




CHRISTOPHE HARBOUR
ST. KITTS

FIRST AMENDMENT

TO

AMENDED AND RESTATED FIRST SUPPLEMENT

TO

THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

FOR

CHRISTOPHE HARBOUR

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THIS FIRST AMENDMENT TO AMENDED AND RESTATED FIRST SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR CHRISTOPHE HARBOUR (this “**First Amendment**”) is made this 1st day of November 2013 (the “**Effective Date**”), by CHRISTOPHE HARBOUR DEVELOPMENT COMPANY LIMITED, a private ordinary company limited by shares formed under the laws of the Federation of St. Christopher and Nevis (the “**Master Developer**”).

RECITALS:

WHEREAS, pursuant to the St. Kitts (Planned Community) Act, 2008, as amended, and the Master Covenants (hereinafter defined), the Master Developer has created a planned community commonly known as “Christophe Harbour” on the Southeastern Peninsula of the Island of St. Christopher, in the Federation of St. Christopher and Nevis, as described in the Master Covenants; and

WHEREAS, the Master Developer, by the Declaration of Covenants, Conditions and Restrictions for Christophe Harbour dated December 29, 2008, and registered on January 26, 2009, with the Registrar of Titles for the Saint Christopher Circuit in the Planned Community Corporations Index as Planned Community No. 1, made certain properties within Christophe Harbour subject to the aforesaid Declaration (said Declaration, as modified, amended and/or supplemented from time to time, being referred to herein as the “**Master Covenants**”); and

WHEREAS, the Master Covenants were modified, amended and/or supplemented by that certain First Supplement to the Declaration of Covenants, Conditions, and Restrictions for Christophe Harbour dated December 31, 2008, and registered on January 26, 2009, with the Registrar of Titles for the Saint Christopher Circuit (the “**Original First Supplement**”), as modified, amended and/or supplemented by that certain Amended and Restated First Supplement to the Declaration of Covenants, Conditions, and Restrictions for Christophe Harbour dated July 20, 2010, and registered on August 12, 2010, with the Registrar of Titles for the Saint Christopher Circuit (the “**Amended and Restated First Supplement**,” and collectively with the Original First Supplement, the “**First Supplement**”); and

WHEREAS, the Master Covenants were modified, amended and/or supplemented by that certain Second Supplement to the Declaration of Covenants, Conditions, and Restrictions for Christophe Harbour dated December 20, 2010, and registered on January 20, 2011, with the Registrar of Titles for the Saint Christopher Circuit (the “**Second Supplement**”); and

WHEREAS, the Master Covenants were modified, amended and/or supplemented by that certain Third Supplement to the Declaration of Covenants, Conditions, and Restrictions for Christophe Harbour dated June 2, 2011, and registered on June 10, 2011, with the Registrar of Titles for the Saint Christopher Circuit (the "**Original Third Supplement**"), as modified, amended and/or supplemented by that certain First Amendment to Third Supplement to the Declaration of Covenants, Conditions, and Restrictions for Christophe Harbour dated April 1, 2013, and registered on April 19, 2013, with the Registrar of Titles for the Saint Christopher Circuit (the "**First Amended Third Supplement**," and collectively with the Original Third Supplement, the "**Third Supplement**"); and

WHEREAS, the Master Covenants were modified, amended and/or supplemented by that certain Fourth Supplement to the Declaration of Covenants, Conditions, and Restrictions for Christophe Harbour dated June 30, 2011, and registered on July 15, 2011, with the Registrar of Titles for the Saint Christopher Circuit (the "**Fourth Supplement**"); and

WHEREAS, the Master Covenants were modified, amended and/or supplemented by that certain Fifth Supplement to the Declaration of Covenants, Conditions, and Restrictions for Christophe Harbour dated September 20, 2013, and registered on [December, 10], 2013], with the Registrar of Titles for the Saint Christopher Circuit (the "**Fifth Supplement**"); and

WHEREAS, the Master Covenants provide that during the Master Developer Control Period, no Unit may be subdivided, nor may any Unit be combined to constitute one (1) Unit, without the express written consent of the Master Developer, during the Master Developer Control Period, or the DRB, after expiration of the Master Developer Control Period; and

WHEREAS, the Master Developer is the owner of the Units designated as Lot 130 and Lot 132 on the Subdivision Plan for the Sandy Bank Bay Property and desires to combine such Units into a single Unit to be designated as Lot 130 as shown on the plan thereof attached hereto as **Exhibit "A"** (the "**Lot 130 Combination Plan**").

NOW, THEREFORE, pursuant to the foregoing, the Master Developer hereby modifies, amends and/or supplements the First Supplement as follows:

1. Definitions. Capitalized terms used but not otherwise defined herein shall have the meanings given them in the Master Covenants and/or the First Supplement, as the case may be.
2. Combination of Lots 130 and 132. In accordance with **Section 3.7** of the Master Covenants, the Master Developer hereby consents to the combination of Lots 130 and 132 within the Sandy Bank Bay Neighborhood into a single Unit to be designated as Lot 130 as shown on the Lot 130 Combination Plan attached hereto as **Exhibit "A"**.
3. Completeness. Except as expressly and specifically modified or amended by this First Amendment, the Master Covenants and the First Supplement, together with any and all modifications, amendments and/or supplements thereto, shall remain in full force and effect.

(Signature page follows)

IN WITNESS WHEREOF, the Master Developer has hereunto affixed its hand and seal as of the Effective Date.

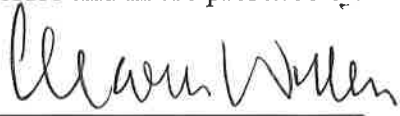
THE COMMON SEAL OF CHRISTOPHE)
HARBOUR DEVELOPMENT)
COMPANY LIMITED, a private ordinary)
company limited by shares and existing)
under the laws of the Federation of St.)
Christopher and Nevis, has been hereunto)
affixed by William P. Lee,)
Chief Operating Officer of the said)
Company,)
Before and in the presence of:)

CHRISTOPHE HARBOUR
DEVELOPMENT COMPANY
LIMITED

By:  _____

Name: William P. Lee

Title: Chief Operating Officer



NOTARY PUBLIC

EXHIBIT "A"

TO

FIRST AMENDMENT TO AMENDED AND RESTATED FIRST SUPPLEMENT

Lot 130 Combination Plan

See attached plan of survey prepared by Dwight C. Francis, Licensed Land Surveyor, titled "A PLAN OF LOT 130 SANDY BANK BAY" and dated the 20th day of June 2013.

PARCEL E
OTHER LANDS OF
CHRISTOPHE HARBOUR
DEVELOPMENT COMPANY LIMITED

DUNE WALKWAY
EASEMENT AREA
FOR THE SOLE USE OF
LOTS 126, 128 & 130

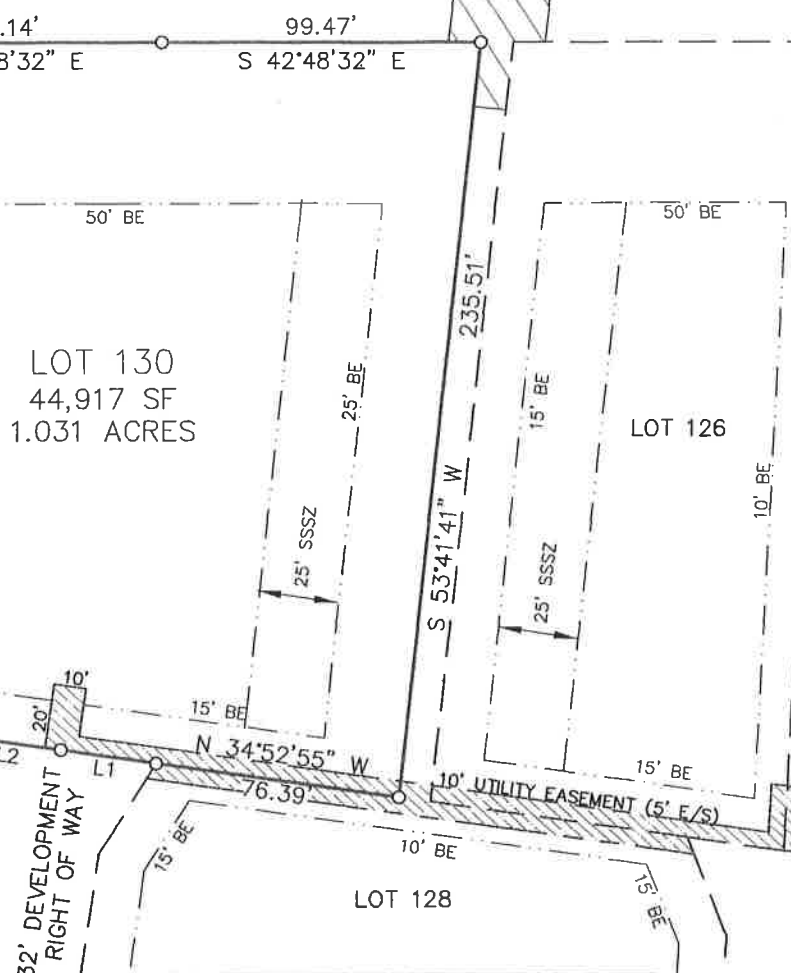
LANDS OF
KHT LAND HOLDINGS LIMITED
(FUTURE DEVELOPMENT)

30' PEDESTRIAN BEACH
ACCESS EASEMENT

PARCEL E
OTHER LANDS OF
CHRISTOPHE HARBOUR
DEVELOPMENT COMPANY LIMITED

LEGEND:
○ PROPERTY CORNER TO BE SET
(5/8" REBAR STABILIZED WITHIN
CONCRETE, OR 4" CONCRETE MONUMENT)
SSSZ SINGLE STORY STRUCTURE ZONE
B.E. BUILDING ENVELOPE
I.S. IMPROVEMENT SETBACK

NOTES:
1. ALL DISTANCES SHOWN ARE BASED ON LOCAL COORDINATES. PLAN SHOWS GROUND DISTANCES IN US FEET. SCALE FACTOR FROM LOCAL TO UTM20 = 0.999615.
2. ALL EASEMENTS SHOWN HEREON, IF ANY, INCLUDING, BUT NOT LIMITED TO UTILITY AND DRAINAGE EASEMENTS, ARE GRANTED AND/OR RESERVED UNTO CHRISTOPHE HARBOUR DEVELOPMENT COMPANY LIMITED, ITS SUCCESSORS, ASSIGNS AND/OR DESIGNEES, AND/OR OTHER DESIGNATED PARTIES AS SET FORTH IN AND PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CHRISTOPHE HARBOUR (THE "MASTER COVENANTS") AND THE OTHER GOVERNING DOCUMENTS (AS DEFINED IN THE MASTER COVENANTS), AS THEY MAY BE MODIFIED, AMENDED AND/OR SUPPLEMENTED FROM TIME TO TIME.
3. IN ACCORDANCE WITH THE MASTER COVENANTS AND THE OTHER GOVERNING DOCUMENTS, AS THEY MAY BE MODIFIED, AMENDED AND/OR SUPPLEMENTED FROM TIME TO TIME, ALL IMPROVEMENT SETBACKS, BUILDING ENVELOPES AND SINGLE STORY STRUCTURE ZONES, IF ANY, SHOWN HEREON ARE SUBJECT TO CHANGE AND ALTERATION BY THE CHRISTOPHE HARBOUR DESIGN REVIEW BOARD TO ACCOMMODATE THE INDIVIDUAL HOME DESIGN AND HOMESITE CHARACTERISTICS FOR THIS LOT.

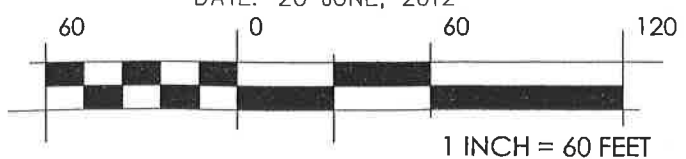


LINE	BEARING	LENGTH
L1	N 34°52'55" W	30.01'
L2	N 34°52'55" W	30.01'

A PLAN OF LOT 130 SANDY BANK BAY

CONTAINING 44,917 SQ. FT.
SITUATE AT SANDY BANK BAY,
ST. KITTS PENINSULA RESORT DISTRICT
IN THE PARISH OF SAINT GEORGE, ST. KITTS, WEST
INDIES

D.C. Francis
SURVEYED BY DWIGHT C. FRANCIS, LICENSED LAND SURVEYOR
DATE: 20 JUNE, 2012



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Filed herein December 11, 2013



Registrar of Titles (Ag.)