

Great Cruz Bay Covenant Amendments

1. Votes communicated with electronic signatures via fax, scan and email shall be permitted.
2. Great Cruz Bay is a residential neighborhood. Quiet hours will be maintained daily from 10 PM until 7 AM. In addition the following excessively noisy activities shall be prohibited on Sundays:
 - Outdoor construction that involves noisy equipment such as a bulldozer, chipper, saw, grinder, jack hammer, etc.
 - Deliveries entailing pumping or mixing
 - Leaf blowing

Property owners are responsible for insuring that building contractors, guests, renters, landscapers, maintenance staff, construction workers and others on their property are aware of the rules and observe them. Any affected homeowner may request the noisemaker to "cease and desist". If the noise continues the requester may report the violation (specifying the property, date, time, type of noise, duration, and perpetrator) to a designated Board of Directors Trustee of the Homeowners Association and an appropriate fine as determined by the Board of Directors will be levied against the offending property owner. Multiple fines may be issued as additional violations occur.

3. Large gatherings including rental villa weddings (unless for immediate family of a member), shall be prohibited unless homeowner is to be present.
4. The use of common areas within the subdivision for the staging and storage of construction materials is prohibited. No commercial vehicles, construction equipment or containers shall be parked on these areas except to unload materials within forty-eight hours. Violations and exceptions which damage these areas will be fined or assessed the cost of repair. Violations will incur fines deemed appropriate by the Board which may be repeated as necessary. Subject common areas include:
 - Road right of way
 - Areas marked parking right of way on P.W.D. map No. A9-91-T68 dated July 18, 1968 (west side Great Blue Waters Road, north side of lots 300-9 and 300-7.
 - Dinghy Landing

Exceptions for use of road right of way of lots otherwise too steep for construction may be granted by the Board after its review of a written petition.

5. Each homeowner shall be responsible for the runoff of rain, cistern overflow, pool overflow, driveways and any other moving water that drains from his/her lot onto those of neighbors. Ultimately, owners should aim to prevent sedimentation of the Bay and erosion of our thin topsoil and/or damage to structures and land below and in the course of running water.
6. The power to enforce these covenants is hereby granted by the owners to the board of directors of the Estate Great Cruz Bay Homeowners Association.. The homeowners' association board may establish such fines or penalties as required to enforce these covenants.
7. The object of these Covenants and Restrictions is to be "good neighbors" to forge a spirit of cooperation. Decisions of the association are equally binding on all members.
8. These covenants shall be effective and run with the land and may be amended as needed by a majority vote of the owners of the land shown on the map referred to previously.