

## **Grand Condotel, Pattaya**

### **Code of Conduct for Co-owners and Residents.**

The purpose of this Code of Conduct is to maintain a balance between the rights of the individual condo owner to maximize the benefit and enjoyment of his or her unit, whilst minimizing the negative impact on other Co-Owners and Residents in respect to safety, noise, inconvenience and reduction in value of the common property.

The application of, and adherence to this Code of Conduct, will be administered by the Grand Condotel General Manager. The General Manager's decision will be binding upon all co-owners & residents.

#### **1 Use of condo unit**

- 1.1 It is expected that the activities of residents and the care of their property be conducted in such a manner that no disturbance or nuisance is caused to fellow residents.
- 1.2 No pets are allowed except small animals including dogs and cats and then only on the proviso that they did not disturb neighbours and other residents. No fouling within Grand Condotel premises is allowed and all animals must be kept under proper control at all times. In the event of complaint or disturbance caused by animals the Management can levy a fine of 500 Baht on each occasion.
- 1.3 Sounds of any description, including noisy AC compressors, audible in the neighbouring apartments, are regarded as excessive noise. Gym equipment that may produce impact noise to adjoining rooms are not allowed in units. Excessive noise in apartments or in common areas is abhorrent and must be suppressed.
- 1.4 No one may move the alarm or fire systems, TV antenna or any other common system.
- 1.5 No one may pour water or throw rubbish out of the apartment over the veranda.
- 1.6 No one may pour sedimentary water, cooking oil, sanitary napkins, condoms, plastic bags, plastic bottles/caps or garbage into a drainage pipe or toilet bowl.
- 1.7 No one may leave things like garbage in front of their condo apartment except in designated areas. All garbage must be disposed of in tied plastic bags and placed in the appropriate bins provided in accordance with the description on the bin.
- 1.8 No one may chisel or dismantle the floor, walls or ceiling other than as agreed with Management in accordance with the Grand Condo Building Renovation Rules.
- 1.9 Fixing of posters, pictures, signs, including rent or sale signs, or other items to common area walls or any outward facing part of the condominium is prohibited.
- 1.10 Common areas are walk ways, lobby areas and stair cases and must be kept clear at all times from obstructions including door mats shoes etc. in order to ensure compliance with condominium fire regulations.
- 1.11 Hanging of laundry or airing of clothes must be below the parapet and away from public view.
- 1.12 Installation of air-conditioning compressors, Satellite television receiver dish, Television Aerials and other similar equipment, must be in line with " Grand Condotel Building Renovation Rules.
- 1.13 Co-owners, residents and guests shall use the apartment in accordance with the principles as set out in this document, and the "Regulations of Grand Condotel Juristic Person".

- 1.14 Co-owners who wish to take property, furniture, televisions etc. out of the condominium should inform the Manager to obtain a security check clearance form. This procedure is intended to help prevent the unauthorized removal of Co-Owners property.
- 1.15 The Condo is strictly for residential use only and the operation of any business activity is prohibited.
- 1.16 Co-owners who wish to undertake alterations and renovations to their apartments are required to notify Grand Condotel Management at least 10 days in advance of work starting and to comply with the terms of the “ Grand Condotel Building Renovation Rules”.
- 1.17 Residents leaving their unit unoccupied overnight or for any longer periods for any reason must turn off all water at the main stop valve located in the corridor service shaft and residents should also leave a key with Management. If requested, this could be placed in a sealed and signed envelope, put in the office safe, and authority given to be only used for emergencies. In an emergency, if keys have not been left with Management, Management reserves the right to enter the unit using whatever means are available and any resulting damage will be for the Co-owners account.
- 1.18 Residents, should be reminded that the original build specification included fitted carpet with a foam underlay, this provided a reasonable form of impact sound insulation. In most of the renovated rooms this has been replaced by ceramic tiling. As the original build specification did not include a hard Styrofoam ' membrane sandwiched within the concrete floor pan, as required by most international building regulations, almost all transmitted noise, for example the dragging of furniture etc. is highly audible to the neighbours. Therefore residents should take care to avoid causing noise, and to show care and consideration to their neighbours. To reduce this problem Co-owners should apply self adhesive felt pads to chair and table legs and not wear shoes in their units.

## 2 **Interior decoration**

- 2.1 Co-owners who wish to alter or decorate a condo unit are required to submit to the Condominium General Manager a request together with alteration / decoration plan with sufficient information at least 10 days in advance. The General Manager shall agree to the request only after thorough examination and on the condition that the alteration / decoration does not affect the building structure or public utilities or external appearance of the building and / or not violate the condominium rules. All work will need to be in compliance with the “ Grand Condotel Building Renovation Rules ”.
- 2.2 No one may dismantle or drill or cause destruction to the wall, floor, or the ceiling other than as agreed with Management in accordance with the Condo Building Renovation Rules.
- 2.3 If any change or addition to the drain pipes or electrical system, Common TV antenna is planned, prior notification must be given to the Manager for consideration of safety.
- 2.4 No one can make any changes to the outside appearance of the balcony balustrade. Approved design plans for installing white canvas fixed screens for the A and G units are available by contacting the office for permission.
- 2.5 Do not store any materials in the common area except where specified and agreed with the Management.
- 2.6 All waste construction materials, must be bagged up securely where applicable, and removed from the premises at the expense of the owner or contractor, as it is not permitted to use the condo waste disposal areas for this purpose.

- 2.7 Co-owners shall allow condominium staff or handymen to enter their apartments to examine or repair the common property or property of neighbours only when this is the only practical way, as the space between the ceiling and floor is a common area for maintenance purposes.
- 2.8 In case the interior decoration affects or damages the common property or property of residents in the adjoining units, the co-owner shall be held responsible.
- 2.9 The Co-owners or contractor shall deposit a sum fixed by the condominium as a guarantee in case of damage to the common property or property of other co-owners. The contractor and his workers shall abide by the rules and regulations of the condominium.
- 2.10 If any violation of the rules or regulations of the condominium occurs, the General Manager has the right to stop the work and ask the co-owner to return the unit to its original state at the co-owner's expense.
- 2.11 Jacuzzi installation is not allowed and changing the bath tub position from original is only allowed with General Manager's approval.
- 2.12 Floor leveling that adds more weight or laying Marble or Granite floor are not allowed. Any floor leveling if required should be carried out with the use of a suitable cellular foam block, such as "K Block" or a cellular foam powder mix material, not concrete.
- 2.13 If a Co-owner or resident wishes to carry out a small job in their unit which is not covered by the Building Renovation Rules, they must inform Management and their immediate neighbours first and only do this work within the time periods specified in the Building Renovation Rules.

### **3 Use of the common property**

- 3.1 No one may construct or install anything either in or protruding into the area of the Common property.
- 3.2 Do not play any kinds of sports in the common areas except where provided for sports activities. Running in common areas, eg walkways, outside units, lobby area, is prohibited.
- 3.3 At all times residents and visitors are required to wear appropriate attires in common areas. Brief Swim wear and shirtless bodies can cause offence and embarrassment and are not acceptable other than in the designated areas in and around the swimming pools.
- 3.4 Only Co-owners and tenants (including their friends and relatives, only if accompanied by the co-owner or tenant) are eligible to use common facilities of the condominium. Outsiders are not.
- 3.5 Residents wishing to consume food and beverages in common areas must respect the rights and inappropriate behaviour associated with the consumption of alcohol will not be tolerated.
- 3.6 In using the common facilities, co-owners shall abide the condominium rules and regulations on how to use those facilities.
- 3.7 Co-owners shall be held responsible for any damage they may cause.

### **4 Parking**

- 4.1 Undercover parking is only for co-owners and their registered tenants with rental agreements. Parking permit stickers must be displayed clearly in windscreens.
- 4.2 All others e.g. visitors, guests, contractors must use the outside car park.

4.3 No one may wash their cars in the compound.

4.4 Vehicles without either an entry keycard or remote control are subject to check and exchange an entry card with the driver's ID card.

4.5 For safety reasons, no games may be played in the parking areas.

## **5 Transfer of ownership**

5.1 To transfer one's ownership right, the co-owner shall

- a.) Inform the General Manager at least 7 working days in advance.
- b.) Receive a Clearance Letter from the Manager saying that there are no outstanding debts. All outstanding debts must be settled before the clearance letter can be issued. This letter must be provided by the General Manager within 15 calendar days.
- c.) Sign a copy of this code of conduct.
- d.) Co-owners renting out their units must require tenants to sign a copy of this code of conduct.
- e.) Co-owners renting out their units must ensure their tenants register their address with the Pattaya Immigration Office

5.2 The Clearance Letter cannot be issued in case the Co-owner reject to pay cover the outstanding debts.

5.3 The seller and the buyer shall inform the General Manager of the permanent and contract address of the buyer (new co-owners or any tenants) along with details of their next of kin or oversea contacts.

5.4 The new co-owner or his tenant shall abide by the condominium rules and regulations and will indicate their agreement by signing a copy of this document.

5.5 After completion of the transfer, the new co-owner is required to provide a copy of the new chanot to the General Manager.

Revision 4<sup>th</sup> July 2014

**Grand Condotel, Pattaya**

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I fully understand the above code of conduct and confirm that I will comply with them. I understand that any non-compliance with this code of conduct may result in Management taking legal action.

\_\_\_\_\_  
Signature of Seller (Present Co-owner)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Buyer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Tenant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Grand Condotel General Manager

\_\_\_\_\_  
Date

Note: Please initial all pages.