




CHRISTOPHE HARBOUR
ST. KITTS

FIRST AMENDMENT

TO

THIRD SUPPLEMENT

TO

THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

FOR

CHRISTOPHE HARBOUR

FIRST AMENDMENT TO THIRD SUPPLEMENT

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FOR

CHRISTOPHE HARBOUR

THIS FIRST AMENDMENT TO THIRD SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR CHRISTOPHE HARBOUR (this “**First Amendment**”) is made this 1st day of April 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 “**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 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, the Subdivision Plan attached as Exhibit “C” to the Third Supplement included incorrect labels designating the width of certain Secondary Building Setbacks, which the Master Developer desires to correct pursuant to this First Amendment; and

WHEREAS, the Master Developer is the owner of the Tract 9 Property, which property is delineated on the Tract 9 Boundary Plan; and

WHEREAS, the Master Developer now desires to annex the Tract 9 Property into Christophe Harbour and to subject the Tract 9 Property to the Master Covenants, and to modify, amend and/or supplement the Master Covenants and the Third Supplement as set forth herein.

NOW, THEREFORE, pursuant to the foregoing, the Master Developer hereby modifies, amends and/or supplements the Master Covenants 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 Third Supplement, as the case may be.
2. Definition of Subdivision Plan. **Section 1(b)** of the Third Supplement is hereby deleted in its entirety and shall now read as follows:

“(b) “**Subdivision Plan**” means, collectively, the Harbourside Phase 1 Subdivision Plan and the Harbourside Phase 2A Subdivision Plan.”

3. Definition of Utility Easement Area(s). **Section 1(f)** of the Third Supplement is hereby deleted in its entirety and shall now read as follows:

“(f) **“Utility Easement Area(s)”** means (i) strips of land ten feet (10') in width located along the interior of and running adjacent to, parallel with, and along the entire length of each boundary or property line of each lot shown on the Subdivision Plan, and (ii) all that (those) certain piece(s), parcel(s), lot(s) or tract(s) of land shown and designated as **“utility easement”** and/or **“utility easements”** on the Subdivision Plan.”

4. New Definitions. The Third Supplement is hereby amended by adding the following new definitions and subsections to **Section 1** of the Third Supplement:

“(g) **“Harbourside Phase 1 Subdivision Plan”** means the plan of survey prepared by Dwight C. Francis, Licensed Surveyor, titled “A SUBDIVISION PLAN OF HARBOURSIDE PHASE 1 SHOWING 9 RESIDENTIAL LOTS,” dated the 12th day of June 2012, and attached hereto as **Exhibit “C”**.”

(h) **“Harbourside Phase 2A Subdivision Plan”** means the plan of survey prepared by Dwight C. Francis, Licensed Land Surveyor, titled “A SUBDIVISION PLAN OF HARBOURSIDE PHASE 2A SHOWING 5 RESIDENTIAL LOTS” and dated the 14th day of March 2013, and attached hereto as **Exhibit “C-1”**.”

(i) **“Tract 9 Boundary Plan”** means the plan of survey prepared by Dwight C. Francis, Licensed Land Surveyor, titled “A BOUNDARY PLAN OF TRACT 9 CONTAINING 5.285 ACRES BEING SUBMITTED TO CHRISTOPHE HARBOUR PLANNED COMMUNITY” and dated the 14th day of March 2013, and attached hereto as **Exhibit “B-1”**.”

(j) **“Tract 9 Property”** means that certain real property described in **Exhibit “A-1”** attached hereto, which Tract 9 Property is delineated on the Tract 9 Boundary Plan attached hereto as **Exhibit “B-1”**.”

5. Annexation of Tract 9 Property and Submission to the Master Covenants. The Master Developer hereby declares that all of the Tract 9 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 9 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 9 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 9 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 9 Property.

6. Assignment to Neighborhood; Neighborhood Assessments; Unit Designation(s); Permitted Use(s).
- (a) Assignment to Neighborhood. The Tract 9 Property is hereby assigned to and is now a part of the Harbourside Neighborhood.
 - (b) Neighborhood Assessments. In addition to General Assessments, Special Assessments, Specific Assessments and any other Assessments under the Master Covenants, the Tract 9 Property, as part of the Harbourside Neighborhood, shall be subject to Neighborhood Assessments as provided in the Master Covenants.
 - (c) Unit Designation(s). The Tract 9 Property as shown on the Harbourside Phase 2A Subdivision Plan includes five (5) numbered residential lots. Each of the five (5) numbered lots comprising the Tract 9 Property is hereby designated a Residential Lot, each of which may be further developed into and used as a single-family residential Dwelling Unit.
 - (d) Permitted Use(s). In addition to the use limitations placed upon the Tract 9 Property by the Master Covenants and the other Governing Documents, the Residential Lots and Dwelling Units within the Tract 9 Property shall be used only for single-family residential purposes.
7. Easements and Restrictions Applicable to Tract 9 Property. Each reference to the Tract 7 Property in **Sections 4 and 10** of the Third Supplement shall be deemed to include all properties within the Harbourside Neighborhood (including, the Tract 7 Property, the Tract 9 Property, and any properties hereafter made a part of the Harbourside Neighborhood). The reference to the Tract 7 Boundary Plan in **Section 4(c)** of the Third Amendment shall be deemed to include the Tract 7 Boundary Plan, the Tract 9 Boundary Plan and the boundary plan(s) for any properties hereafter made a part of the Harbourside Neighborhood.
8. Exhibit "C". **Exhibit "C"** originally attached to the Third Supplement is hereby deleted in its entirety and replaced with **Exhibit "C"** attached to this First Amendment and made a part hereof. Any references to **Exhibit "C"** in the Third Supplement shall mean (and shall be deemed to mean), **Exhibit "C"** attached to this First Amendment.
9. Exhibit "D". **Exhibit "D"** originally attached to the Third Supplement is hereby deleted in its entirety.
10. New Exhibits. The Third Amendment is hereby amended to add the following exhibits thereto, each of which shall be in the form attached to this First Amendment:
- | | |
|---------------|---------------------------------------|
| EXHIBIT "A-1" | Description of the Tract 9 Property |
| EXHIBIT "B-1" | Boundary Plan of the Tract 9 Property |
| EXHIBIT "C" | Harbourside Phase 1 Subdivision Plan |
| EXHIBIT "C-1" | Harbourside Phase 2A Subdivision Plan |


11. Completeness. Except as expressly and specifically modified or amended by this First Amendment, the Master Covenants and the Third Supplement, together with any and all modifications, amendments and/or supplements thereto, shall remain in full force and effect.

(Signature page follows)

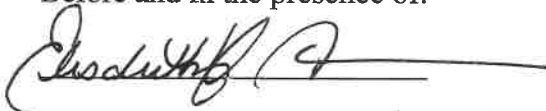
IN WITNESS WHEREOF, the Master Developer has hereunto affixed its hand and seal on the 1st day of April 2013.

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 for South Carolina

My Commission Expires: 12-10-2020

(Signature and Seal)

A. D. 2013

NOTARIAL CERTIFICATE

I, **Elisabeth F. Nimmons** of **2 North Adger's Wharf, Charleston, South Carolina, United States of America**, HEREBY CERTIFY that on the 1st day of April 2013, PERSONALLY came and appeared before me **William P. Lee**, the Chief Operating Officer of the said **CHRISTOPHE HARBOUR DEVELOPMENT COMPANY LIMITED**, who in my presence duly executed the foregoing **FIRST AMENDMENT TO THIRD 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 "**William P. Lee**" appearing on the said document is in the true and proper handwriting of the said **William P. Lee**.

GIVEN under my hand and Seal of Office this 1st day of April 2013.



Elisabeth F. Nimmons

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

My Commission Expires: 12-10-2020

(Signature and Seal)

EXHIBIT "A-1"

TO

THIRD SUPPLEMENT

Description of the Tract 9 Property

ALL THAT parcel of land situate, lying and being in the St. Kitts Peninsula Resort District 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 L containing 5.285 acres as shown on a plan prepared by Dwight C. Francis, Licensed Land Surveyor, titled "A BOUNDARY PLAN OF TRACT 9 CONTAINING 5.285 ACRES BEING SUBMITTED TO CHRISTOPHE HARBOUR PLANNED COMMUNITY" and dated the 14th day of March 2013, and bounded and measuring as follows, that is to say, on the South by the Great Salt Pond (Lands of KHT Land Holdings Limited) as shown on said plan; on the Southeast and North by Other Lands of KHT Land Holdings Limited as shown on said plan; on the Northwest by Harbour Moon Lane a development right of way as shown on said plan; being more fully described as follows:

Commencing at a common corner between Parcel L and Lands of KHT Land Holdings Limited and the right of way of Harbour Moon Lane, being the true Point of Beginning;

thence 236.87 along the arc of a curve to the left having a radius of 430.18'
a chord bearing of N 67°20'45" E and a chord length of 233.88' to a corner;

thence N 51°34'19"E a distance of 23.34' to a corner;

thence 165.48' along the arc of a curve to the right having a radius of 520.20'
a chord bearing of N 60°41'06"E and a chord length of 164.79' to a corner;

thence N 69°47'54"E a distance of 187.89' to a corner;

thence 298.75' along the arc of a curve to the right having a radius of 520.20'
a chord bearing of N 86°15'03"E and a chord length of 294.66' to a corner;

thence S 77°17'49" E a distance of 289.02' to a corner;

thence 176.15' along the arc of a curve to the right having a radius of 44.01'
a chord bearing of S 37°22'03" W and a chord length of 79.99' to a corner;

thence N 27°58'09" W a distance of 29.33' to a corner;

thence with the arc of a curve turning to the left, having an arc length of 25.83', a radius of 30.00', a chord bearing of N 52°37'59" W and a chord length of 25.04' to a corner;

thence N 77°17'49" W a distance of 219.72' to a point;

thence with the arc of a curve turning to the left, having an arc length of 207.01', a radius of 480.20', a chord bearing of N 89°38'49" W and a chord length of 205.41' to a corner;

thence S 10°52'07" E a distance of 168.91' to a point;
thence S 19°53'21" W a distance of 18.18' to a point;
thence S 34°11'05" W a distance of 65.21' to a point;
thence S 51°24'07" W a distance of 55.43' to a point;
thence S 55°20'40" W a distance of 55.10' to a point;
thence S 33°06'04" W a distance of 57.55' to a point;
thence S 19°07'50" W a distance of 59.19' to a point;
thence S 60°30'43" W a distance of 95.12' to a point;
thence S 84°16'55" W a distance of 82.07' to a point;
thence N 73°46'53" W a distance of 22.18' to a point;
thence S 82°04'27" W a distance of 35.27' to a point;
thence N 73°13'17" W a distance of 41.72' to a point;
thence S 87°22'15" W a distance of 39.54' to a point;
thence S 86°45'38" W a distance of 26.27' to a point;
thence S 79°00'53" W a distance of 27.24' to a point;
thence N 84°13'16" W a distance of 41.64' to a point;
thence N 65°03'40" W a distance of 56.57' to a point;
thence N 18°33'21" W a distance of 164.26' to a corner;

thence with the arc of a curve turning to the left, having an arc length of 19.45', a radius of 470.18', a chord bearing N 84°18'19" E, and a chord length of 19.45' to a corner ;

thence N 06°52'48" W a distance of 40.00' to the Point Of Beginning.

BEING the same property delineated and set forth on the plan thereof by Dwight C. Francis, Licensed Land Surveyor, titled "Boundary Plan of Parcel L Containing 5.285 Acres" and dated the 12th day of June 2012, and attached to the Certificate of Title in favour of Christophe Harbour Development Company Limited dated the 14th day of September 2012, and registered in Register Book L3, Folio 511 of the Register of Titles of the Island of Saint Christopher.

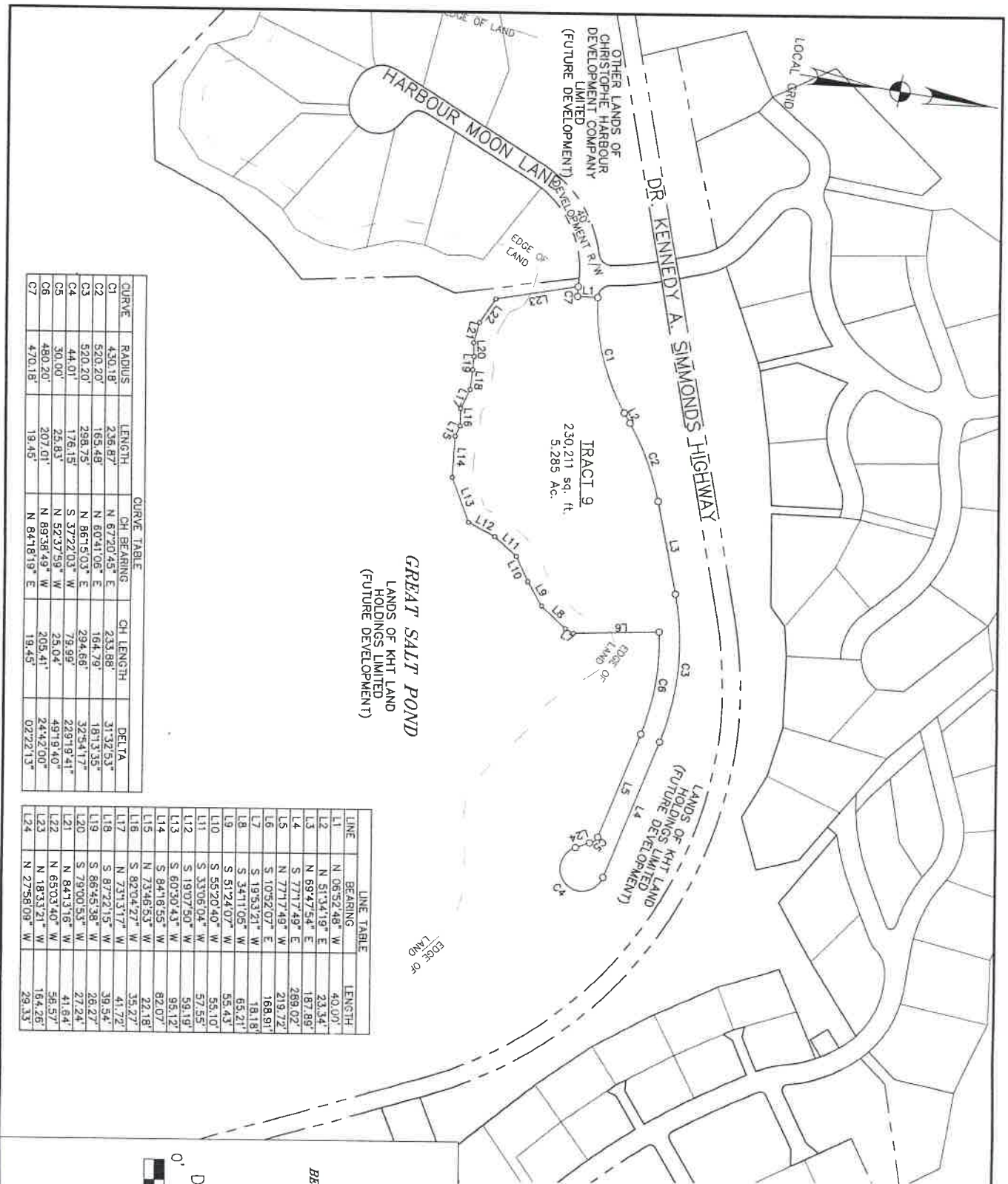
EXHIBIT “B-1”

TO

THIRD SUPPLEMENT

Boundary Plan of the Tract 9 Property

See attached plan of survey prepared by Dwight C. Francis, Licensed Land Surveyor, titled “A BOUNDARY PLAN OF TRACT 9 CONTAINING 5.285 ACRES BEING SUBMITTED TO CHRISTOPHE HARBOUR PLANNED COMMUNITY” and dated the 14th day of March 2013.



CURVE TABLE

CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH	DELTA
C1	430.18'	236.87'	N 67°20'45" E	233.88'	31°32'53"
C2	520.20'	165.48'	N 60°41'06" E	164.79'	18°13'35"
C3	520.20'	298.75'	N 86°15'03" E	294.66'	32°54'17"
C4	44.01'	176.15'	S 37°22'03" W	79.99'	22°19'41"
C5	30.00'	25.83'	N 52°37'59" W	25.04'	49°19'40"
C6	480.20'	207.01'	N 89°38'49" W	205.41'	24°42'00"
C7	470.18'	19.45'	N 84°18'19" E	19.45'	02°22'13"

LINE TABLE

LINE	BEARING	LENGTH
L1	N 06°52'48" W	40.00'
L2	N 51°34'19" E	23.34'
L3	N 69°47'54" E	187.89'
L4	S 77°17'49" E	269.02'
L5	N 77°17'49" W	219.72'
L6	S 10°52'07" E	168.91'
L7	S 19°53'21" W	18.18'
L8	S 34°11'05" W	63.21'
L9	S 51°24'07" W	55.43'
L10	S 55°20'40" W	55.10'
L11	S 33°06'04" W	57.55'
L12	S 19°07'50" W	59.19'
L13	S 60°30'43" W	95.12'
L14	S 84°16'55" W	82.07'
L15	N 73°46'53" W	22.18'
L16	S 82°04'27" W	35.27'
L17	N 73°31'17" W	41.72'
L18	S 87°21'15" W	39.54'
L19	S 66°45'38" W	26.27'
L20	S 79°00'53" W	27.24'
L21	N 84°31'16" W	41.64'
L22	N 65°03'40" W	58.57'
L23	N 18°53'21" W	164.26'
L24	N 27°58'08" W	29.33'

A BOUNDARY PLAN OF TRACT 9
 CONTAINING
 5.285 ACRES
 BEING SUBMITTED TO CHRISTOPHE HARBOUR
 PLANNED COMMUNITY

CHRISTOPHE HARBOUR
 ST. KITTS PENINSULA RESORT DISTRICT
 ST. KITTS, WEST INDIES

PREPARED FOR:
 CHRISTOPHE HARBOUR
 CHRISTOPHE COMPANY LIMITED
 DEVELOPMENT

SCALE: 1 INCH = 220 FEET

0' 200' 400' 600'

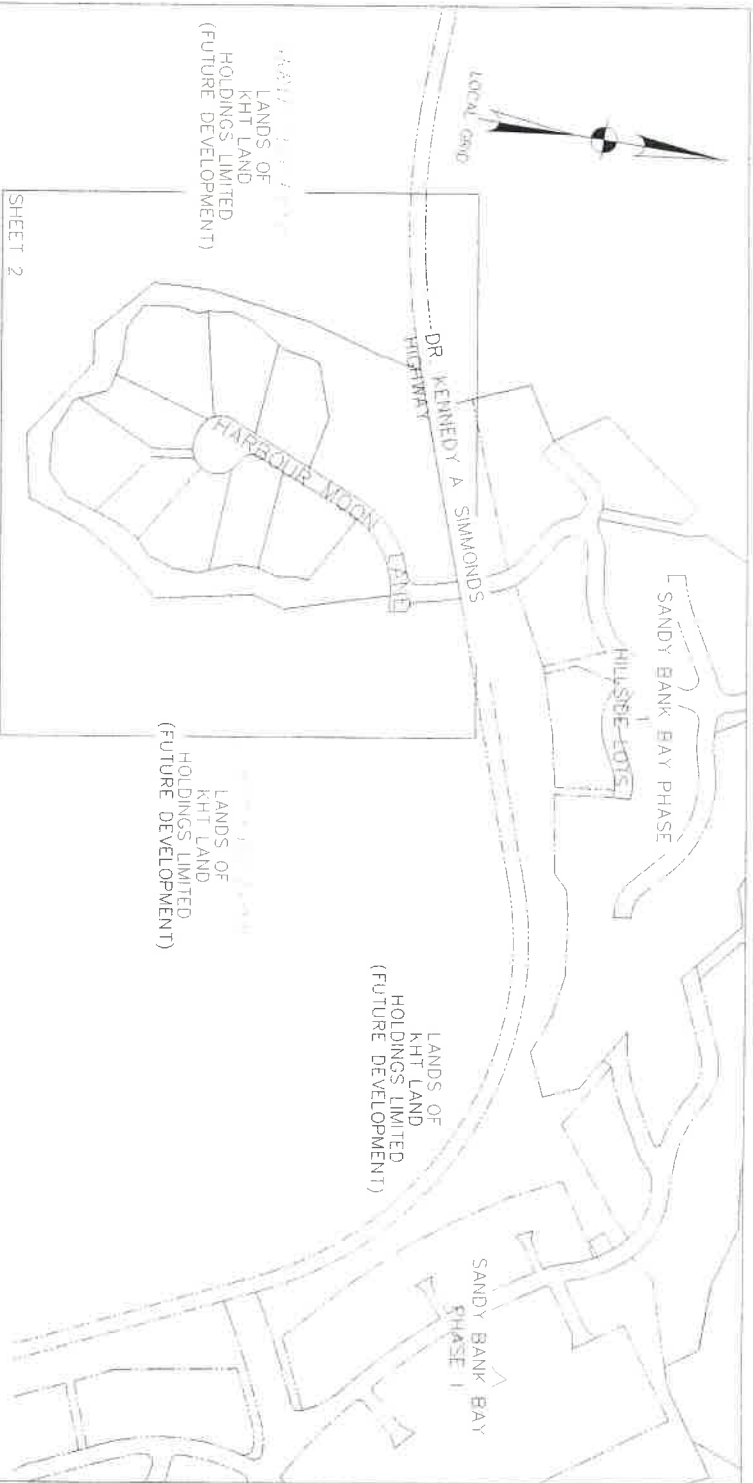
Christophe
 SURVEYED BY:
 DWIGHT C. FRANKS
 LICENSED LAND SURVEYOR
 ST. KITTS & NEVIS
 14 MARCH 2013

NOTES:

1. ALL DISTANCES SHOWN ARE GROUND. GROUND TO GRID SCALE FACTOR: 0.999613
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)



CURVE TABLE

CURVE	LENGTH	CHORD BEARING	CHORD	RADIUS	DELTA
C1	122.82'	N 10°18'33" W	122.44'	450.18'	19°37'56"
C2	9.29'	S 84°14'40" W	9.79'	24.534'	4°24'56"
C3	18.62'	N 85°18'19" E	18.62'	450.18'	2°27'13"
C4	236.30'	S 52°55'25" W	225.60'	225.09'	69°09'01"
C5	103.22'	N 18°26'30" E	74.31'	188.02'	15°52'42"
C6	28.19'	S 78°05'55" E	28.13'	120.76'	13°22'38"
C7	61.21'	S 21°16'51" E	54.81'	188.02'	9°11'53"
C8	95.30'	N 14°20'25" E	95.14'	410.18'	11°36'19"
C9	38.55'	S 57°42'24" E	34.84'	25.00'	88°20'47"
C10	19.45'	N 84°18'19" E	19.45'	470.18'	2°27'13"
C11	201.45'	S 57°21'01" W	193.45'	205.09'	56°16'48"
C12	217.00'	S 48°12'16" W	209.98'	245.09'	50°43'42"
C13	35.83'	N 32°50'27" E	32.84'	25.00'	82°07'30"
C14	87.00'	N 14°17'52" W	86.86'	430.18'	11°35'13"
C15	24.88'	S 12°48'55" W	24.57'	205.09'	6°52'04"
C16	42.63'	S 17°44'58" E	39.06'	50.01'	81°11'45"
C17	14.50'	N 51°08'49" W	14.55'	58.02'	14°24'08"
C18	14.50'	N 05°47'16" W	14.55'	58.02'	14°24'08"
C19	26.09'	N 42°15'11" E	25.87'	58.02'	24°15'54"
C20	20.74'	N 08°22'48" E	20.63'	58.02'	22°29'01"
C21	18.87'	N 87°58'16" E	18.79'	58.02'	11°01'34"
C22	37.88'	S 75°02'01" E	32.76'	140.76'	15°21'11"
C23	45.32'	S 44°08'24" E	25.10'	55.02'	46°21'11"
C24	16.88'	S 12°03'58" E	16.81'	55.02'	17°34'59"
C25	44.43'	E 89°14'39" E	43.23'	55.02'	46°16'02"

LINE TABLE

LINE	BEARING	LENGTH
L1	N 69°51'40" E	20.00'
L2	N 69°51'40" E	20.00'
L3	S 20°08'31" E	10.20'
L4	S 04°30'15" E	10.81'
L5	N 85°29'25" E	17.24'
L6	S 58°20'51" E	83.60'
L7	N 77°50'54" E	50.29'
L8	S 10°08'31" E	5.16'
L9	N 06°58'48" W	20.00'
L10	N 06°58'48" W	20.00'
L11	N 85°29'25" E	17.24'
L12	N 08°21'57" E	27.55'
L13	N 09°15'01" W	44.43'
L14	N 14°48'21" E	48.64'
L15	N 00°14'24" E	39.15'
L16	N 07°52'17" W	19.53'
L17	N 22°22'03" W	56.98'
L18	N 03°00'46" E	30.78'
L19	N 18°43'14" E	58.42'
L20	N 03°00'46" E	61.07'
L21	N 46°57'24" E	44.50'
L22	N 46°57'24" E	44.11'
L23	N 27°40'25" E	59.89'
L24	N 17°20'55" E	55.37'

LINE TABLE

LINE	BEARING	LENGTH
L25	N 17°20'55" E	73.06'
L26	N 47°15'03" E	74.29'
L27	N 85°30'13" E	87.01'
L28	S 67°04'39" E	91.93'
L29	S 24°41'41" E	13.38'
L30	S 24°41'41" E	65.20'
L31	S 58°03'40" E	16.68'
L32	S 78°21'13" E	28.56'
L33	S 78°21'13" E	71.88'
L34	N 88°17'56" E	41.69'
L35	S 62°08'06" E	63.00'
L36	S 09°22'41" E	80.23'
L37	S 09°05'07" W	49.88'
L38	S 06°40'13" E	23.13'
L39	S 21°10'56" E	61.07'
L40	S 06°40'13" E	46.77'
L41	S 32°31'18" W	81.82'
L42	S 36°48'14" W	15.29'
L43	S 09°55'24" W	60.58'
L44	S 11°51'32" W	37.35'
L45	S 20°08'31" E	5.21'
L46	N 58°20'51" W	20.68'
L47	N 65°37'41" E	20.01'
L48	N 07°28'46" W	95.15'
L49	N 07°28'46" W	97.39'

NOTES:

1. ALL DISTANCES SHOWN ARE GROUND.
2. GROUND TO GRID SCALE FACTOR: 0.999815
3. ALL LOT CORNERS AND RIGHTS-OF-WAY P.C.'S AND P.T.'S ARE TO BE WITNESSED BY CONCRETE MONUMENTS WHERE FEASIBLE.
4. 5/8" REBAR STABILIZED BY CONCRETE, IS TO BE USED OTHERWISE.
5. ALL EASEMENTS SHOWN HEREON, 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 DONEES, 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.
6. IN ACCORDANCE WITH THE MASTER COVENANTS AND THE OTHER GOVERNING DOCUMENTS, THE OTHER BEING AMENDED AND/OR SUPPLEMENTED FROM TIME TO TIME, ALL PRIMARY BUILDING SETBACKS, SECONDARY BUILDING SETBACKS, SECONDARY BUILDING ZONES AND OVER WATER BUILDABLE AREAS SHOWN HEREON RESPECTING LOTS ARE SUBJECT TO CHANGE AND ALTERATION BY THE CHRISTOPHE HARBOUR DESIGN REVIEW BOARD TO ACCOMMODATE INDIVIDUAL HOME DESIGNS AND HOMESITE CHARACTERISTICS.

LEGEND

- ▲ CALCULATED POINT (NO MONUMENT SET)
- PROPERTY CORNER TO BE SET (3/8" REBAR STABILIZED WITHIN CONCRETE OR 4" CONCRETE MONUMENT)
- P.B.S. --- PRIMARY BUILDING SETBACK
- S.B.S. --- SECONDARY BUILDING SETBACK
- ▨ SECONDARY BUILDING ZONE
- ▩ OVER WATER BUILDABLE AREA
- ▧ UTILITY EASEMENT

**A SUBDIVISION PLAN OF
HARBOURSIDE
PHASE 1
SHOWING
9 RESIDENTIAL LOTS**

CHRISTOPHE HARBOUR
ST KITTS PENINSULA RESORT DISTRICT
PREPARED FOR:
CHRISTOPHE HARBOUR
DEVELOPMENT COMPANY LIMITED

SURVEYED BY:
DIMITRIO FRANKS
LICENSED SURVEYOR
12 JUNE 2012

SCALE: 1 INCH = 350 FEET

0 300 600 900

SHEET 1 OF 2

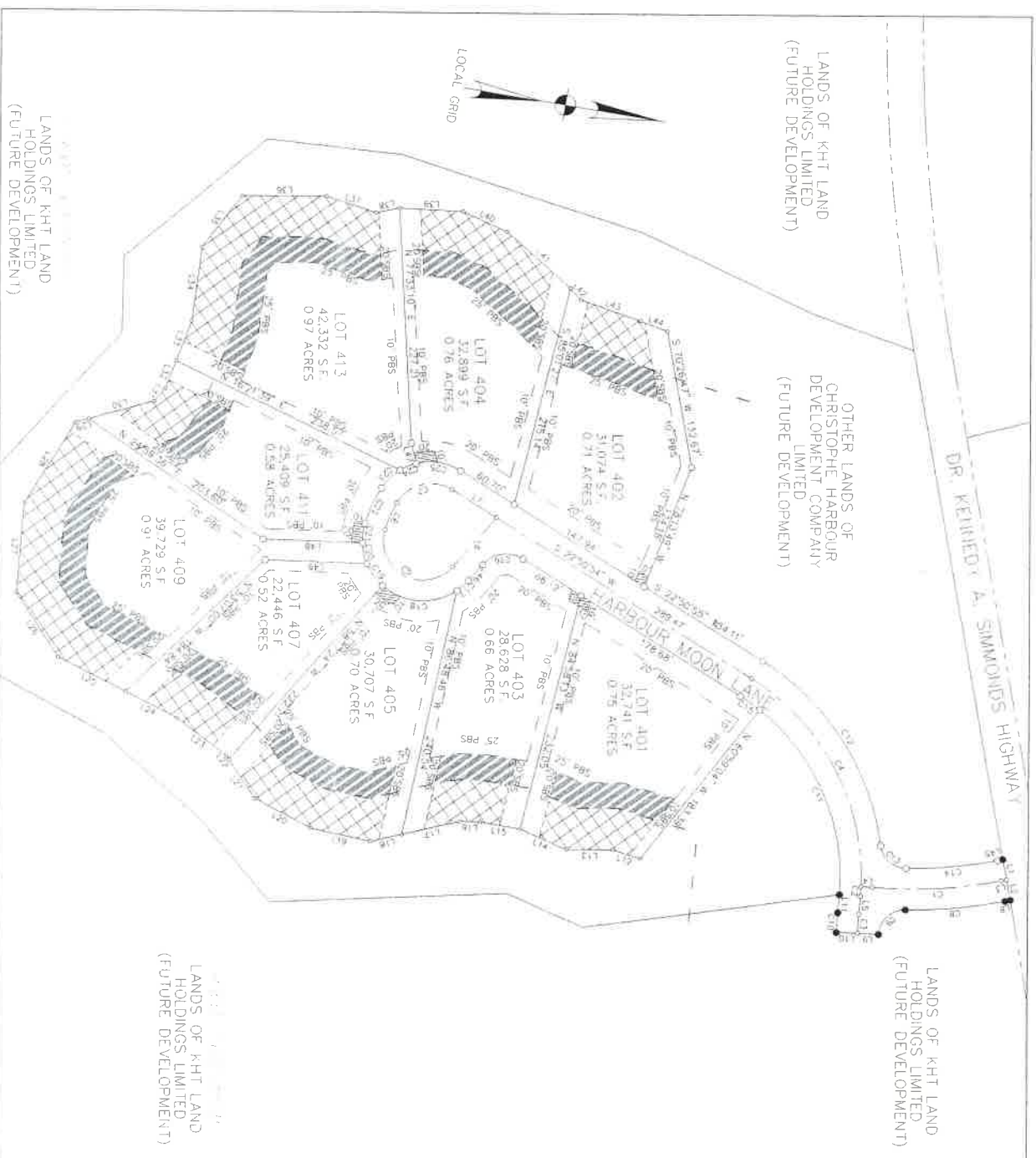
EXHIBIT "C"

TO

THIRD SUPPLEMENT

Harbourside Phase 1 Subdivision Plan

See attached plan of survey prepared by Dwight C. Francis, Licensed Land Surveyor, titled "A SUBDIVISION PLAN OF HARBOURSIDE PHASE 1 SHOWING 9 RESIDENTIAL LOTS" and dated the 12th day of June 2012.



NOTES

- 1 ALL DISTANCES SHOWN ARE GROUND GROUND TO GRID SCALE FACTOR: 0.999615
- 2 ALL LOT CORNERS AND RIGHT-OF-WAY P.C.'S AND P.T.'S ARE TO BE WITNESSED BY CONCRETE MONUMENTS WHEREVER FEASIBLE 5/8" REBAR, STABILIZED BY CONCRETE 15 TO BE USED OTHERWISE
- 3 ALL EASEMENTS SHOWN HEREON, INCLUDING, BUT NOT LIMITED TO, UTILITY AND DRAINAGE EASEMENTS, ARE GRANTED AND DERIVED FROM THE SUBDIVISION PLAN OF 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 AND 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 PRIMARY BUILDING SETBACKS, SECONDARY BUILDING SETBACKS, SECONDARY BUILDING ZONES, AND OVER WATER BUILDABLE AREAS SHOWN HEREON ARE SUBJECT TO THE SAME SUBJECT TO CHANGE AND ALTERATION BY THE SUBJECT CHRISTOPHE HARBOUR DESIGN REVIEW BOARD TO ACCOMMODATE INDIVIDUAL HOME DESIGNS AND HOMESITE CHARACTERISTICS
- 4 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 PRIMARY BUILDING SETBACKS, SECONDARY BUILDING SETBACKS, SECONDARY BUILDING ZONES, AND OVER WATER BUILDABLE AREAS SHOWN HEREON ARE SUBJECT TO CHANGE AND ALTERATION BY THE SUBJECT CHRISTOPHE HARBOUR DESIGN REVIEW BOARD TO ACCOMMODATE INDIVIDUAL HOME DESIGNS AND HOMESITE CHARACTERISTICS

LEGEND

- ▲ CALCULATED POINT (NO MONUMENT SET)
- ◆ PROPERTY CORNER TO BE SET (3/8" REBAR STABILIZED WITHIN CONCRETE OR A CONCRETE MONUMENT)
- ▨ PRIMARY BUILDING SETBACK
- ▩ SECONDARY BUILDING SETBACK
- ▧ SECONDARY BUILDING ZONE
- ▦ OVER WATER BUILDABLE AREA
- ▤ UTILITY EASEMENT

A SUBDIVISION PLAN OF HARBOURSIDE PHASE 1 SHOWING 9 RESIDENTIAL LOTS

(CHRISTOPHE HARBOUR
ST KITTS PENINSULA RESORT DISTRICT
ST KITTS, WEST INDIES)

PREPARED FOR:
CHRISTOPHE HARBOUR
DEVELOPMENT COMPANY LIMITED

SCALE: 1 INCH = 120 FEET

0' 100' 200' 300'

SURVEYED BY: *D. C. Francis*
DIMITRI C. FRANCIS
LICENSED LAND SURVEYOR
12 JUNE 2012
SHEET 2 OF 2

EXHIBIT "C-1"

TO

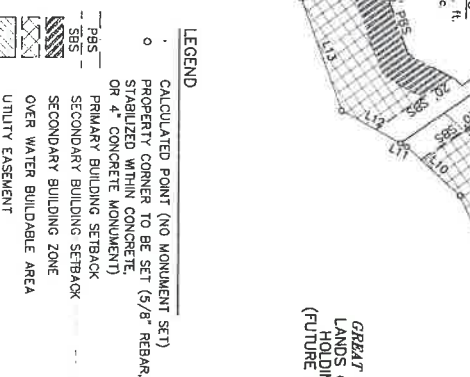
THIRD SUPPLEMENT

Harbourside Phase 2A Subdivision Plan

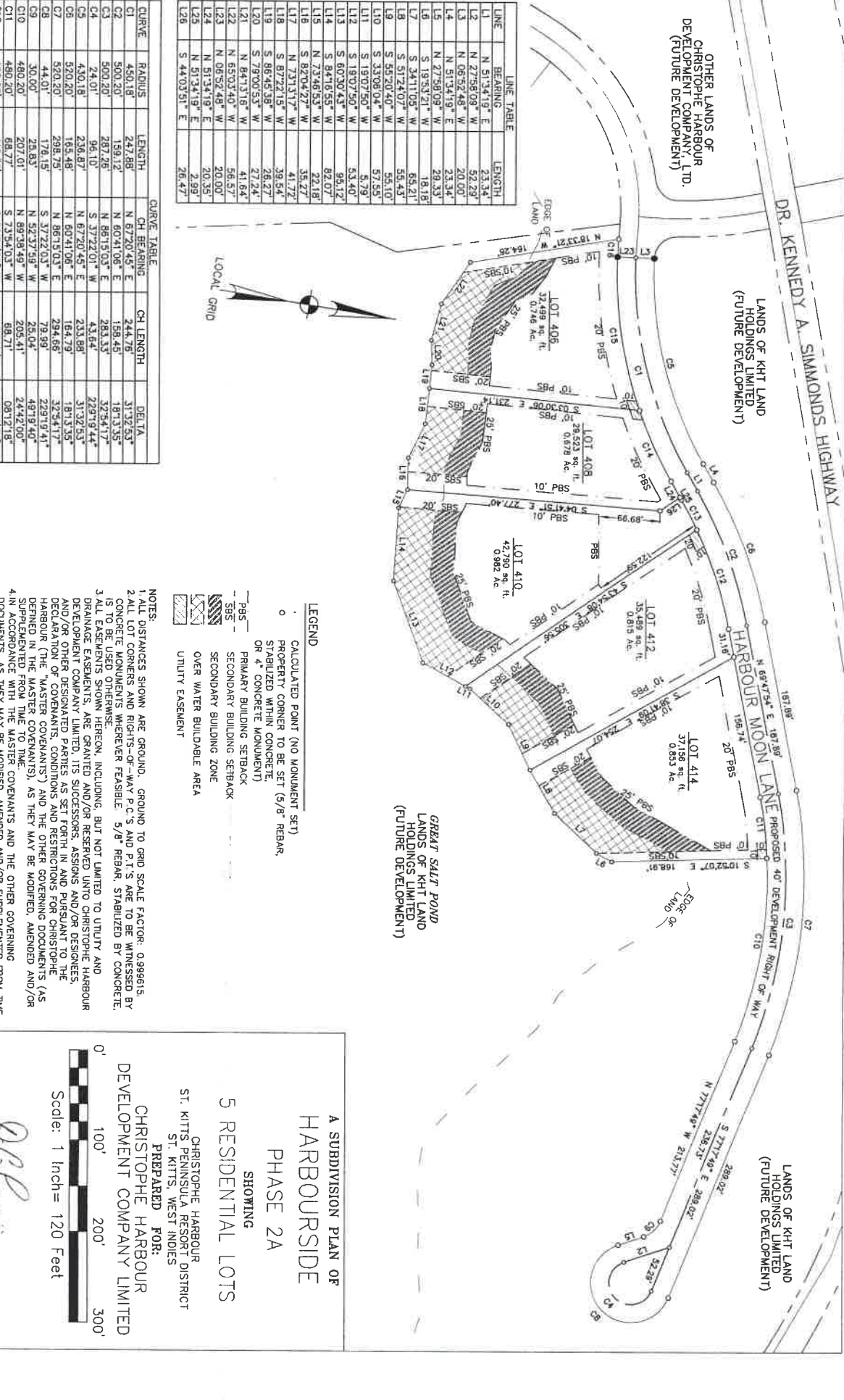
See attached plan of survey prepared by Dwight C. Francis, Licensed Land Surveyor, titled "A SUBDIVISION PLAN OF HARBOURSIDE PHASE 2A SHOWING 5 RESIDENTIAL LOTS" and dated the 14th day of March 2013.

LINE	BEARING	LENGTH
L1	N 51°34'19" E	23.34
L2	N 27°58'09" W	52.29
L3	N 09°52'48" W	20.00
L4	N 51°34'19" E	23.34
L5	N 27°58'09" W	29.33
L6	S 19°53'21" W	18.18
L7	S 34°11'05" W	65.21
L8	S 51°24'07" W	55.43
L9	S 55°20'40" W	55.10
L10	S 33°08'04" W	57.59
L11	S 19°07'50" W	5.79
L12	S 19°07'50" W	53.40
L13	S 60°30'43" W	95.12
L14	S 84°18'55" W	82.07
L15	N 73°48'53" W	22.18
L16	S 82°04'27" W	35.27
L17	N 73°13'17" W	41.77
L18	S 87°22'15" W	39.54
L19	S 86°45'18" W	28.27
L20	S 79°00'53" W	27.24
L21	N 84°13'18" W	41.84
L22	N 85°03'40" W	58.57
L23	N 08°52'48" W	20.00
L24	N 51°34'19" E	2.99
L25	N 51°34'19" E	2.99
L26	S 44°03'51" E	26.47

CHARGE	RADIUS	LENGTH	CH BEARING	CH LENGTH	DELTA
C1	450.18	247.88	N 61°20'43" E	244.76	31.92
C2	500.20	159.12	N 60°41'06" E	158.45	1813.35
C3	500.20	287.26	N 86°15'03" E	283.33	3254.17
C4	24.01	96.10	S 37°22'01" W	43.64	22919.44
C5	450.18	236.87	N 67°20'45" E	233.88	3132.53
C6	520.20	155.48	N 60°41'06" E	164.79	1813.35
C7	520.20	298.75	N 86°15'03" E	294.66	3254.17
C8	44.01	178.15	S 37°22'03" W	79.99	22919.41
C9	30.00	25.83	N 52°37'59" W	25.04	4819.40
C10	480.20	207.01	N 89°38'49" W	205.41	2442.00
C11	480.20	68.77	S 73°54'03" W	68.71	0812.18
C12	480.20	115.39	S 63°54'52" W	115.11	1346.04
C13	480.20	37.37	S 53°48'04" W	37.36	0472.31
C14	470.18	85.49	S 55°46'51" W	85.37	1025.05
C15	470.18	173.40	S 72°33'18" W	172.42	2107.49
C16	470.18	19.45	S 84°18'19" W	19.45	0222.73



NOTES:
 1 ALL DISTANCES SHOWN ARE GROUND, GROUND TO GRID SCALE FACTOR: 0.9989815
 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.
 3 ALL EASEMENTS SHOWN HEREON, 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 DESIGNERS, 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 SUPPLEMENTED FROM TIME TO TIME).
 4 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 PRIMARY BUILDING SETBACKS, SECONDARY BUILDING SETBACKS, SECONDARY BUILDING ZONE, AND OVER WATER BUILDABLE AREAS SHOWN HEREON RESPECTING LOTS ARE SUBJECT TO CHANGES IN BUILDABLE AREAS SHOWN HEREON HARBOUR DESIGN REVIEW BOARD TO ACCOMMODATE INDIVIDUAL HOME DESIGNS AND HOMESITE CHARACTERISTICS.



A SUBDIVISION PLAN OF
HARBOURSIDE
 PHASE 2A
 SHOWING
 5 RESIDENTIAL LOTS

CHRISTOPHE HARBOUR
 ST. KITTS PENINSULA RESORT DISTRICT
 PREPARED FOR:
 CHRISTOPHE HARBOUR
 DEVELOPMENT COMPANY LIMITED

SURVEYED BY:
 DWIGHT B. BOGGS
 LICENSED LAND SURVEYOR
 ST. KITTS & NEVIS
 14 MARCH 2013

Scale: 1 Inch = 120 Feet

**CHRISTOPHE HARBOUR
ST. KITTS**

FIRST AMENDMENT

TO

THIRD SUPPLEMENT

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

FOR

CHRISTOPHE HARBOUR

Filed herein on April 19, 2013

Registrar of Titles