

List of rules in addition to the existing “Rules and Regulations at LHLB condominium” (R&R):

Hereafter are listed rules in addition to the existing “Rules and Regulations at LHLB condominium” (R&R, see Attachment 1.). These additional rules are necessary to better manage our condominium and protect the interests of owners, tenants and employees.

General considerations and rules:

- Mutual **respect** for others is expected to be the norm. It is recognized that cultures vary and offence may be taken when none is intended.
- **Violent behavior or threatening** will NOT be tolerated and offenders will be invited to leave LHLB. Eventually, Police will get involved.
- All parties are expected to treat the **LHLB assets** with care and respect. Parents of children are particularly requested to ensure their proper behavior. Unsupervised children cause the greatest amount of **damage to LHLB** property. Any repair costs attributable to persons causing damage will be chargeable against the responsible parties/parents.
- **Smoking** is prohibited in ALL communal areas including reception, public toilets, elevators, parking facilities, corridors and stairwells, gym, swimming pool and surrounding recreational areas, etc...Smoking is permitted ONLY within accommodation apartments and on balconies with owners' permission and under the condition that neighbors are not disturbed. Care and consideration should be shown when disposing of cigarette ends.
- For the **swimming pool** and the **surrounding recreational areas** specific rules apply (see Attachment 2.: Swimming pool and surrounding recreational areas - Specific Rules). Unacceptable behaviors likely to cause offence as well as rules are detailed on the information board at the swimming pool recreational area and must be complied with.
- Alike, in the **Fitness room (or Gym)** specific rules apply (see Attachment 3.: Gym/Fitness room - Specific Rules). Unacceptable behaviors likely to cause offence as well as rules are detailed on the information board at the Gym and must be complied with.
- Please note that all **corridors** are classed as “emergency evacuation routes” and are required to be free from any and all items. This includes shoes, toys, bikes, prams, etc. Shoes and other items left in corridors will be collected by staff and a fine will be payable prior to their return.
- **Littering** is not allowed. To prevent unpleasant smells and to reduce the risk of rodent infestation, make sure **garbage** is properly bagged, sealed and placed in the bins within the stairwells with care and putting the bin cover. When bins are full, additional garbage has to be disposed in the collection bins in front of the entrance.
- The **balconies** shall NOT be used as an extension of bedroom, kitchen or laundry.
- Due to limited number of parking slots in the **underground parking**, specific detailed rules have been approved by the AGM and apply (see Attachment 4.: Underground parking - Specific Rules). These rules have to be complied with, otherwise penalties will be inflicted by Manager.

- Attention is drawn to the “Thai Condominium Act” stipulating a **minimum rental stay of 30 days** (see Attachment 5.: Illegal short-term rental).
- All persons registering at the Reception are subject per stay to a one-time **administration fee**.
- In addition, renters shall pay a non-optional daily fee per person for access to and use of communal areas and facilities. The amount will be payable on arrival, with a minimum 30-days-charge applicable.
- Renters have access to defined **communal facilities** ONLY at management discretion (swimming pool, recreational areas and gym). Access to these areas is a right ONLY for owner-occupiers.
- For all and every incident or **violation of rules**, one single warning shall be given without a fine. Afterwards, a penalty will be inflicted – penalties range from "token amounts" to "reasonable, but substantial amounts" in severe and/or cases. The fine amounts will be determined by Management, in consideration of the specific nature of the violation.
- **Unpaid fines or fees** shall be charged against the apartment owner and these will attract additional interest for late payment or non-payment (according to the rate of 12% per year as per Thai laws).

N.B.:

In the context of the R&R at LHLB, it should be noted that 3 groups of occupiers are defined as:

- 1. owners of units (and their direct 1st degree relatives or family members)*
- 2. tenants (those who have contracted a unit from an owner for 1 year or longer)*
- 3. renters (those who have rented a unit from an owner, for a period of at least 1 full month up to 12 months).*

Naklua, December, 2019

.....
 For the CJP Committee
 Jean-Claude Faber, secretary

.....
 The CJP Manager
 Pimsiri Hofmann

- Attachment 1. Existing Rules and Regulations (R&R) at CJP Condominium LHLB
- Attachment 2. Swimming pool and surrounding recreational areas - Specific Rules
- Attachment 3. Gym/Fitness room - Specific Rules
- Attachment 4. Underground parking - Specific Rules
- Attachment 5. Illegal short-term rental - Reminder