

Rules and Regulations for Chan Tha Gardens

1. In order to pass along a good price to the homeowners of Chan Tha Gardens, the builder will not entertain any requests for modifications to the exterior of the house. This includes structural modification, changing colors, roof tiles etc.
2. No outdoor pets or animals (with the exception of fish) will be allowed. Indoor pets are allowed if they do not pose a danger or disturbance to neighbors
3. Trees planted on the property that pose a danger or inconvenience to neighbors will be subject to removal, as deemed appropriate by the home owners association.
4. No boreholes for well water or other water wells will be permitted.
5. No adding of buildings, fences or extending existing buildings without the written approval of the homeowners association.
6. No burning or unsafe open fires. This could pose a danger or inconvenience to Chan Tha Garden Home owners.
7. Exterior house must be well kept with no rubbish or unsightly outdoor storage.
8. If exterior paint becomes unsightly - the homeowner agrees to wash or repaint the house in the original color as deemed necessary by the homeowners association to keep the exterior condition of the house in a state of good repair and appearance.
9. Swimming pools or fishponds must be kept in clean condition to prevent breeding grounds for mosquitoes. Residents should also be mindful of areas of standing water within the yard.
10. Once residents take over the operation of the association, they can modify rules and regulations as seen fit to ensure the enjoyment of the residents through majority consensus.
11. Homeowners of Chan Tha Garden agree to a common area fee of 50 Baht per Sq. Meter of land per year for basic Services. This will be due on the December each year and will be paid in advance for the following year. This allows gardens, community pool and public buildings to be kept in a good state of repair and order. The homeowners association will set the future rate by majority rule.

Client's Signature .....

CTG52 Signature .....