Declaration.

B. Ingress and egress across land owned and reserved by the Declarant shall be provided by an easement as more fully described herein-after.- Such easement shall be non-exclusive and nothing herein contained, nor contained in the Declaration, shall prohibit the use of said easement by Declarant and any other person, firm or corporation, or, groups designated from time to time by the Declarant. Declarant expressly reserves the right to move said ingress-egress easement at any time and from time to time.

Said ingress-egress easement shall consist of a 30.0 foot right-of-way commencing near the north end of the existing road known as Meggie Hill Road in Estate Teagues Bay, East End Quarter "B", O.L.G. Drawing No. 2275. The Beginning Point of said easement is determined as follows: Starting at the northeastern portion of Plot No. 22, Estate Teagues Bay on a boundpost which is the southwest corner of Plot No. 14 Estate Teagues Bay, P.W.D. Drawing No. 1323, proceed in a northeasterly direction on a bearing of N 80°50' E, 197.60 feet to the POINT OF BEGINNING and the centerline of Meggie Hill Road; thence from said Point of Beginning the centerline of said 30 foot easement runs in a southwesterly direction on a bearing of S 15°04' N, 276.35 feet; thence S 31°125' W, 291.78 feet; thence N 87°16' W, 183.63 feet; thence S 61°45' W, 104.11 feet; thence S 54°43' W, 186.32 feet; thence S41°12"W, 234.58 feet; thence S42°02' W, 225.20 feet; thence S41°47'

W, 112.23 feet; thence S 63°38' W, 65.30 feet; thence N31°44' W, 216.53 feet to a point later described as Point AA, thence N 00°22' E, 176.85 feet; thence N 18°31' E 120.05 feet to a point intersecting the western property line of the above described property and the termination of this certain 30.0 foot right-of-way; thence return to Point "AA" referred to above and proceed in a northerly direction on a bearing of N. 23°15' W, 79.36 feet; thence N 16°01' W, 173.37 feet; thence N00°09'E, 109.92 feet; thence N 17°04' E, 68.99 feet; thence N 30°58' E 82.34 feet to a point intersecting the western property line of the above described property and the termination of this certain 30.0 foot right-of-way.

TERRITORY OF THE VIRGIN ISLANDS
 DISTRICT OF ST. CROIX
 DEPARTMENT OF LANDS AND SURVEY
 OFFICE OF THE ACTING RECORDER OF DEEDS
 ST. CROIX
 C. PORTIA PIERRE
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