

## *MALEE SEAVIEW AND SAI NAAM* GENERAL RULES AND REGULATIONS

These General Rules and Regulations apply to the residents of Malee Seaview and Sai Naam. Please note however that additional rules apply for Sai Naam, see below. They are important and if we all contribute by respecting these rules and regulations, we will together increase attraction and market value on our investments as well as maintain, support and increase safety, service, environment and the overall well being in our community. Please consider this document as official notice of Rules and Regulations of Malee Seaview and Sai Naam.

The following general rules and regulations apply:

### **PARKING:**

Cars, pickups, jeeps, and tuk tuk's should be kept on and well inside property owners' own lots or on common areas, designed for this purpose (parking lots). Parking of vehicles of the above kind in common streets is only allowed on short term basis.

### **GARBAGE/TRASH:**

Garbage should be appropriately packed and placed in garbage cans, placed on the common grounds for this purpose as advised from time to time.

### **PETS:**

Pets are allowed as long as the owners take care of them and at all times keep them off other property owners' lots, including stray dogs, see below. Please be considerate of your neighbor and especially children by always keeping good control of your pet, and your pet's whereabouts. Always pick up after your pet on common grounds, streets and the beach. Property owners that do not live in Malee Seaview Sai Naam all year round are not allowed to leave animals behind upon departure.

Stray dogs, i.e. dogs that live on the beach, is a well known and identified problem on Koh Lanta and in Thailand, a problem that is under the attention of authorities and voluntary organizations. Their aim is, by keeping them healthy and sterilized, to reduce number of stray dogs. We should acknowledge and support this hard work by the authorities and other voluntary workers. We should also refrain from feeding them inside our own area, or otherwise treat these strays so that they easily return to and stay in our area. Dogs that live, stay and are fed within Malee Seaview Sai Naam area should be considered and treated as pets, see above.

### **SIGNS:**

No "For Sale or For Rent" or other private signs should be posted on the common areas.

### **ARCHITECTURAL CHANGES:**

It is important that the future development of our area follow a common and attractive plan and stay within what is permitted under at any time existing approvals by

authorities. Therefor any new building, fence, wall, pool or other structure or amendment, repainting in different colours or any other external additions, changes or alterations, shall in advance be advised and informed to the general manager for his approval. He/she may seek advise from the Malee Seaview Ltd board, if needed.

**EXTERIOR MAINTENANCE:**

All buildings, fences, walls or other structures to be well maintained and kept in good condition. Also pools and gardens shall be well maintained and kept in good condition and appearance all year around. No unnatural, unpleasant or otherwise disturbing material or waste is allowed anywhere.

**BUSINESS ACTIVITIES:**

Any new business activity, other than rental of properties and the different activities offered by the café and restaurant, must first seek the approval of the general manager, who may seek the advise of the Malee Seaview Ltd board, if needed.

**RENTAL OF PROPERTIES:**

Generally, rental of property is allowed. It is, however, the responsibility of the individual owner to inform each and every tenant of these rules and regulations. It is also the responsibility of the individual owner that each and every tenant follows these rules and regulations.

**LOUD NOISES :**

It is recognized that from time to time residents would like to have a get together or party in their own home. At the same time, consideration must be given to your neighbors. Therefore, any loud noises (such as; fireworks, loud music, etc...) should be avoided. Unruly or disturbing behavior can not be tolerated. It is expected that get togethers and parties will end at or by 12:00 PM.

**SAI NAAM:**

For owners of units in the Sai Naam area additional Rules and Regulations apply, see enclosed. (Under preparation)

These Rules and Regulations are stipulated in the Malee Seaview Limited Shareholders Agreement and any breach will be considered a breach thereunder. The rules are adopted by the Board of Directors of Malee Seaview Ltd and are hereby notified. They may be amended from time to time and will so be notified.

Koh Lanta November 2009