

# Cowpet Bay West

6201 Windward Way, St. Thomas USVI 00802

## Condo Association Rules & Regulations for CBW Tenants

5/3/2023

Cowpet Bay West is a residential condo community bound by rules and regulations intended to ensure neighbors' peaceful co-existence. Everyone on CBW property is expected to follow CBW rules and regulations. Thank you.

Topic	Fines	How to avoid fines
Excessive Noise	\$300- \$1,000	Keep voices, music, & TV lower than 75dBA Approximately the noise of a standard vacuum cleaner
Parking Violations	\$100- \$200 or towed	Always display a CBW parking sticker or pass in your windshield
Clogging Toilets	Up to \$15,000	Never flush anything other than toilet paper
Mishandling Trash	\$200- \$500	Keep trash indoors until you are ready to place in a CBW trash bin at the top of Leeward or Windward Way
Registered service animals	\$200- \$500	Always keep registered service & support animals on a leash

**USVI NOISE ORDINANCES for CONDO and BEACH:** Fines: \$300-\$1,000 fine for noise violations.

- Loud noise, including talking, music, and TV, is prohibited in the condos, balconies, beach, and other outdoor areas.

**PARKING:** Fines: \$100-\$200 fine and possible towing

- All vehicles must display a parking pass on the windshields to avoid being towed.
- Non-owners may park in guest spots for up to 24 hours.
- Boats, trailers, and heavy commercial vehicles are prohibited on CBW property.

**TOILETS:** Repairs can run to \$15,000

- NOTHING besides standard toilet paper can be flushed down the toilets! CBW systems are 50 years old and weren't designed for today's flushable products. Owners and renters will be billed for pipe repairs due to misuse.

**TRASH:** Fines: \$200-\$500

- No garbage or trash may be left/disposed of on or adjacent to our property.
- No trash cans/pails or garbage bags may be left outside except on pick-up day.

**OUTDOOR SPACES:**

- Barbequing is permitted on the parking lot side of the buildings only.
- Never hang towels or laundry over the balcony railings on either side of the condo.
- Never place personal items on or store them under the stairways, railings, or entry bridges.

**REGISTERED SERVICE ANIMALS:** Fines: \$200-\$500

- Only registered service animals are permitted on CBW property, and they must always be on a leash.
- Owners and tenants must clean up after their registered service animal.

***Water is a limited resource here in St. Thomas - please use it sparingly.***

Renters should contact their rental agent for all issues.

Renters should ONLY contact the Cowpet Bay West Office for emergencies when they cannot reach the rental agent.

EXHIBIT I  
Rules and Regulations  
for  
Cowpet Bay West  
April 1998

1. No articles shall be placed on any of the stairways, railings, or entry bridges.
2. Balconies and street-side porches shall be kept neat and clean, and no articles shall be swept or thrown from them. No Laundry, laundry lines, or other unsightly articles shall be placed on the balconies, porches or other common areas and facilities.
3. Radio or television antennas are prohibited and no sign, notice, advertisement or illumination shall be displayed on or at any window or other part of the building.
4. No owner shall make or permit any disturbing noises in his unit or within the common areas and facilities, or do anything, or permit anything to be done wherein which will interfere with the rights and reasonable comfort and convenience of other owners.
5. No inflammable, combustible or explosive fluid, material, chemical or substance is permitted in any unit, except for normal household use.
6. Dogs and farm animals are prohibited, and owners will be fined as specified by the Board of Directors. The Association may require removal of any animal when it becomes bothersome to others or is deemed by the Association to be unacceptable.
7. No garbage or trash will be left or disposed of on or adjacent to the property – except in a dumpster, if such is provided by the Association.
8. One space per unit is provided for parking automobiles on the property. Additional vehicles may be allowed by Management based on space availability. Any vehicle not currently registered and licensed will be considered a derelict and will be towed.
9. No boat, trailer, heavy commercial or nonself-propelled vehicle shall be parked on the property. No vehicle shall be parked so as to impede ready movement by another vehicle, nor shall it be

parked in any space assigned to another unit without permission of the said unit owner. Any vehicle in violation of these rules may be towed at the vehicle owner's expense.

10. Beach users shall clean up and remove any trash or other articles on the beach for which they are responsible.

11. The use of barbecues on seaside galleries is prohibited.

12. The number of persons occupying a unit on a routine basis is limited to two per bedroom. Additional "guests" are permitted not to exceed thirty days total per year.



# Cowpet Bay West

6201 Windward Way, St. Thomas, USVI 00802  
Phone: 340-775-6675/Fax: 340-779-6407  
E-Mail: [cwpetbaywest@hotmail.com](mailto:cwpetbaywest@hotmail.com)

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## Condo Association Rules and Regulations for Owners Short Term Rental Activity

January 1, 2026

Cowpet Bay West is a residential condo community bound by rules and regulations intended to ensure neighbors' peaceful co-existence. Everyone on CBW property is expected to follow CBW rules and regulations. Thank you.

Topic	Fines	How to avoid fines
Maximum # of people is 2 adults per bedroom	NA	Please advertise a maximum of 2 adults per bedroom in your unit listing.
Minimum 5-night stay	\$150 per day, per unit	Advertise that your unit is subject to a 5-night minimum stay.