

Attachment: confirmation by AGM on December 14, 2019 of the Interdiction of short-term rental at LHLB

Subject: Short term rental at LHLB

INFORMATION LETTER

Dear co-owner at Laguna Heights Long Beach (LHLB) condominium,

Short term rental (renting out a unit for less than 1 [one] month in a row for payment or equivalent) has been discussed several times at our Annual General Meetings (AGM). A formal decision has been taken at the AGM on December 12, 2015 confirming that **SHORT TERM RENTAL** of LHLB units is **NOT PERMITTED in our condominium**. Consequently this was enshrined within our LHLB “Condominium Rules and Regulations” (R&Rs).

It is known, and confirmed by legal council, that R&Rs developed by due process are enforceable by protection of Thai laws. Additional laws are applicable to LHLB, e.g. the Hotel Act and especially the Condominium Act [Act B.E. 2542 (A.D.1999)] and its update.

Nevertheless, we continue to observe violation of our R&Rs by a small minority of co-owners. As a result, we have recently taken legal advice from a lawyer related to the types of occupancy observed at LHLB and our related legal obligations and liabilities. As a result of this legal advice, we are writing to you to ensure that you are fully aware of the existence of the mentioned R&Rs and Thai laws in respect of the Condominium Act and decisions taken at AGM, the highest authority in a condominium.

We hereby inform you that starting **April 1st, 2018, the R&Rs** set out for our condominium by the majority of participants at the AGM **WILL BE FULLY IMPLEMENTED**.

In case, our Management observes that a unit is/has been rented out for less than one month in a row, a penalty of 1,000 Baht per day of violation is applied and added to the monthly bill of the concerned unit. In case of repetition, the penalty will be increased progressively by our Management, according to our R&Rs. In addition, our Management will cut off water supply for the illegally rented unit.

We trust that we have your support and understanding concerning LHLB R&Rs, our legal obligations on this matter, the need to protect our condominium from infringement of rules and laws and also from potential liabilities.

With our best regards,

Mrs Pimsiri Hofman,
CJP Manager

Mrs Yui Nundee Thanawaranun,
Chairperson, on behalf of the CJP Committee