

COTTON VALLEY SUBDIVISION # 2 No. 1359/1961
September 14, 1961
DECLARATION OF PROTECTIVE RESTRICTIONS
(March 15, 1961)

DECLARATION made as of this 15th day of March 1961 by Cotton Valley Associates, a limited partnership, with its principal offices in Christiansted, St. Croix, Virgin Islands of the United States (hereinafter sometimes referred to as "CVA");

WITNESSETH:

WHEREAS, CVA owns portions of Estate Cotton Valley in East End Quarter B, St. Croix; and

WHEREAS, CVA has subdivided part of said Valley into residential plots numbered 1034 through 1038 consisting of a total of 4.00 U.S. acres by Survey Drawing dated April 4, 1961 recorded in the Office of the Public Surveyor, Christiansted, St. Croix as Public Works Drawing #1034 (said plots hereinafter sometimes referred to as the "Cotton Valley Subdivision # 2"); and

WHEREAS, CVA desires to develop, improve and sell the residential plots above described as part of a planned residential subdivision and it is deemed to be in the best interest of all owners of the subdivided plots to record a Declaration reciting certain protective restrictions, covenants, conditions and reservations, all of which will uniformly be applicable to all plots within the subdivision:

NOW, THEREFORE, in consideration of the premises, CVA does hereby declare the following restrictions, covenants, conditions and reservations to which all portions of the property covered by this Declaration shall be held and conveyed by CVA and shall be dedicated and subject to the jurisdiction of a residential association if and when such an association is formed.

1. PROPERTY SUBJECT TO THIS DECLARATION. The real property subject to this Declaration is composed of plots numbered 1034 through 1038 inclusive, of Estate Cotton Valley, East End Quarter B, St. Croix, Virgin Islands of the United States, all as more fully shown on Public Works Drawing 1034 dated April 4, 1961

2. DEFINITIONS. Certain terms used in this Declaration shall be defined as follows, unless the context herein indicates a different meaning therefor:

(a) Association: A non-profit residential association organized and under the Code of Laws of the Virgin Islands of the United States.

(b) Lot of Plot: These terms may be used interchangeably to indicate those distinct, separate and subdivided plots as shown in Public Works Drawing 1034, any amended drawing thereto or any subsequent public work drawing pertaining to the subdivision.