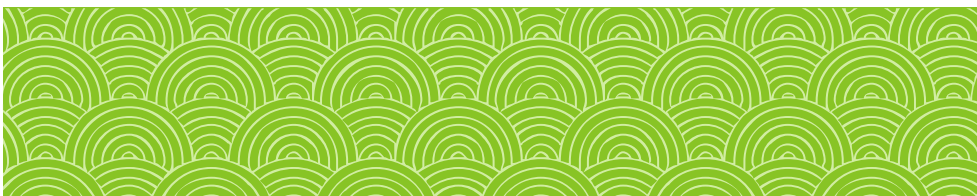
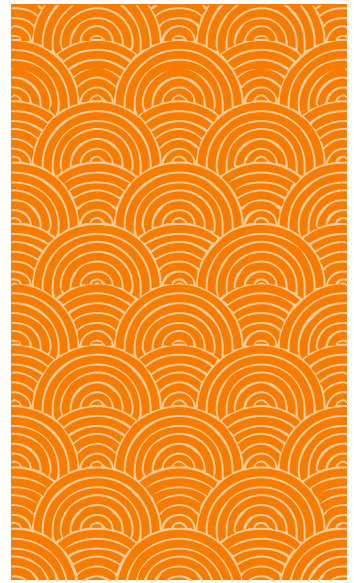


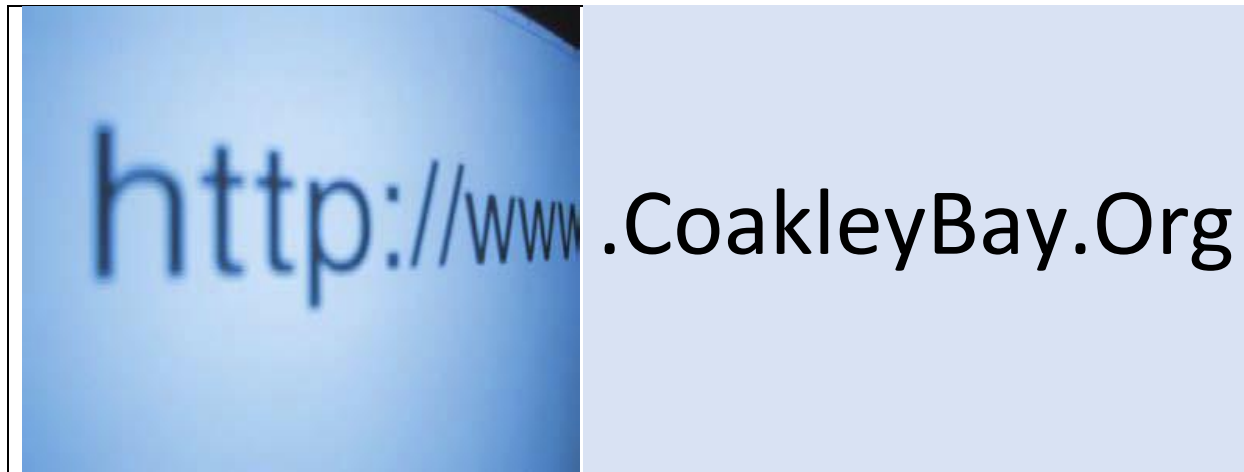
# Briefing for First Time Visitors, Renters and Owners

Coakley Bay Condominiums

East End

St. Croix, U.S. Virgin Islands





## Welcome to Coakley Bay !!!

Everything you need to know is on the website: [www.CoaklyBay.Org](http://www.CoaklyBay.Org)

First things first! If you have not already done so, please stop by the Management Office and complete an occupancy questionnaire.

The 100 Coakley Bay Condominiums sit on 8.96 acres. Approximately one-third of the units are occupied by full-time residents, one-third are part-time residences, and one-third are vacation rentals. Naturally we're biased, but we think this is just about the best place to live or visit on St. Croix -- and maybe in the whole Virgin Islands!

Unlike most other similar communities in the USVI, we have a full-time office and staff who look after not only the condos, but also the spectacular plantings throughout the property, the huge swimming pool overlooking the Caribbean toward Buck Island, and the self-contained water supply and treatment systems. In addition to all maintenance and day-to-day owner services, the Office handles such things as key control, rental of storage areas under the buildings, laundry facilities and our monthly newsletter. (Mailboxes are just outside of the Administrative Office as well -- just next to the Salon.)

Along with the balconies which overlook the Caribbean (called 'galleries' here) residents enjoy full maintenance of all outside areas, doors, shutters and structures -- as well as structural insurance coverage. And, naturally, we have Rules to assure privacy, quiet enjoyment and a safe, fun experience. Some people stay year-round...others come just for a few months in the Winter...and some pop down when they have the time. Whether you're visiting, renting, or on a special vacation we'd love having you join us!

## Things to Do on the Property (Besides the Wonderful POOL!)

### **Cultured Pelican Restaurant**

The Cultured Pelican restaurant (Italian cuisine) is located above the pool. Service times are Tuesday-Sunday 6:00 pm-9:00 pm. Reservations are recommended, and take-out is available. 340.773.3333

### **Monique's Beauty Salon**

Monique and her staff of beauticians offer a variety of services for the entire family. A few of the services offered are: Haircut , Color, Highlights and Perms. To make an appointment call 340.778.5889

### **Lending Library**

On a rainy day or if you just want some time out, feel free to drop by the Office and borrow one of the many books available for your free use. And feel free to leave any that you've read with us, for others.

### **Laundry Facilities**

Laundry facilities are located below the A, E, G, H, J and M buildings.

Tokens for the washers and dryers are available at the Office. Please leave the laundry area clean when you leave.

### **St. Croix Entertainment & Attractions**

In the Coakley Bay Office lobby you can find flyers from local businesses on a range of entertainment, activities and services. There are also local maps to help you find your way. Remember, in the Virgin Islands we drive on the left side of the road.

## **Mail and Mailboxes**

The Office will receive large boxes and deliveries from FedEx, UPS and similar services. However, the mailboxes here are the responsibility of the condo owners. If you are staying long-term and wish to use your unit's mailbox, you should contact the owner or property manager for a key. The office cannot release keys. The address for your mailbox is -- PLEASE don't forget the Unit Number !

"5000 Estate Coakley Bay, [Unit #]" then, "Christiansted, VI 00820"

## **Rules Make it Better for Everyone**

Everyone wants to have a good time here. For some that is peace and quiet, and for others it is a family having energetic fun by the pool. It is enjoyable to watch TV--but not listen to your neighbor's. And everyone likes clear, clean water and clean drives. Our *Rules & Regs* guarantee that good fences will make great neighbors: please read & follow this summary: they are for our mutual enjoyment!

### **1. PEACEFUL ENJOYMENT.**

- Quiet hours must be observed between 9 p.m. to 7:30 a.m. weekdays  
10 p.m. to 10 a.m. weekends and holidays. At all times, noise from radios, TVs, instruments must be kept at a level not annoying neighbors.
- No water or debris can be allowed to fall to units below  
or onto common property.

## 2. POOL

- Pool hours are from 6:45 am to 9:00 am for quiet exercise (laps) and from 9 am to 8 pm for general use. Swim at your own risk, there is no lifeguard on duty.
- A responsible adult must accompany children under 12.
- Use of scuba gear is prohibited. Masks and snorkels may be used, but no swim fins.
- NO GLASS is allowed in the pool area.
- No loud music or broadcasts allowed.
- No one will be allowed in the pool or pool area unless wearing appropriate bathing attire.

## 3. VEHICLES

- If you have 2 vehicles you may not park both of them in the more desirable, close-in spaces. One vehicle may park in a close-in space and the other has to be parked in an over-flow area and not at another buildings's premium spaces. When owners are off island, vehicles shall be parked away from the buildings in the lesser desirable parking spaces. A set of keys must be left with the Property Manager in case of an emergency. Cars must be registered with the office and have parking stickers.

## 4. DISPOSING OF YOUR TRASH

- Special trash containers have been placed around the complex for collecting normal household trash. Trash Must be **bagged** and placed in containers. Boxes must be broken down. All large items must be taken to the recycling center near the fire station.

## 5. PROTECT OUR DRAINS AND WATER

- All drains in the units discharge into the Coakley Bay water treatment plant, the operation of which is *extremely* sensitive. Chemicals of any kind including anything with chlorine and foreign objects are prohibited to be put down sinks or toilets. The office sells BioBowl (safe, all-purpose cleaner) for \$6.00. **Please, Please Please !!! This is critical. Ignoring this can be costly and endanger our water system!**

## 6. PROTECTING YOURSELF AND YOUR PROPERTY

- The East End & Coakley are generally very safe--but any place tourists can be found, there is sometimes crime. CB is committed to being a safe community. As such, we have a neighborhood watch.

### **SAFETY FIRST**

- *Charcoal barbeque grills are strictly prohibited.*
- *Walkways, entrances and stairways of buildings must be kept clear for access.*
- *No climbing on the roof of any building.*
- *Dangerous, flammable or explosive materials shall not be kept in units.*