





CHRISTOPHE HARBOUR
ST. KITTS

SEVENTH SUPPLEMENT

TO

THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

FOR

CHRISTOPHE HARBOUR

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CHRISTOPHE HARBOUR

THIS SEVENTH SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR CHRISTOPHE HARBOUR (this “**Seventh Supplement**”) is made this 27th day of February, 2014 (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, as modified, amended and/or supplemented by that certain First Amendment to the Declaration of Covenants, Conditions, and Restrictions for Christophe Harbour dated January 13, 2010, and registered on February 9, 2010, with the Registrar of Titles for the Saint Christopher Circuit (collectively, the “**Master Covenants**”), made certain properties within Christophe Harbour subject to the aforesaid 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 as further modified, amended and/or supplemented by that certain Second Amendment to Third Supplement to the Declaration of Covenants, Conditions, and Restrictions for Christophe Harbour dated January 22, 2014, and registered on January 23, 2014, with the Registrar of Titles for the Saint Christopher Circuit (the “**Second Amended Third Supplement**,” and collectively with the Original Third Supplement and the First Amended 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 10th December, 2013, with the Registrar of Titles for the Saint Christopher Circuit (the “**Fifth Supplement**”); and

WHEREAS, the Master Covenants were modified, amended and/or supplemented by that certain Sixth Supplement to the Declaration of Covenants, Conditions, and Restrictions for Christophe Harbour dated 23rd September, 2013, and registered on 23rd January, 2014, with the Registrar of Titles for the Saint Christopher Circuit (the “**Sixth Supplement**”); and

WHEREAS, the Master Covenants provide that during the Master Developer Control Period, the Master Developer, in its discretion, may unilaterally, without the necessity or requirement of having to obtain the joinder, consent, or approval of any Person, execute and register an amendment or supplement to the Master Covenants to, among other things, (i) subject additional property to the Master Covenants, (ii) establish and assign property to specific Neighborhoods and/or Districts within Christophe Harbour, (iii) subject any portion of Christophe Harbour to additional covenants, conditions, restrictions, easements, obligations and limitations that add to, create exceptions to, and/or otherwise modify the terms of the Master Covenants to reflect the different character and intended use of such property, and/or (iv) modify, amend and/or supplement the Master Covenants, or any Supplement thereto, for any purpose from time to time, which modification, amendment or supplement shall be executed by the Master Developer and Registered in the Public Records; and

WHEREAS, CH Banana Bay Hotel Holdings Limited, a private ordinary company limited by shares formed under the laws of the Federation of St. Christopher and Nevis (“**CHBB**”) is the owner of the Tract 12 Property, which property is delineated on the Tract 12 Boundary Plan, and CHBB joins in the execution of this Seventh Supplement for the purpose of consenting to the provisions hereof; and

WHEREAS, the Master Developer desires to modify, amend and/or supplement the Master Covenants as provided herein to, among other things, (i) annex the Tract 12 Property into Christophe Harbour and to subject the Tract 12 Property to the Master Covenants, and (ii) amend

and/or supplement the Master Covenants to, among other things, impose the following additional covenants, conditions, restrictions, easements, obligations and limitations upon the Tract 12 Property.

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

1. Definitions. The following words and terms, when used in this Supplement (unless the context shall clearly indicate otherwise) shall have the meanings set forth below, and all definitions are applicable to the singular and plural forms of such words and terms. Other definitions may appear throughout this Supplement, and shall have the meanings more particularly set forth herein. Capitalized terms used but not otherwise defined herein shall have the meanings given them in the Master Covenants.
 - (a) **“Supplement”** or **“Seventh Supplement”** means this Seventh Supplement, as it may be modified, amended and/or supplemented from time to time.
 - (b) **“Tract 12 Boundary Plan”** means the plan of survey prepared by Dwight C. Francis, Licensed Land Surveyor, titled **“A BOUNDARY PLAN OF TRACT 12 CONTAINING 20.35 ACRES BEING SUBMITTED TO CHRISTOPHE HARBOUR PLANNED COMMUNITY”** and dated the 10th day of October 2013, and attached hereto as **Exhibit “B”**.
 - (c) **“Tract 12 Property”** means that certain real property described in **Exhibit “A”** attached hereto, which Tract 12 Property is delineated on the Tract 12 Boundary Plan attached hereto as **Exhibit “B”**.
2. Annexation of Property and Submission to the Master Covenants. The Master Developer hereby declares that all of the Tract 12 Property is hereby annexed into and made a part of Christophe Harbour and subjected to the Master Covenants. The Master Developer hereby further declares that all of the Tract 12 Property shall be held, sold, used and transferred subject to the covenants, conditions, restrictions, easements, obligations and limitations set forth in the Master Covenants, which shall run with the title to the Tract 12 Property and all other portions of Christophe Harbour. The Master Covenants shall be binding upon all parties having any right, title, or interest in or to any portion of Christophe Harbour, including the Tract 12 Property, their heirs, successors, successors-in-title, and assigns, and shall inure to the benefit of each Owner of any portion of Christophe Harbour, including the Tract 12 Property.
3. Unit Designation(s). In accordance with **Section 3.1(b)** of the Master Covenants, the Tract 12 Property is hereby designated a Public or Commercial Site to be used solely for development and operation of hotel accommodations and such related uses as may be approved by the Master Development and the DRB.
4. Provisions are Supplemental. Notwithstanding anything contained in this Supplement to the contrary, the terms and provisions of this Supplement, including, but not limited to, the covenants, conditions, restrictions, easements, limitations and exhibits set forth herein, are in

addition to the terms and provisions provided for in the Master Covenants and, as such, this Supplement shall be deemed a part of the Master Covenants. Except as expressly and specifically modified, amended or supplemented by this Supplement, the Master Covenants, together with any and all modifications, amendments and/or supplements thereto, shall remain in full force and effect.

5. Binding Effect. The Master Developer hereby declares that the Tract 12 Property shall be held, sold, used, and transferred subject to the covenants, conditions, restrictions, easements, obligations and limitations set forth in this Supplement, which shall run with the title to the Tract 12 Property. This Supplement, including, but not limited to, all of the covenants, conditions, restrictions, easements, obligations and limitations herein, shall be binding upon and inure to the benefit of all Persons having any right, title, or interest in or to any portion of Christophe Harbour, including the Tract 12 Property, their heirs, successors, successors-in-title, and assigns.
6. Dispute Resolution and Limitation on Litigation. Any disputes as to the interpretation or other matters involving, arising out of or otherwise concerning this Supplement shall be handled in accordance with and subject to the procedures set forth in **Chapter 18** of the Master Covenants.
7. Amendment. Any amendments to this Supplement shall be made in accordance with and subject to the procedures set forth in **Chapter 20** of the Master Covenants.
9. Severability. If any provision of this Supplement, in whole or in part, is held to be illegal, invalid or unenforceable, such provision shall be fully severable; this Supplement shall be construed and enforced as if such illegal, invalid or unenforceable provision had never comprised a part of this Supplement; and the remaining provisions of this Supplement shall remain in full force and effect and shall not be affected by the illegal, invalid or unenforceable provision or by its severance from this Supplement.
11. Non-Merger. Notwithstanding the fact that the Master Developer is the current owner of portions of Christophe Harbour, it is the express intention of the Master Developer that the easements established in this Supplement for the benefit of Christophe Harbour and Owners shall not merge into the fee simple estate of individual Units transferred by the Master Developer or its successor, but that the estates of the Master Developer and individual Owners shall remain as separate and distinct estates. Any transfer of all or a portion of Christophe Harbour shall be subject to the terms and provisions of this Supplement, regardless of whether the Instrument of Transfer refers to this Supplement.
12. Construction. Unless the context of this Supplement otherwise clearly requires, (a) references to the plural include the singular, and references to the singular include the plural, (b) references to any gender include the other genders, (c) the words "include," "includes" and "including" do not limit the preceding terms or words and shall be deemed to be followed by the words "without limitation", (d) the term "or" has the inclusive meaning represented by the phrase "and/or", (e) the terms "hereof", "herein", "hereunder", "hereto" and similar terms in this Supplement refer to this Supplement as a whole and not to any particular provision of this Supplement, (f) the terms "day" and "days" mean and refer to

calendar day(s) and (g) the terms “year” and “years” mean and refer to calendar year(s). Unless otherwise set forth herein, references in this Supplement to any document, instrument or agreement (including this Supplement) (A) includes and incorporates all exhibits, schedules and other attachments thereto, (B) includes all documents, instruments or agreements issued or executed in replacement thereof and (C) means such document, instrument or agreement, or replacement or predecessor thereto, as amended, modified, supplemented or succeeded, from time to time and in effect at any given time. All Chapter, Section, Exhibit and Schedule references herein are to Chapters, Sections, Exhibits and Schedules of this Supplement, unless otherwise specified.

13. Exhibits. The following schedules and exhibits are attached to this Supplement and incorporated by this reference and amendment of such exhibits shall be governed by the provisions of Section 7 herein:

EXHIBIT “A” Description of the Tract 12 Property

EXHIBIT “B” Boundary Plan of the Tract 12 Property

(Signature page follows)

IN WITNESS WHEREOF, the Master Developer has hereunto affixed its hand and seal effective as of the date first above written.

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:)

William Wells

NOTARY PUBLIC

(Signature and Seal)

CHRISTOPHE HARBOUR
DEVELOPMENT COMPANY
LIMITED

By: 

Name: William P. Lee

Title: Chief Operating Officer

CH BANANA BAY HOTEL HOLDINGS LIMITED hereby acknowledges its consent to the annexation of the within described Tract 12 Property into Christophe Harbour as set forth in this Seventh Supplement.

THE COMMON SEAL OF)
CH BANANA BAY HOTEL HOLDINGS)
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 Steve D. Heyboer, its)
Director,)

Before and in the presence of:)


_____)

NOTARY PUBLIC)

CH BANANA BAY HOTEL
HOLDINGS LIMITED

By: 

Name: Steve D. Heyboer

Title: Director

(Signature and Seal)

A. D. 2013

NOTARIAL CERTIFICATE

I, Erica L. Forbes of 2 North Adger's Wharf, Charleston, South Carolina, United States of America, HEREBY CERTIFY that on the 26TH day of OCTOBER, 2013, PERSONALLY came and appeared before me **Steve D. Heyboer**, the Director of the said **CH BANANA BAY HOTEL HOLDINGS LIMITED**. The said **Steve D. Heyboer** in my presence affixed the common seal of **CH BANANA BAY HOTEL HOLDINGS LIMITED** to the foregoing **SEVENTH SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR CHRISTOPHE HARBOUR** for and in behalf of the said Company, and the said **Steve D. Heyboer** in my presence duly executed the foregoing **SEVENTH SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR CHRISTOPHE HARBOUR** for and on behalf of the said Company.

AND the name or signature "**Steve D. Heyboer**" appearing on the said document are in the true and proper handwriting of the said **Steve D. Heyboer**.

GIVEN under my hand and Seal of Office this 26TH day of OCTOBER, 2013.

.....

NOTARY PUBLIC for State of South Carolina, United States of America

My Commission Expires: 10/16/2018

(Signature and Seal)



EXHIBIT "A"

TO

THIRD SUPPLEMENT

Description of the Tract 12 Property

The Tract 12 Property shall be comprised of the properties described below and designated as Parcel O, Parcel P, Parcel Q, Parcel R, and Parcel S:

PARCEL O

ALL THAT parcel of land situate, lying and being in the Parish of Saint George, in the Island of Saint Christopher, being that portion of the lands of KHT Land Holdings Limited designated as Parcel O containing 12.65 acres as shown on a plan prepared by Dwight C. Francis, Licensed Land Surveyor, titled "A PLAN SHOWING THE BOUNDARY OF PARCEL O CONTAINING 12.65 ACRES" and dated the 19th day of September 2013, and bounded and measuring as follows, that is to say, on the East by Parcel P as shown on said plan; on the North partly by Lands of David J. Ongley, and partly by a 20' Right of way; on the West partly by Other Lands of KHT Land Holdings Limited and partly by Parcel Q as shown on said plan; on the South by Salt Pond Estate as shown on said plan; and on the Southeast by Banana Bay as shown on said plan; and being described by the following metes and bounds to wit:

Beginning at the common corner among Lands of David J. Ongley, a 20' Right of way and Parcel O;

Thence S 72°11'30" E a distance of 24.76 feet to a corner;
Thence S 07°23'46" E a distance of 542.61 feet to a point;
Thence S 82°35'14" W a distance of 177.39 feet to a point;
Thence S 04°15'46" E a distance of 95.34 feet to a point;
Thence S 62°17'46" E a distance of 223.44 feet to a point;
Thence S 43°12'46" W a distance of 180.43 feet to a corner;
Thence S 25°56'46" W a distance of 702.97 feet to a corner;
Thence N 87°06'14" W a distance of 60.23 feet to a corner;
Thence N 07°59'28" W a distance of 203.12 feet to a corner;
Thence N 08°56'28" W a distance of 271.97 feet to a corner;
Thence N 08°44'28" W a distance of 14.34 feet to a point;
Thence N 79°02'00" E a distance of 170.48 feet to a point;
Thence N 10°58'00" W a distance of 20.00 feet to a point;
Thence S 79°02'00" W a distance of 169.70 feet to a point;
Thence N 08°44'28" W a distance of 190.96 feet to a corner;
Thence N 04°34'28" W a distance of 227.94 feet to a corner;
Thence N 54°22'28" W a distance of 144.35 feet to a corner;
Thence N 32°02'32" E a distance of 119.65 feet to a corner;

Thence N 33°20'32" E a distance of 97.41 feet to a corner;
Thence N 47°40'32" E a distance of 104.57 feet to a corner;
Thence N 45°27'32" E a distance of 102.29 feet to a corner;
Thence N 79°12'32" E a distance of 151.17 feet to a corner;
Thence S 10°48'28" E a distance of 120.04 feet to a corner;
Thence N 31°08'32" E a distance of 322.27 feet to the Point Of Beginning,

BEING the same property described and set forth in Certificate of Title dated the **25th** day of **October 2013**, registered in Vol. **M3**, Fol. **460**, of the Register of Titles of the Saint Christopher Circuit.

PARCEL P

ALL THAT parcel of land situate, lying and being in the Parish of Saint George, in the Island of Saint Christopher, being that portion of the lands of KHT Land Holdings Limited designated as Parcel P containing 1.00 acres as shown on a plan prepared by Dwight C. Francis, Licensed Land Surveyor, titled "A PLAN SHOWING THE BOUNDARY OF PARCEL P CONTAINING 1.00 ACRES" and dated the 24th day of October 2013, and bounded and measuring as follows, that is to say, on or towards the North East by lands formerly of Salt Pond Estate and now of KHT Land Holdings Limited 22.09 feet and by lands of KHT Land Holdings Limited 748.30 feet, On or towards the South East by the beach 25.91 feet, On or towards the South West by lands of KHT Land Holdings Limited 223.25 feet and 95.34 feet and On or towards the North by lands of KHT Land Holdings Limited 177.39 feet and on or towards the West by lands of KHT Land Holdings Limited 549.52 feet and containing 1.00 acre

BEING the same property described and set forth in Certificate of Title dated the **25th** day of **October 2013**, registered in Vol. **M3**, Fol. **464**, of the Register of Titles of the Saint Christopher Circuit.

PARCEL O

ALL THAT parcel of land situate, lying and being in the Parish of Saint George, in the Island of Saint Christopher, being that portion of the lands of KHT Land Holdings Limited designated as Parcel Q containing 0.08 acres as shown on a plan prepared by Dwight C. Francis, Licensed Land Surveyor, titled "A PLAN SHOWING THE BOUNDARY OF PARCEL Q CONTAINING 0.08 ACRES" and dated the 19th day of September 2013, and bounded and measuring as follows, that is to say, on the North, East and South by Parcel O as shown on said plan; on the West by Other Lands of KHT Land Holdings Limited as shown on said plan; and being described by the following metes and bounds to wit:

Beginning at the Northern common corner between Other Lands of KHT Land Holdings Limited, Parcel O and Parcel Q

Thence N 79°02'00" E a distance of 169.70 feet to a point;
Thence S 10°58'00" E a distance of 20.00 feet to a point;
Thence S 79°02'00" W a distance of 170.48 feet to a point;
Thence N 08°44'28" W a distance of 20.02 feet to the Point Of Beginning.

BEING the same property described and set forth in Certificate of Title dated the 25th day of **October 2013**, registered in Vol. **M3**, Fol. **462**, of the Register of Titles of the Saint Christopher Circuit.

Parcel R

ALL THAT parcel of land situate, lying and being in the Parish of Saint George, in the Island of Saint Christopher, being that portion of the lands of KHT Land Holdings Limited designated as Parcel R containing 0.20 acres as shown on a plan prepared by Dwight C. Francis, Licensed Land Surveyor, titled "A PLAN SHOWING THE BOUNDARY OF PARCEL R CONTAINING 0.20 ACRES" and dated the 23rd day of September 2013, and bounded and measuring as follows, that is to say, on or towards the Northeast by a 20' Road as shown on said plan; on or towards the Southeast by Lot 3 as shown on said plan; on or towards the Southwest partly by Parcel S and partly by Parcel P as shown on said plan; and on or towards the West by a 20' Road as shown on said plan; and being described by the following metes and bounds to wit:

Beginning at the Northeastern common corner between Lot 3 & Lot 4 and a 20' Road;

Thence S 17°47'32" W a distance of 93.09 feet to a corner;
Thence N 72°21'36" W a distance of 73.78 feet to a corner;
Thence N 72°21'36" W a distance of 19.15 feet to a corner;
Thence N 17°47'32" E a distance of 93.07 feet to a corner;
Thence S 72°22'21" E a distance of 92.93 feet to the Point Of Beginning.

BEING the same property described and set forth in Certificate of Title dated the 25th day of **October 2013**, registered in Vol. **M3**, Fol. **461**, of the Register of Titles of the Saint Christopher Circuit.

PARCELS

ALL THAT parcel of land situate, lying and being in the Parish of Saint George, in the Island of Saint Christopher, being that portion of the lands of KHT Land Holdings Limited designated as Parcel S containing 6.41 acres as shown on a plan prepared by Dwight C. Francis, Licensed Land Surveyor, titled "A PLAN SHOWING THE BOUNDARY OF PARCEL S CONTAINING 6.41 ACRES" and dated the 19th day of September 2013, and bounded and measuring as follows, that is to say, on the East by Other Lands of KHT Land Holdings Limited as shown on said plan; on the North by Lots 1 through 4 Ocean Terrace Inn Ltd. Housing Development as shown on said plan; on the West by Parcel P as shown on said plan; and on the South by Banana Bay as shown on said plan; and being described by the following metes and bounds to wit:

Beginning at the common corner among Lot 4, Parcel P and Parcel S;

Thence S 72°21'36" E a distance of 378.71 feet to a corner set;
Thence N 62°21'37" E a distance of 279.97 feet to a corner set;
Thence S 25°37'00" E a distance of 140.09 feet to a corner set;
Thence S 62°21'37" W a distance of 155.31 feet to a corner set;
Thence S 25°28'46" E a distance of 260.42 feet to a corner set;
Thence S 39°21'37" W a distance of 125.00 feet to a corner set;
Thence N 53°01'36" W a distance of 15.01 feet to a corner set;
Thence N 53°30'36" W a distance of 26.19 feet to a corner set;
Thence N 58°42'41" W a distance of 80.20 feet to a corner set;
Thence S 64°08'09" W a distance of 184.49 feet to a corner set;
Thence S 48°15'34" W a distance of 144.23 feet to a corner set;
Thence S 38°44'14" W a distance of 148.66 feet to a corner set;
Thence N 07°24'46" W a distance of 747.44 feet to the Point of Beginning.

BEING the same property described and set forth in Certificate of Title dated the 25th day of **October 2013**, registered in Vol. **M3**, Fol. **463**, of the Register of Titles of the Saint Christopher Circuit.

EXHIBIT "B"

TO

THIRD SUPPLEMENT

Boundary Plan of the Tract 12 Property

See attached plan of survey prepared by Dwight C. Francis, Licensed Land Surveyor, titled "A BOUNDARY PLAN OF TRACT 12 CONTAINING 20.35 ACRES BEING SUBMITTED TO CHRISTOPHE HARBOUR PLANNED COMMUNITY" and dated the 10th day of October 2013.

See also the following plans of survey attached hereto:

PARCEL O

Plan prepared by Dwight C. Francis, Licensed Land Surveyor, titled "A PLAN SHOWING THE BOUNDARY OF PARCEL O CONTAINING 12.65 ACRES" and dated the 19th day of September 2013.

PARCEL P

Plan prepared by Dwight C. Francis, Licensed Land Surveyor, titled "A PLAN SHOWING THE BOUNDARY OF PARCEL P CONTAINING 1.00 ACRES" and dated the 24th day of October 2013.

PARCEL Q

Plan prepared by Dwight C. Francis, Licensed Land Surveyor, titled "A PLAN SHOWING THE BOUNDARY OF PARCEL Q CONTAINING 0.08 ACRES" and dated the 19th day of September 2013.

Parcel R

Plan prepared by Dwight C. Francis, Licensed Land Surveyor, titled "A PLAN SHOWING THE BOUNDARY OF PARCEL R CONTAINING 0.20 ACRES" and dated the 23rd day of September 2013.

PARCELS

Plan prepared by Dwight C. Francis, Licensed Land Surveyor, titled "A PLAN SHOWING THE BOUNDARY OF PARCEL S CONTAINING 6.41 ACRES" and dated the 19th day of September 2013.

**CHRISTOPHE HARBOUR
ST. KITTS**

SEVENTH SUPPLEMENT

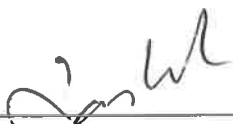
TO

**THE DECLARATION OF
COVENANTS, CONDITIONS,
AND RESTRICTIONS**

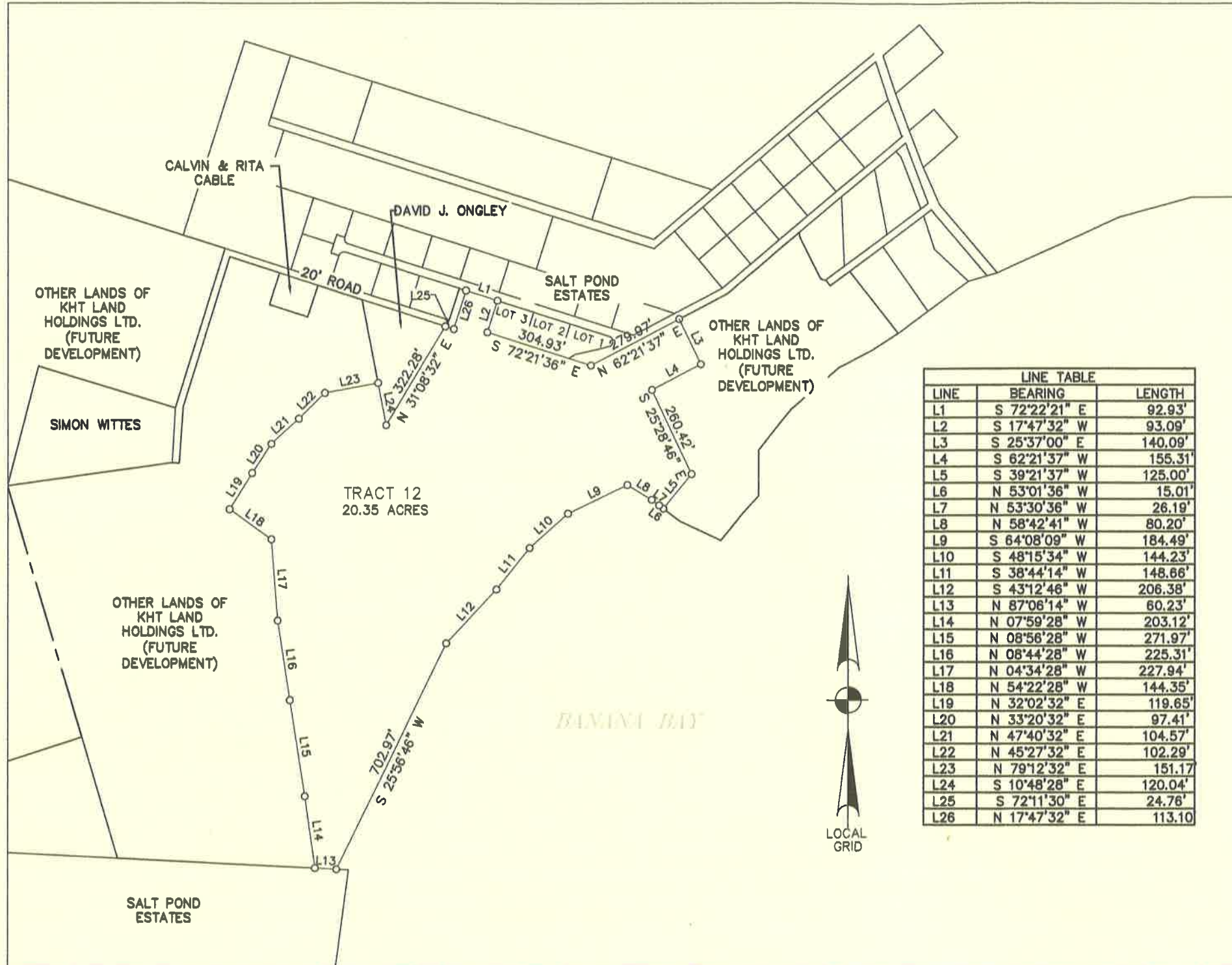
FOR

**CHRISTOPHE HARBOUR
DEVELOPMENT COMPANY
LIMITED filed on the 26th day
of January, 2009 as
Planned Community No.1**

Filed herein on March 6, 2014



Registrar of Titles (dg)



NOTES:
 1. ALL DISTANCES SHOWN ARE GROUND.
 GROUND TO GRID SCALE FACTOR: 0.999615.
 2. ALL LOT CORNERS AND RIGHTS-OF-WAY P.C.'S AND P.T.'S ARE TO BE WITNESSED BY CONCRETE MONUMENTS WHEREVER FEASIBLE. 5/8" REBAR, STABILIZED BY CONCRETE, IS TO BE USED OTHERWISE.

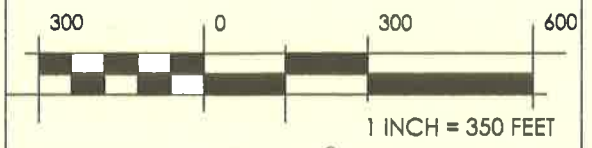
LEGEND
 ▲ CALCULATED POINT (NO MONUMENT SET)
 ○ PROPERTY CORNER TO BE SET (5/8" REBAR, STABILIZED WITHIN CONCRETE, OR 4" CONCRETE MONUMENT)
 ESMT. EASEMENT

LINE	BEARING	LENGTH
L1	S 72°22'21" E	92.93'
L2	S 17°47'32" W	93.09'
L3	S 25°37'00" E	140.09'
L4	S 62°21'37" W	155.31'
L5	S 39°21'37" W	125.00'
L6	N 53°01'36" W	15.01'
L7	N 53°30'36" W	26.19'
L8	N 58°42'41" W	80.20'
L9	S 64°08'09" W	184.49'
L10	S 48°15'34" W	144.23'
L11	S 38°44'14" W	148.66'
L12	S 43°12'46" W	206.38'
L13	N 87°06'14" W	60.23'
L14	N 07°59'28" W	203.12'
L15	N 08°56'28" W	271.97'
L16	N 08°44'28" W	225.31'
L17	N 04°34'28" W	227.94'
L18	N 54°22'28" W	144.35'
L19	N 32°02'32" E	119.65'
L20	N 33°20'32" E	97.41'
L21	N 47°40'32" E	104.57'
L22	N 45°27'32" E	102.29'
L23	N 79°12'32" E	151.17'
L24	S 10°48'28" E	120.04'
L25	S 72°11'30" E	24.76'
L26	N 17°47'32" E	113.10'

A BOUNDARY PLAN OF
TRACT 12
 CONTAINING 20.35 ACRES
 BEING SUBMITTED TO
 CHRISTOPHE HARBOUR PLANNED
 COMMUNITY

SITUATE AT
 ST. KITTS PENINSULA RESORT DISTRICT
 IN THE PARISH OF SAINT GEORGE
 ST. KITTS, WEST INDIES

PREPARED FOR:
 CHRISTOPHE HARBOUR
 DEVELOPMENT COMPANY LIMITED



D.P. Francis

OTHER LANDS OF
KHT LAND HOLDINGS LTD.
(FUTURE DEVELOPMENT)

Remainder of
32.19 Ac.
Salt Pond
Estates C.O.T.

SIMON
WITTES

Remainder of
32.19 Ac.
Salt Pond
Estates C.O.T.

PARCEL O
551,119sq. ft.
12.65 ac.

DAVID
J.
ONGLEY

OCEAN TERRACE INN
LTD. HOUSING
DEVELOPMENT

Remainder of
11.419 Ac.
Cockleshell
C.O.T.

BANANA BAY

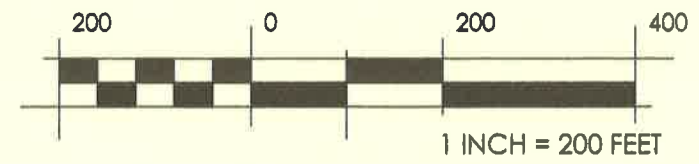
- NOTES:
1. ALL DISTANCES SHOWN ARE GROUND.
GROUND TO GRID SCALE FACTOR:
0.999615.
 2. ALL LOT CORNERS AND RIGHTS-OF-WAY
P.C.'S AND P.T.'S ARE TO BE WITNESSED
BY CONCRETE MONUMENTS WHEREVER
FEASIBLE. 5/8" REBAR, STABILIZED BY
CONCRETE, IS TO BE USED OTHERWISE.

- LEGEND
- CALCULATED POINT (NO MONUMENT SET)
 - PROPERTY CORNER TO BE SET (5/8" REBAR,
STABILIZED WITHIN CONCRETE,
OR 4" CONCRETE MONUMENT)
- ESMT. EASEMENT

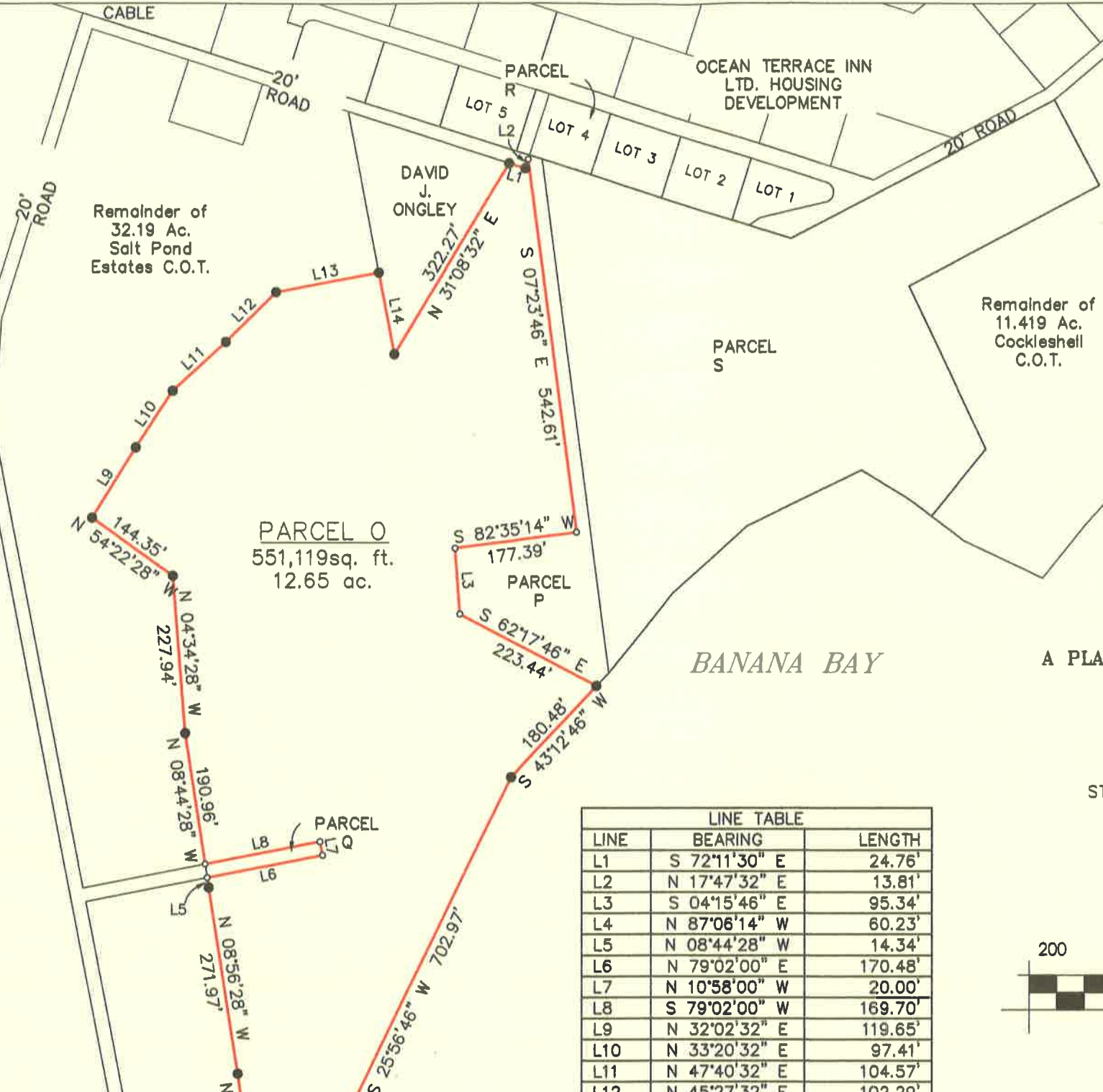
A PLAN SHOWING THE BOUNDARY OF
PARCEL O
CONTAINING
12.65 ACRES

SITUATE AT
ST. KITTS PENINSULA RESORT DISTRICT
IN THE PARISH OF SAINT GEORGE
ST. KITTS, WEST INDIES

LINE	BEARING	LENGTH
L1	S 72°11'30" E	24.76'
L2	N 17°47'32" E	13.81'
L3	S 04°15'46" E	95.34'
L4	N 87°06'14" W	60.23'
L5	N 08°44'28" W	14.34'
L6	N 79°02'00" E	170.48'
L7	N 10°58'00" W	20.00'
L8	S 79°02'00" W	169.70'
L9	N 32°02'32" E	119.65'
L10	N 33°20'32" E	97.41'
L11	N 47°40'32" E	104.57'
L12	N 45°27'32" E	102.29'



Handwritten signature



OTHER LANDS OF
KHT LAND HOLDINGS LTD.
(FUTURE DEVELOPMENT)

SIMON
WITTES

PARCEL
O-3

Remainder of
32.19 Ac.
Salt Pond
Estates C.O.T.

LOCAL
GRID

RITA
CABLE

20'
ROAD

20'
ROAD

DAVID
J.
ONGLEY

PARCEL
R
LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

OCEAN TERRACE INN
LTD. HOUSING
DEVELOPMENT

20'
ROAD

Remainder of
11.419 Ac.
Cockleshell
C.O.T.

PARCEL
S

PARCEL O

N 07°23'46" W 542.61'

S 07°24'46" E 747.44'

177.39'
N 82°35'14" E

PARCEL P
1.00ac.

223.44'
N 62°17'46" W

BANANA BAY

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 43°12'46" W	25.90'
L2	N 04°15'46" W	95.34'
L3	N 17°47'32" E	6.23'
L4	S 72°21'36" E	19.15'

NOTES:

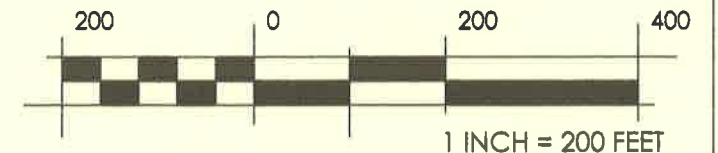
1. ALL DISTANCES SHOWN ARE GROUND. GROUND TO GRID SCALE FACTOR: 0.999615.
2. ALL LOT CORNERS AND RIGHTS-OF-WAY P.C.'S AND P.T.'S ARE TO BE WITNESSED BY CONCRETE MONUMENTS WHEREVER FEASIBLE. 5/8" REBAR, STABILIZED BY CONCRETE, IS TO BE USED OTHERWISE.

LEGEND

- CALCULATED POINT (NO MONUMENT SET)
- PROPERTY CORNER TO BE SET (5/8" REBAR, STABILIZED WITHIN CONCRETE, OR 4" CONCRETE MONUMENT)
- ESMT. EASEMENT

A PLAN SHOWING THE BOUNDARY OF
PARCEL P
CONTAINING
1.00 ACRES

SITUATE AT
ST. KITTS PENINSULA RESORT DISTRICT
IN THE PARISH OF SAINT GEORGE
ST. KITTS, WEST INDIES



A.P.D.

OTHER LANDS OF
KHT LAND HOLDINGS LTD.
(FUTURE DEVELOPMENT)

Remainder of
32.19 Ac.
Salt Pond
Estates C.O.T.

SIMON
WTTES

DAVID
J.
ONGLEY

OCEAN TERRACE INN
LTD. HOUSING
DEVELOPMENT

PARCEL
R
LOT 5
LOT 4
LOT 3
LOT 2
LOT 1

OTHER LANDS OF
KHT LAND HOLDINGS LTD.
(FUTURE DEVELOPMENT)
Remainder of
11.419 Ac.
Cockleshell
C.O.T.

PARCEL
S

PARCEL O

PARCEL P

BANANA BAY

OTHER LANDS OF
KHT LAND HOLDINGS LTD.
(FUTURE DEVELOPMENT)

PARCEL Q
3,402sq. ft.
0.08ac.

L4
L1
L3

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 79°02'00" W	169.70'
L2	N 10°58'00" W	20.00'
L3	S 79°02'00" W	170.48'
L4	N 08°44'28" W	20.02'

- NOTES:
1. ALL DISTANCES SHOWN ARE GROUND. GROUND TO GRID SCALE FACTOR: 0.999615.
 2. ALL LOT CORNERS AND RIGHTS-OF-WAY P.C.'S AND P.T.'S ARE TO BE WITNESSED BY CONCRETE MONUMENTS WHEREVER FEASIBLE. 5/8" REBAR, STABILIZED BY CONCRETE, IS TO BE USED OTHERWISE.

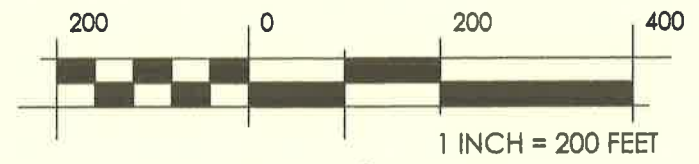
LEGEND

- CALCULATED POINT (NO MONUMENT SET)
- PROPERTY CORNER TO BE SET (5/8" REBAR, STABILIZED WITHIN CONCRETE, OR 4" CONCRETE MONUMENT)
- ESMT. EASEMENT



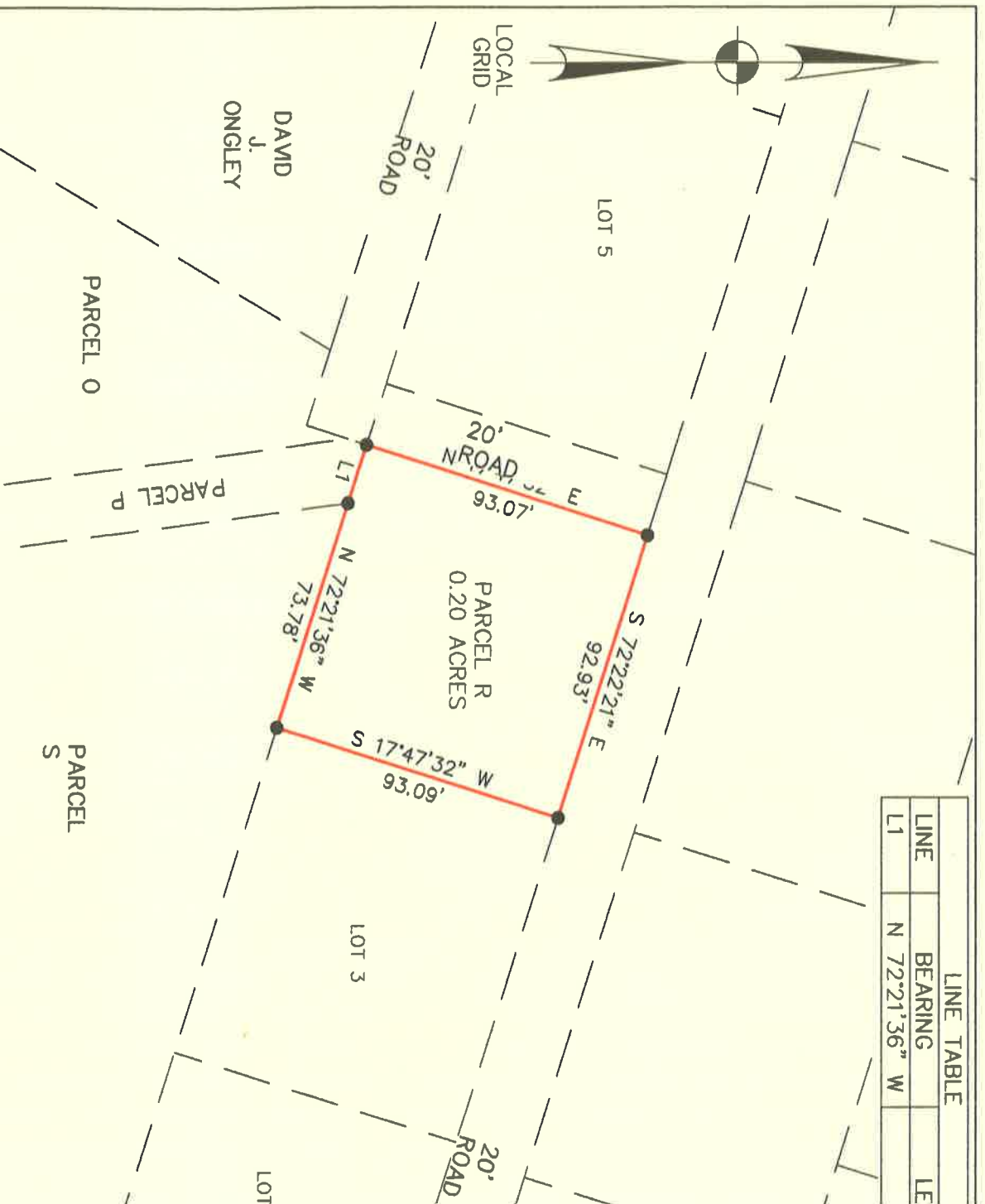
A PLAN SHOWING THE BOUNDARY OF
PARCEL Q
CONTAINING
0.08 ACRES

SITUATE AT
ST. KITTS PENINSULA RESORT DISTRICT
IN THE PARISH OF SAINT GEORGE
ST. KITTS, WEST INDIES



D.C. Smith

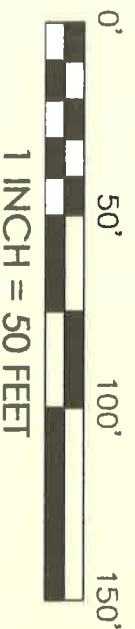
LINE TABLE		
LINE	BEARING	LENGTH
L1	N 72°21'36" W	



LEGEND


- PROPERTY CORNER TO BE SET (5/8" REBAR, STABILIZED WITHIN CONCRETE, OR 4" CONCRETE MONUMENT)

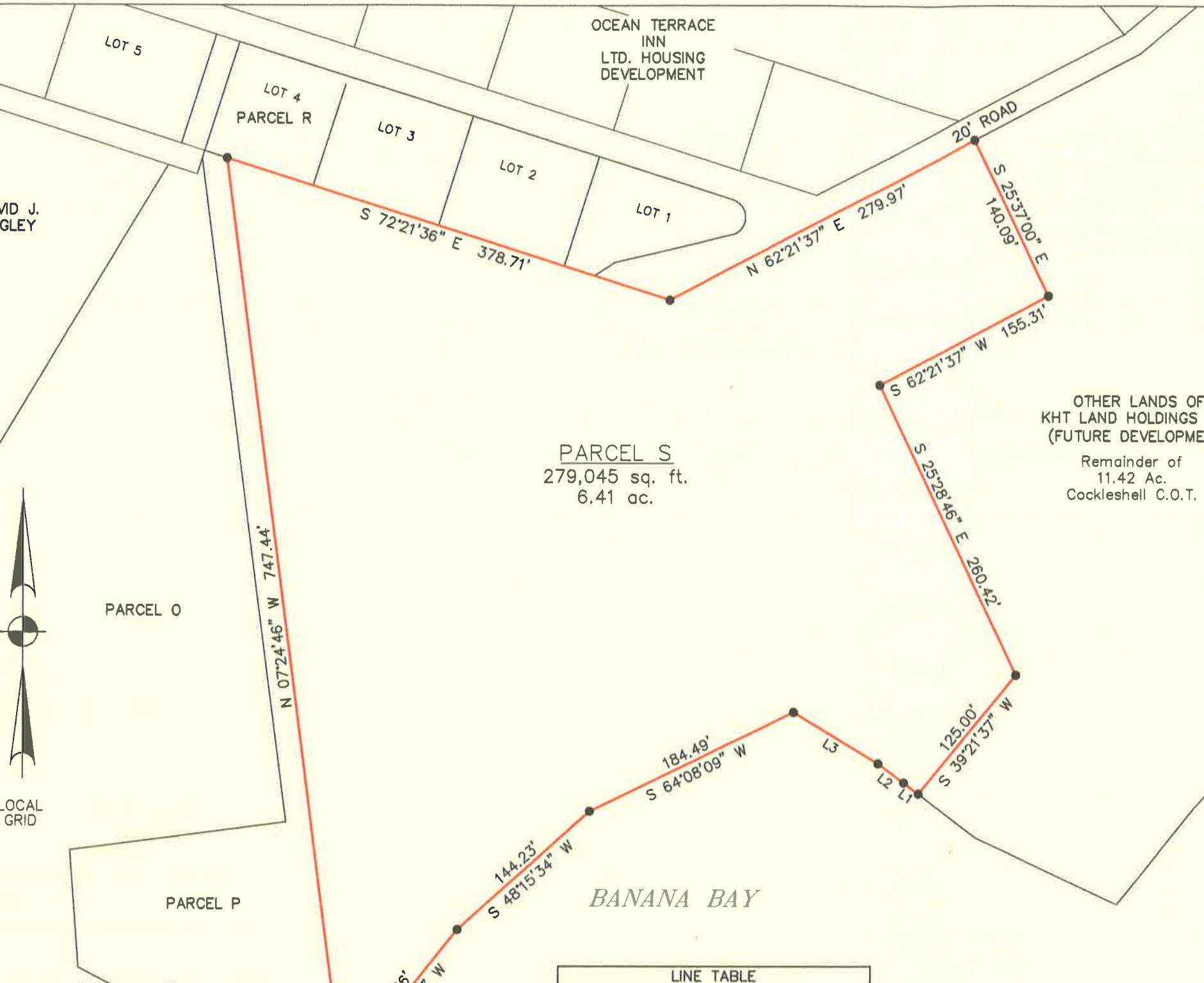
- NOTES:**
1. ALL DISTANCES SHOWN ARE GROUND TO GRID SCALE FACTOR 0.9999615.
 2. ALL LOT CORNERS AND RIGHTS-OF-WAY P.C.'S AND P.I. TO BE WITNESSED BY CONCRETE MONUMENTS WHEREVER FEASIBLE 5/8" REBAR, STABILIZED BY CONCRETE OR 4" CONCRETE MONUMENTS IS TO BE USED OTHERWISE.



A PLAN SHOWING THE BOUNDARY OF PARCEL R CONTAINING 0.20 ACRES

ST. KITTS PENINSULA RESORT DISTRICT
IN THE PARISH OF SAINT GEORGE, ST. KITTS, WEST INDIES


 DWIGHT C. FRANCIS
 SURVEYED BY DWIGHT C. FRANCIS, LICENSED LAND SURVEYOR
 DATE: 23 SEPTEMBER, 2013



PARCEL S
279,045 sq. ft.
6.41 ac.

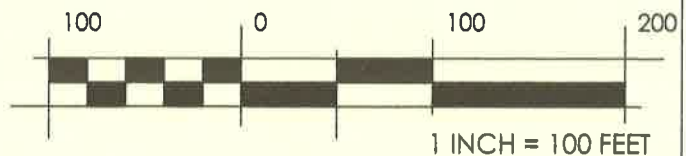
OTHER LANDS OF
KHT LAND HOLDINGS LTD.
(FUTURE DEVELOPMENT)
Remainder of
11.42 Ac.
Cockleshell C.O.T.

- NOTES:**
1. ALL DISTANCES SHOWN ARE GROUND. GROUND TO GRID SCALE FACTOR: 0.999615.
 2. ALL LOT CORNERS AND RIGHTS-OF-WAY P.C.'S AND P.T.'S ARE TO BE WITNESSED BY CONCRETE MONUMENTS WHEREVER FEASIBLE. 5/8" REBAR, STABILIZED BY CONCRETE, IS TO BE USED OTHERWISE.

- LEGEND**
- CALCULATED POINT (NO MONUMENT SET)
 - PROPERTY CORNER TO BE SET (5/8" REBAR, STABILIZED WITHIN CONCRETE, OR 4" CONCRETE MONUMENT)
- ESMT. EASEMENT

**A PLAN SHOWING THE BOUNDARY OF
PARCEL S
CONTAINING
6.41 ACRES**

SITUATE AT
ST. KITTS PENINSULA RESORT DISTRICT
IN THE PARISH OF SAINT GEORGE
ST. KITTS, WEST INDIES



APP

LINE TABLE

MD J.
GLE Y



PARCEL O

PARCEL P

PARCEL R

OCEAN TERRACE
INN
LTD. HOUSING
DEVELOPMENT

BANANA BAY

COCKLESHELL BAY

20' ROAD

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

N 07°24'46" W 747.44'

S 72°21'36" E 378.71'

N 62°21'37" E 279.97'

S 25°37'00" E 140.09'

S 62°21'37" W 155.31'

S 25°28'46" E 260.42'

S 39°21'37" W 125.00'

184.49'
S 64°08'09" W

144.23'
S 48°15'34" W

S 7°17' W

L3

L2

L1