SECOND REVISION TO

BUILDING ENVELOPE PLANS
FOR DEVELOPMENT OF
DITLEFF POINT RESIDENTIAL PARCELS
Estate Rendezvous and Ditleff
No. 15A Cruz Bay Quarter, St. John, U.S. Virgin Islands

Referred to in Paragraph 24 of the
Ditleff Point Declaration of Rights,
Conditions, Covenants, Reservations and Restrictions
Having an effective date of January 31, 2007

Declarants:

Regency Development Company, LLC,
a Delaware Limited Liability Company

Doan Estates, LLC, a
Michigan Limited Liability Company

Vircom, LLC, a
Michigan Limited Liability Company

Revision Information: This is the Second Revision to Building Envelope Plans for Development of Ditleff Point Residential Parcels, Estate Rendezvous and Ditleff, No. 15A, Cruz Bay Quarter, St. John, U.S. Virgin Islands, (“Second Revision”), originally effective as of January 31, 2007 and previously revised by a First Revision made September 10, 2007.

This Second Revision having an effective date of April 30, 2008 changes both the narrative portion and the graphic portion of the Building Envelope Plan for Lot No. 29/Parcel No. 15A-10-9B.

The First Revision made September 10, 2007 corrected typographical errors and/or calculation errors in the narrative portions of the Building Envelope Plans for Lot No. 21/Parcel No. 15A-10-5 and Lot No. 31/Parcel No. 15A-10-8A.

(End of Revision Information)
These Building Envelope Plans were prepared by Michael L. Oxman, Registered Architect, Hillrose Cottage, 36963 Charlestown Pike, Hillsboro, Virginia 20132. Mr. Oxman is familiar with St. John, U.S. Virgin Islands and has provided architectural services for properties and construction on St. John, U.S. Virgin Islands. Mr. Oxman, as part of his services in preparing these Building Envelope Plans, in June 2005 personally observed the topography of Ditleff Point, including each of the Residential Parcels.

These Building Envelope Plans have an original effective date of January 31, 2007.

These Building Envelope Plans are for 34 parcels in Ditleff Point, St. John, U.S. Virgin Islands. Declarants have also assigned a Lot No. to each of the 34 parcels and have addressed each Lot No./Parcel No. individually. The particular Ditleff Point Lot Nos./Parcel Nos. included in these Building Envelope Plans are as follows:

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Lot No. 26/Parcel No. 15A-10-9C (after subdivision of current Parcel No. 15A-10-9);
Lot No. 27/Parcel No. 15A-10-7A;
Lot No. 28/Parcel No. 15A-10-9-Rem. (after subdivision of current Parcel No. 15A-10-9);
Lot No. 29/Parcel No. 15A-10-9B;
Lot No. 30/Parcel No. 15A-10-9A;
Lot No. 31/Parcel No. 15A-10-8A;
Lot No. 32/Parcel No. 15A-10-8B;
Lot No. 33/Parcel No. 15A-10-8-Rem.;
Lot No. 34/Parcel No. 15A-9-1

The individual Building Envelope Plan included herein for each lot/parcel contains, among other matters, the most appropriate access point into the lot/parcel and the recommended home location on the lot/parcel. The topography has dictated the ultimate location of the driveway and the home site on each lot/parcel.

The Building Envelope Plan for each lot/parcel contains assurances that the driveway and the home to be constructed on the lot/parcel will not significantly alter the natural elevation of the lot/parcel. The Building Envelope Plan for each lot/parcel assures that the home to be constructed on the lot/parcel hugs the topography of Ditleff Point as close as possible. Minimizing or reducing the impact or obtrusiveness of the driveways on the hillside is also required for each lot/parcel.

The Building Envelope Plan for each lot/parcel also establishes the lot/parcel’s recommended parking location, the lot/parcel’s non-buildable area, the lot/parcel’s buildable area, and the recommended home location on the lot/parcel. On certain lots/parcels, there are height restrictions for structures.

Lot No. 1/Parcel No. 15A-9-2 is owned by Bruce Long. Mr. Long is not a member of the Ditleff Point Joint Venture (the “Joint Venture”). The remaining 33 lot/parcels are each owned by a member of the Joint Venture. The Joint Venture anticipates affording Mr. Long and Lot No. 1/Parcel No. 15A-9-2, with an opportunity to subject that parcel to the Ditleff Point Covenants and Restrictions, including the benefits thereof, including the Building Envelope Plan for said lot/parcel established by the Joint Venture. In anticipation that Mr. Long will accept that invitation, a Building Envelope Plan has been established for Mr. Long’s Lot No. 1/Parcel No. 15A-9-2.
Ditleff Point
Rendezvous Bay, St. John, United States Virgin Island

Parcel No. 15A-9-2

This lot is the first property on the East side of the Estate Road, overlooking Fish Bay. From the waters edge to the road above is very steep, from the center of the lot, to the North and the South half of the property. Although steep, it is suitable for construction. Access works best at contour 99’. The road would angle down to the North parking area, located between the 66’ and the 90’ contour. The home could be located to the South of the parking, between the 60’ and 80’ contours. Because the grade drops rapidly adjacent to the Estate Road, retaining walls will be required to support the driveway until it reaches natural grade. The back side of the home would screen the road from the water view. If an access pathway is constructed to the waters edge, it shall follow the natural contours. Rock outcroppings and foliage will be respected. Special attention shall be taken to protect the rocky edge below from construction siltation. A two-story structure would be recommended to reduce the footprint and disturbance to the hillside.
Ditleff Point
Rendezvous Bay, St. John, United States Virgin Island
Parcel No. 15A-9-3

This lot is close to the Estate entry and backs up to the public road outside of the complex. There is a ridge line going through the lot, which allows for a home to be sighted so that it will catch both the Sunrise and the Sunset. This is the only lot that can be entered from the public road, directly. Parking works best between the 140’ and 150’ contours. There are two logical access points; clearly the shortest and least intrusive access would be from the public road. On the other hand, for privacy and security purposes, access can come from below, directly behind the Estate entry. The driveway should be kept as narrow as possible and should not be visible from below. The home, ideally, would straddle the ridge and be between contours 125’ and 140’. If it is decided that the access will be from the public road, a security gate will be required and only a pedestrian access to the Estate Road would be allowed.
Ditleff Point
Rendezvous Bay, St. John, United States Virgin Island

Parcel No. 15A-9-4

From this lot, the primary view is to Fish Bay. On the South side, along the 15’ setback line, the grade will allow the road to extend down to contour 50’. The home site could be located anywhere from contour 40’ up to contour 80’. Parking would be to the South. The house could then parallel the adjacent contour lines. This lot, unlike many of the other lots, has the flexibility as to the location of the home. The further down the hill the home is placed, the longer the access road would be and the more visible. On the other hand, the home site would be further from the Estate Road, offering more privacy. If the lower location on the site is chosen, the road should be narrow and follow the natural grades, in order to minimize the visual impact. If the house location is on the upper part of the property, then there will be a maximum of one-story allowed above the 80’ contour. The roof on this structure will match the slope of the adjacent hillside. If an access path to the water below is constructed, it shall follow the natural contours. Rock outcroppings and existing foliage shall be respected. Special attention shall be taken to protect the rock areas and shoreline from construction siltation. Because of the narrowness of this lot, a two-story and loft home would be recommended to enhance the privacy.

- The waters edge
- Recommended parking location
- Non-buildable area
- Buildable area
- Recommended home location
- Recommended driveway access point
- Cliff set-back
This lot is bisected by a ridge. Access works best from the Estate Road at the 102’ contour. This will allow for parking that could be aligned with the Main floor of the house. This location would require a very short access road and at the same time, allow for the house to straddle the ridge offering both Sunrise and Sunset views. The house would ideally be placed between the 98’ and 112’ contours.
This lot is not too steep and there is a flat spot between the 50’ and 60’ contours that will be ideal for parking. The topography and adjacent Estate Road allow for access at the 70’ contour. The driveway can be relatively short, with the house site located between the 40’ and 60’ contours. This location would be high enough for the nice views and convenient to the water’s edge below. A Guest Cottage could be higher up on the property between the 80’ and 90’ contour line, with easy access to the Estate Road. This location will allow for a significant landscaping screen between the Estate Road and Cottage. Due to the narrowness of the lot, a two-story plus loft house would be encouraged. This would minimize the footprint and maximize the privacy between neighbors. If an access pathway is constructed to the waters edge, it shall follow the natural contours. Rock outcroppings and foliage will be respected. Special attention shall be taken to protect the rocky edge below from construction siltation.
For the development of this lot, the goal is to get as far down the hill as possible. Access would be from the Northeast corner of the property. Both the parking and the home can be between the 60’ and 80’ contour, with the parking on the North side. This location will offer the greatest separation from the lot above. If an access pathway is constructed to the waters edge, it shall follow the natural contours. Rock outcroppings and foliage will be respected. Special attention shall be taken to protect the rocky edge below from construction siltation. Construction will be held back from the cliff edge 1/3 the height of the adjacent cliff. Special attention will be taken to protect the cliff from siltation run off.
Ditleff Point
Rendezvous Bay, St. John, United States Virgin Island

Parcel No. 15A-9-8

This lot is an interior lot and shares a peak with Lot 15A-9-11. Entry to the lot is from the East. The house and parking can be located between 120’ and 140’ contours. The house can wrap around the peak with the primary view to the West. You would still pick up the Sunrise. The peak is at 154’ contour and the house would be below the high point of the ridge. The home shall not exceed one-story above the 130’ contour. The roof pitch will be similar to the adjacent slopes of the hillside. Materials of the house will blend into the natural environment.
This lot is quite steep and rugged in the center of the property, going from the North to the South boundary lines. There are two locations that are of lesser slope. An area close to the road between contours 80’ and 100’ would be suitable for a modest home. The other location is close to the water adjacent to Ditleff Bay. The most advantageous access point of the property would be at contour 98’. The least obtrusive home site is at this upper location. The more desirable location for the home would be at the lower site. However, this has a difficult access. The driveway could be diagonally placed along the contour lines, ending up at a parking and house location between contours 20’ and 40’. Although, this would extend the driveway, it would minimize the major excavation in the steeper areas of the lot. The driveway should be kept narrow and follow the natural contours as close as possible. If this lower site is considered, extreme care shall be taken to engineer the road and control the siltation run off. If an access pathway is constructed to the waters edge, it shall also follow the natural contours. Rock outcroppings and foliage will be respected. Special attention shall be taken to protect the rocky edge below from construction siltation from the house, as well as the path.
Ditleff Point  
Rendezvous Bay, St. John, United States Virgin Island

Parcel No. 15A-9-10

This lot is located at the end of a short cul-de-sac. The views face East overlooking Fish Bay. The property gets steeper, the closer to the water with some cliffs cascading down to the waters edge. The ideal location for the parking and the home are between contours 80’ and 100’. In order to reach the parking, the driveway starts at the 106’ contour and angles down. Although, the shore line is rugged, it looks like it would be possible to obtain access to the waters edge. If an access pathway is constructed to the waters edge, it shall follow the natural contours. Rock outcroppings and foliage will be respected. Special attention shall be taken to protect the rock areas and shore line below from construction siltation.

The waters edge  
Recommended parking location  
Non-buildable area  
Buildable area  
Recommended home location  
Recommended driveway access point  
Cliff set-back
Ditleff Point  
Rendezvous Bay, St. John, United States Virgin Island

Parcel No. 15A-9-11

This is an interior lot located along the ridge. The logical location for the parking is at contour 140’. This would be 14’ below the peak at elevation 154’. Access would be from the Northwest corner of the property. The house can straddle the ridge between contours 125’ and 140’, giving it 270° views, including Sunrise and Sunset. Because of its high visibility, the material and colors will be such that they blend in with the natural hues. The slope of the roof shall be similar to the slope of the adjacent hillside.

The waters edge  
Recommended parking location  
Non-buildable area  
Buildable area  
Recommended home location  
Recommended driveway access point  
Cliff set-back
Ditleff Point
Rendezvous Bay, St. John, United States Virgin Island

Parcel No. 15A-9-12

This lot is very steep, going from the Estate Road above, all the way down to Ditleff Bay below. There are no discernable flat spots. Therefore, the goal of the site plan for this lot would be to hold both the parking and the residence as close to the Estate Road as possible. The parking could be at approximately contour 100’. The house would be located between contours 80’ and 100’. We would encourage a two-story house and loft in this location in order to reduce the footprint on the steep hillside. This will minimize the amount of excavation required. Access to the parking could be from the North. Because of the steepness of the site, some retaining walls along the edge of the road will no doubt be required. Most likely, a path to the waters edge is not possible, however if an access pathway is constructed, it shall follow the natural contours. Rock outcroppings and foliage will be respected. Special attention shall be taken to protect the rocky edge below from construction siltation. If the home is constructed closest to the Estate Road, special attention shall be given to landscape screening from the road.
Ditleff Point
Rendezvous Bay, St. John, United States Virgin Island

Parcel No. 15A-9-13

This property includes a small ridge that offers the opportunity to pick up the Sunrise, as well as the Sunset. The slopes are quite modest at the top of the property. Access to the property works best at contour 106’, with parking between contours 106’ and 110’. The house can straddle the ridge and be located between contours 90’ and 110’. Locating the building on the more gentle slopes will minimize the excavation. The home should not exceed more than one-story above the 110’ contour. The roof should be similar to the slopes of the adjacent area and the materials should blend into the natural colors of the hillside. Construction will be held back from the edge of cliff 1/3 the height of the adjacent cliff.
Ditleff Point
Rendezvous Bay, St. John, United States Virgin Island

Parcel No. 15A-9-14

Although, there is a relatively flat area close to the waters edge, it is within the 50’ setback. The balance of the lot is quite steep. The most logical point of egress into the property is at contour 82’. The road could then diagonally cross the lot to contour 70’ for parking. The house could be placed between contours 40’ and 60’. Retaining walls will be required to support the West side of the driveway, as it enters the property. We would encourage a two-story and loft structure, in order to minimize the footprint and reduce the excavation necessary for construction. If an access pathway is constructed to the waters edge, it shall follow the natural contours. Rock outcroppings and foliage will be respected. Special attention shall be taken to protect the rocky edge below from construction siltation.
This is a long narrow lot that extends from the Estate Road, down to Fish Bay to the East. At the center of the property, adjacent to the road, there is a relatively flat area. To the North and to the South, a ridge line extends up. The most suitable area for parking would be in this middle location, with the access point between the 64’ and 66’ contour. The area best suited for the home would be along the 60’ contour, both along the North and the South. The nature of the topography, as well as the shape of the lot dictates that the home will be close to the Estate Road, with the roof extending above a portion of the adjacent ridge line. Therefore, this house should not extend more than one-story above the 60’ contours. The slope of the roof should match the slope of the adjacent terrain and the materials of the house should blend into the hillside. Special consideration will be necessary for the screening of the parking lot from the Estate Road. This can be accomplished through the use of walls and heavy landscaping. There are some severe cliff areas that will need to be protected from construction siltation run-off. If an access pathway is constructed to the waters edge, it shall follow the natural contours. Rock outcroppings and foliage will be respected. Special attention shall be taken to protect the rocky edge below from construction siltation. Construction will be held back from the cliff edge 1/3 the height of the adjacent cliff. Special attention will be taken to protect the cliff from construction siltation.
Ditleff Point
Rendezvous Bay, St. John, United States Virgin Island

Parcel No. 15A-10-2-1

This is a very long and narrow property with extremely steep banks along its entire length. Access into the property should be from the lowest elevation possible, along the road (contour 56’). As the driveway enters the property, retaining walls will be required on the West side and should be in stone or heavily landscaped, so that they will visually blend into the landscape, as viewed from the water. The road will slice across the contours, working its way down to a parking area at approximately elevation 30’. The home site would be long and narrow, between contours 10’ and 40’. Because of the home proximity to the water, the materials should blend into the hillside. If an access pathway is constructed to the waters edge, it shall follow the natural contours. Rock outcroppings and foliage will be respected. Special attention shall be taken to protect the rocky edge below from construction siltation.
Ditleff Point
Rendezvous Bay, St. John, United States Virgin Island

Parcel No. 15A-10-1-Rem.

This lot is located along the ridge with panoramic views, wrapping all the way from the East around to the West. The logical location for the access to the property is coming off of contour 58’. This allows for a straight shot into the property with minimum excavation. The possibility of a small Gate House at the entry would help screen the parking from the Estate Road. The parking would be kept on the West side of the ridge, as close as possible to the entry drive. This will then allow the house to wrap around the ridge at elevation 60’. The primary home would not exceed one-story above the 60’ contour, keeping the ridge at elevation 78’ close to the top of the roof line. The roof slope should mimic the adjacent slopes of the hillside. Because of the potential visibility, the materials should blend in to the surrounding areas. If an access pathway is constructed to the waters edge, it shall follow the natural contours. Rock outcroppings and foliage will be respected. Special attention shall be taken to protect the rocky edge below from construction siltation. Construction will be held back from the cliff 1/3 the height of the adjacent cliff.

The waters edge
Recommended parking location
Non-buildable area
Buildable area
Recommended home location
Recommended driveway access point
Cliff set-back
This lot faces West, overlooking Ditleff Bay with the South end of the property having a very modest slope. The buildable area is directly adjacent to the beach between the 7’ and 16’ contours. Extra efforts should be taken to protect the beach from siltation run off during construction. The parking belongs behind the house between contour 15’ and 35’. The access, logically, would be at the Northern 40’ contour. This will require some retaining on the Western side of the drive. The home should not extend more than one-story above the elevation 20’. The base of the home should be in stone and or heavily landscaped, so that it will blend into the landscape, as viewed from Ditleff Bay.
Ditleff Point
Rendezvous Bay, St. John, United States Virgin Island

Parcel No. 15A-10-3A

This lot has the end of a small ridge line on the West side of the property, which can act as a berm to help screen the parking. The parking works best if it is cut into this ridge line and held at approximately elevation 46’. The house could be long and narrow, located between the 30’ and 50’ contour line. The home will most likely extend above the adjacent state road and therefore, it should be held to one-story above the 46’ contour. This will minimize the profile of the house, along the ridge. The materials and colors shall be as such that they blend into the natural hues of the hillside. The slope of the roof shall be similar to the slope of the adjacent hillside. If an access pathway is constructed to the waters edge, it shall follow the natural contours. Rock outcroppings and foliage will be respected. Special attention shall be taken to protect the rocky edge below from construction siltation. Construction shall be held back from the cliff 1/3 the cliffs height.
This lot also straddles the ridge and can obtain both Sunrise and Sunset views. Ideally, the car court should be high, but cut into the hillside at elevation 58’. The house can wrap around the ridge. The house shall be a maximum of one story above elevation 58’. Because of its high visibility, the material and colors will be such that they blend in with the natural hues of the hillside. The slope of the roof shall be similar to the slope of the adjacent hillside. The access into the property works best at contour 44’ with the driveway going below and wrapping around the house before it rises up to the car court. Because of the length of the road, its width should be kept at a minimum and held as close to the natural contours as possible. To the East of the entrance drive, there are a number of logical spots for potential Guest Cottages. These structures should be similar in character to the Main House. If an access pathway is constructed to the waters edge, it shall follow the natural contours. Rock outcroppings and foliage will be respected. Special attention shall be taken to protect the rocky edge below from construction siltation.
Ditleff Point
Rendezvous Bay, St. John, United States Virgin Island

Parcel No. 15A-10-4

This lot has the beach easement on the South property line. The driveway access to the property is most accessible from the Southeastern corner. This will place the entrance adjacent to the beach access pilasters and therefore, any entrance structures into this property should interface with those pilasters. The parking would make the most sense to be adjacent to the beach easement, between contours 8’ and 20’. The house should be between contours 6’ and 20’. Special care should be taken to control silt from impacting the adjacent beach. Both this lot and the adjacent lots have buildable areas next to each other and approximately the same floor elevations. Special consideration should be taken to screen between the properties. Because of the homes visual proximity to the beach, materials need to blend into the hues of the surrounding area.
This lot has an unusual shape with a very narrow section facing, East and paralleling the Estate Road. A wider part of the property, virtually perpendicular to the narrow piece, faces essentially South and East. Access works best at the intersection of these two elements, entering the property at contour 28’. This will allow access both to the narrow area to the South, as well as the larger area to the East. The narrow segment is not suitable for the main structure, but could be used for small Guest Cottage, located between the 20’ and 40’ contour lines. Because of this location’s proximity to the Estate Road, these Guest Cottages should not extend more than one-story above the 30’ contour line. On the Northeastern portion of the lot is the culmination of a secondary ridge. Along the shore line, there is a significant cliff above that has a relatively gentle area, which is most suitable for the Main house. If the home is located between 40’ and 60’ contour lines, it should not exceed one-story above the 50’ contour. This will keep the majority of the roof line below the 70’ contour of the ridge that would be directly behind. At the same time, locating the house along the 50’ contour will allow for Sunrise and Sunset views. By extending the house horizontally verses vertically, the visual impact on the land as viewed from the water will be minimized. Because of its high visibility, the material and colors will be such that they blend in with the natural hues. The slope of the roof shall be similar to the slope of the adjacent hillside. If an access pathway is constructed to the waters edge, it shall follow the natural contours. Rock outcroppings and foliage will be respected. Special attention shall be taken to protect the rocky edge below from construction siltation. Construction will be held back from the cliff 1/3 the height of the adjacent cliff.
This lot is adjacent to the beach and faces Northwest. It is also next to the beach access easement on the North property line. The building area is directly adjacent to the beach. Access from the Estate Road should be at contour 29’, sloping down to a parking area adjacent to the beach easement at approximately elevation 15’. The house could be located between contours 8’ and 20’. Special care should be taken to protect the beach from siltation during construction. Landscape screening will be required between the beach access easement and the parking and between the beach and the house, in order to maintain as much privacy as possible.
Ditleff Point
Rendezvous Bay, St. John, United States Virgin Island

Parcel No. 15A-10-7BA

This lot is an interior lot that straddles the ridge line and offers 270° views, encompassing both the Sunrise and Sunset. Access should come from the Southeast corner of the property at elevation 68’. Parking would occur on the Estate Road side, between contours 80’ and 100’. The house could then wrap around the ridge also at contours 80’ and 100’. In order not to interfere with the site lines from the adjacent lot on the Southside, the house should not exceed one-story above the 90’ contour. The slope of the roof line shall match the adjacent slopes on the hillside.
Ditleff Point
Rendezvous Bay, St. John, United States Virgin Island
Parcel No. 15A-10-7-Rem.

This is a panhandle shaped lot with the primary views facing Northwest. The property has beach frontage and Mangroves with gentle slopes close to the beach, in the Southwest quadrant of the lot. The house location makes the most sense in this area between contours 8’ and 20’. A long drive will be necessary, which should be as narrow as possible and located in such a way as to miss significant foliage and rock outcroppings. Grades along the road should stay as close to the natural grades as possible. Special attention shall be given to siltation control to protect the beach and Mangroves from construction run-off. Screening will be necessary between the beach and the house.

- The waters edge
- Recommended parking location
- Non-buildable area
- Buildable area
- Recommended home location
- Recommended driveway access point
- Cliff set-back
Ditleff Point
Rendezvous Bay, St. John, United States Virgin Island

Parcel No. 15A-10-7B-Rem.

The high point of the property consists of a plateau with 270° panoramic views, as well as a buildable area close to the beach. The access drive or path shall be kept to a minimum width and held as close to the natural grades as possible. The beach cottage should have a maximum of one bedroom per floor and centered within the lot to maximize the privacy between the adjacent lots. Special attention shall be given to siltation controls below the beach cottage, to protect the beach and Mangroves from construction run-off. The ideal location of the main structure would be just below the plateau. To minimize the visual impact from the water, the house shall not exceed one-story above the 116’ contour line. Because of its high visibility, the material and colors will be such that they blend in with the natural hues. The slope of the roof shall be similar to the slope of the adjacent hillside. Access to the property should be from the Southeast corner and the parking located on the South property line at elevation 120’, leaving a berm to help separate and screen the parking from the Southern neighbor. Special attention should also be taken to landscape, between the property line and the parking.
Ditleff Point
Rendezvous Bay, St. John, United States Virgin Island

Parcel No. 15A-10-9 Rem

This lot faces East, overlooking the mouth of Fish Bay. It is a long narrow lot. The least steep portion most suitable for a home falls between contours 30’ and 56’. The house shall not exceed one-story above elevation 46. There is an interesting cliff that bisects the buildable area. It is possible for the house to be on both sides of the ravine. Because of the logical parking area located on the adjacent lot, Lot No. 28/Parcel No. 15A-10-9-Rem., the parking for this lot makes the most sense if it is next to this neighboring parking area. This will maximize the privacy between these two adjacent lots. In order to reach this proposed parking area, access should be at approximately elevation 66’. Landscaping between the two parking areas shall be required. If an access pathway is constructed to the waters edge, it shall follow the natural contours. Rock outcroppings and foliage will be respected. Special attention shall be taken to protect the rocky edge below from construction siltation. Construction will be held back from the cliff 1/3 the height of the adjacent cliff.

The waters edge
Recommended parking location
Non-buildable area
Buildable area
Recommended home location
Recommended driveway access point
Cliff set-back
This property is a panhandled shape lot facing West, overlooking Ditleff Bay. The home site could either be between the 70’ and 100 contours, higher up on the hillside, or down close to the beach between the 10’ and 30’ contours. Access to the parking would be at the 102’ contour line with the road staying somewhat in the center of the panhandle, but not absolutely straight. The contours are gentle enough that the road could extend down to the beach area, but again should not be absolutely straight. The driveway, if extended down to the beach, should be narrow and stay as close to the natural contours as possible. Special attention needs to be taken to protect the beach area from construction siltation.
Ditleff Point
Rendezvous Bay, St. John, United States Virgin Island
Parcel No. 15A-10-9C

This lot faces East, overlooking Fish Bay. The shoreline is very rugged, but it is still possible that a path could access the waters edge. If an access pathway is constructed to the waters edge, it shall follow the natural contours. Rock outcroppings and foliage will be respected. Special attention shall be taken to protect the rocky edge below from construction siltation. Access into this site works best between the 70’ and 80’ contours. The parking should be as close to the Estate Road, as possible and adjacent to the proposed parking area on Lot No. 26/Parcel No. 15A-10-9C. The home is best suited to be between the 50’ and 70’ contours, where it is least steep. Landscaping between the two parking areas will be required. Construction will be held back from the cliff 1/3 the height of the adjacent cliff.
This is an extraordinary lot that has panoramic views. It is a large lot, which is stretched out in excess of 750’. The ridge culminates on this lot at elevation 144’. To take advantage of these extraordinary views, the ideal location of the home would be between the 110’ and 132’ contour. The house shall not exceed one-story above the 128’ contour. The roof line should follow the same line as the adjacent slopes and because of its high visibility, the material and colors will be such that they blend in with the natural hues. Special attention shall be taken to protect the rocky edge below from construction siltation. This property is surrounded by cliffs and special attention will be required to protect these areas from construction siltation. This lot will require a long driveway, which should follow the natural contours as close as possible, being sensitive to foliage and the natural rock outcroppings. Construction will be held back from the cliff 1/3 the height of the adjacent cliff, unless Structural Engineer certifies that one can be closer.
Ditleff Point
Rendezvous Bay, St. John, United States Virgin Island

Parcel No. 15A-10-9A

This lot faces Southwest with a rugged shoreline and cliffs, rising up to a plateau that is not quite as high as the adjacent ridge line. Access is a straight shot in from the Estate Road. The house and parking are all at approximately at the same location. The possibility of a Gate House exists and as long as it stays modest, it could extend above the 112’ contour. The house shall not exceed one story above the 112’ contour. The materials and colors will be such that they blend into the hues of the hillside. The roof slope will be similar to the slope of the adjacent contours. Because of the proximity to the cliffs, special attention will be required to mitigate construction run-off. There is a possibility that on the Northwest property line, a path could be created that would access the waters edge. If an access pathway is constructed to the waters edge, it shall follow the natural contours. Rock outcroppings and foliage will be respected. Special attention shall be taken to protect the rocky edge below from construction siltation. Construction will be held back from the cliff 1/3 the height of the adjacent cliff.

- The waters edge
- Recommended parking location
- Non-buildable area
- Buildable area
- Recommended home location
- Recommended driveway access point
- Cliff set-back
This lot has primarily Southern views that look out over cliffs that cascade down to the water below. A small rocky beach area is nestled between the cliffs and could be accessed via a path on the East side of the property. If an access pathway is constructed to the waters edge, it shall follow the natural contours. Rock outcroppings and foliage will be respected. Special attention shall be taken to protect the rocky edge below from construction siltation. The ideal location for the home would be between contours 98’ and 128’. Because of the proximity of the cliffs, special siltation controls will be put in place to protect the cliffs from construction run-off. Construction will be held back from the cliff 1/3 the height of the adjacent cliff. In order to minimize the visual impact from the water, there will be a maximum of one-story in height above contour 124’. The materials and colors will be such that they blend into the natural hues of the hillside. The roof slope will be similar to the slopes of the adjacent contours.
This lot is shaped like a panhandle with a narrow section connected to the Estate Road. In the wider areas of the lot, the view is both to the South and to the West. Along the entire rear of the property, cliffs cascade down to the water. A combination of coral reefs and rocks extend out from below the cliffs. This sensitive area will need to be protected and additional siltation controls will be required to mitigate run-off during construction.

For both views, as well as privacy, the ideal locations of the house would be between contours 110’ and 126’. Because of this lot’s proximity to the ridge line, the house shall be a maximum of one-story above the 120’ contour. The materials and colors will be such that they blend into the hues of the hillside. The roof slope will be similar to the slope of the adjacent contours. Access into the property should come off the side of the hammer head, between the 116’ and 118’ contour. The opportunity for a Gate House exists all along the panhandle, but would work best as you enter the property. The access drive should not be a straight shot, but meander in a more natural way, staying somewhat in the center of the property. On the far Northwest side of the property, it may be possible to create a path down to the beach. If an access pathway is constructed to the waters edge, it shall follow the natural contours. Rock outcroppings and foliage will be respected. Special attention shall be taken to protect the rocky edge below from construction siltation. Construction will be held back 1/3 the height of the adjacent cliff.
This lot is somewhat of a wedge shape with a beach area on the Western side of the property. The ridge line offers an opportunity to locate the house so that it can take advantage of the Sunrise and the Sunset. The two adjacent lots would most likely be on the Western face on the downhill slope. By keeping the house on this lot, along the ridge line, it creates a staggered relationship with its neighbors and thereby, offers greater privacy to each of the homes. The house and parking works best between the 80’ and 110’ contours. Access to the lot would be at the Southeastern corner at elevation 106’. The parking will be between elevation 114’ and 120’. As for the home, the materials and colors will be such that they blend into the hues of the hillside. The roof slope will be similar to the slope of the adjacent contours and the house should not exceed one-story above elevation 100’. If an access pathway is constructed to the waters edge, it shall follow the natural contours. Rock outcroppings and foliage will be respected. Special attention shall be taken to protect the rocky edge below from construction siltation.
Ditleff Point
Rendezvous Bay, St. John, United States Virgin Islands
Parcel No. 15A-9-1

This lot is located outside the Estate Gate. Access will come from the public road, ideally at elevation 50’. The lot is extremely long and narrow with cliffs leading down to the Shallows. Including the setback from the public road and the 50’ setback from the Shallows, you are left with a long, narrow area that can be constructed on between contours 45’ and 60’. The code allows for projection into the setback, 2 inches for each foot of the setback. This will give one a maximum of 100 inches (8’-4”) that could be cantilevered over the setback line, which will add to the buildable area. To build over the setback, requires approval from the Architectural Review Committee.