

115-217

FIRST AMENDMENT TO BYLAWS OF WATERGATE VILLAS, SECTION 2,  
SET FORTH AS EXHIBIT C TO DECLARATION ESTABLISHING A PLAN  
FOR CONDOMINIUM OWNERSHIP OF PARCELS NOS. 59-1B and 59-1C-1,  
NO. 3 FRENCHMAN'S BAY QUARTER, ESTATE BOLONGO BAY,  
ST. THOMAS, VIRGIN ISLANDS  
known as  
WATERGATE VILLAS, SECTION 2

111  
1995

(Pursuant to Chapter 33, Title 28, Virgin Islands Code)

WHEREAS, Watergate Villas Associates, as Sponsor, by Declaration recorded with the Recorder of Deeds for St. Thomas and St. John, US Virgin Islands, on April 29, 1974, in Book 15-0, Page 308, No. 117, and noted in Aux. No. 21(b), page 141, established a plan for condominium ownership; and,

WHEREAS, said Declaration contained as EXHIBIT C, the BY-LAWS OF WATERGATE VILLAS, SECTION 2, recorded simultaneously on April 29, 1974, in Book 15-0, page 329, No. 117(c); and,

WHEREAS, the unit owners of Watergate Villas, Section 2 unit owner's association now desire to amend said By-Laws as hereafter stated; and,

WHEREAS, pursuant to ARTICLE XI Section 1 of said By-Laws, this amendment as expressed herein has been approved by vote and consent of at least 66-2/3% in number and in common interests of all unit owners at a duly called special meeting held on January 31, 1995, and by a majority of the Board of Directors; and,

WHEREAS, upon review of the records of the condominium and inquiry of all owners, CHASE MANHATTAN BANK, N.A. is a holder of mortgages comprising first liens on 6 or more units;

NOW THEREFORE, said unit owners declare that such By-Laws be, and hereby are, amended as follows:

ARTICLE V Section 18 will henceforth be restated as follows:

Section 18. Gas.

Gas shall not be supplied to any apartment unit, and unit owners are specifically prohibited from using gas, as a fuel or otherwise, within an apartment unit or on any part of the Property. Unit owners are further specifically prohibited from placing within an apartment unit, within a common area, or on any other part of the Property, any bottle, cylinder, or other similar container for gas; except that the provisions of this

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paragraph shall not apply to (i) the recreational pavilion located in Building S-A, which may be permitted to use gas for normal purposes or (ii) professional use in a dental or medical office or professional apartment or (iii) to any unit owner who has received written approval from the Board of Directors to place on the outdoor deck or balcony appurtenant to his apartment unit a portable, liquid propane fueled barbecue grill with a gas container capacity of no greater than twenty [20] pounds. Provided further that any consent granted by the Board of Directors to allow gas grills shall be for an expressed period of time, not to exceed two [2] calendar years, and shall be subject to Rules and Regulations established by the Board of Directors, from time to time, with the approval of a majority of the unit owners. Failure to abide by any of the established conditions shall constitute a violation and the approval shall be considered immediately revoked.

Except as amended hereby, said By-Laws shall continue in full force and effect.

IN WITNESS WHEREOF, Watergate Villas, Section 2 Unit Owners' Association has caused this Amendment to the By-Laws to be signed on its behalf by its duly authorized President, this 7<sup>th</sup> day of February, 1995.

WATERGATE VILLAS, SECTION 2  
UNIT OWNERS' ASSOCIATION

WITNESSES:

Wendell C. Redington  
Gordon P. Alston

David Ledabouche  
David Ledabouche, President

On this, the 7<sup>th</sup> day of Feb., 1995, before me, the undersigned officer, personally came and appeared David Ledabouche, known by me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument and who acknowledges himself to be the President of Watergate Villas, Section 2 Unit Owners Association, a Virgin Islands Association of Apartment Owners, and that he, as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Association by himself as President.

IN WITNESS WHEREOF, I hereby set my hand and official seal.

Carol A. Young  
NOTARY  
St. Thomas, US Virgin Islands

My commission expires: May 11, 1996

RECORDED IN THE RECORDER'S OFFICE FOR THE DISTRICT OF ST. THOMAS AND ST. JOHN, VIRGIN ISLANDS OF THE U.S.A. BOOK 447 PAGE 215 SUB NO: 111 AND ENTERED IN THE REAL (PERSONAL) PROPERTY REGISTER FOR QUARTER NO. 21(5) PAGE 203 (AUXILIARY) DATE: Feb 9 1995  
Thomas J. [Signature]  
DISTRICT RECORDER OF ST. THOMAS

95 FEB -9 AM 9:17  
OFFICE OF THE CLERK OF RECORDS  
ST. THOMAS, VI