

Dear ECHLA homeowner,

St. John is growing! Over the last several years we have seen the building of many new homes and rental villas, as well as other owners rebuilding houses that were lost to the hurricanes of the '80s and '90s. This influx of new homes has literally brought us closer together. Rather than one or two houses dotting a hillside, there are now far fewer vacant lots left in our Chocolate Hole community.

However, the very beauty and tranquility that attracted most of us to St. John in the first place may be jeopardized unless we recognize that with the advantages of these additional homes (increases to our property tax base; an influx of talented people who now live, work, and visit our island) may also come some of the undesired attributes of a more populated environment --- those of unwanted noise, light pollution, and road overcrowding.

The ECHLA membership, at a recent annual meeting, adopted a "courtesy code" which we believe will remind all of us of the many ways we can treat our neighbors with respect and consideration, as we are brought closer together. And we should also remember that, although Estate Chocolate Hole is mostly a residential community, it is made up of a blend of long-term residents, part-time residents, and short-term guests.

So read this code yourself, but please also share these courtesy reminders with your guests and with your property manager, if you employ one. They can help make our homes in St. John better places for all of us!

Estate Chocolate Hole Courtesy Code

Lighting: Outdoor lighting should not interfere with our neighbor's ability to enjoy the natural beauty of our environment. Please keep all lighting low impact and pointed downwards (low wattage, not facing outwards) and turn ALL outside lights off from midnight through dawn.

Noise: Noise travels easily. This area serves as an amphitheater. Between the hours of 9 PM and 8 AM, please keep noise from music, television, construction activity low so that it is not heard by your neighbor – this includes barking dogs and screaming children. (If you can hear your neighbor's radio, imagine what else they can hear from your home!).

Parking: All homes must provide on-site parking for their residents, staff, service providers, and guests. Parking on estate roads (either dirt or paved) is forbidden as well as unsafe.

Domestic Animals: Domestic animals should be confined to the owner's property and not allowed to roam freely. Please leash your pet when walking on ECHLA's roads.

Group events: This is a residential neighborhood. Rental homes should not be marketed as sites for events larger than the residence can sleep (i.e. if the rental home has 10 beds, as do many 4 or 5 bedroom homes, rental home events should be limited to 10 people) nor as sites for weddings or corporate retreats (rental homes should not be marketed in "groupings" of homes –i.e. several villas rented to one group). Group events such events such as weddings should be held at local hotels, restaurants, or beaches.

Emergency locator: Utility poles have identifying letters and numbers painted on them in order for owners and guests to describe easily the location of their houses in an emergency. The utility pole closest to our house is pole # _____ on _____ Road in Estate Chocolate Hole, lot number _____.