

Grand Condotel, Pattaya

Preservation of Amenities

The purpose of these rules 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. These rules are supplementary to the Regulations of Grand Condotel Juristic Person.

The application of, and adherence to these rules, 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, audible in the neighbouring apartments, regarded as excessive noise. 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 nor dump sanitary napkins 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.
- 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 or other items to common area walls or any outward facing part of the condominium is prohibited.
- 1.10 Common are walk ways, lobby areas and stair cases 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 restricted to their representatives, co-owner property and away from public view where possible.
- 1.12 Installation of air-conditioning compressors, Satellite television receiver dish, and Television Ariels, must be in line with " Grand Condotel Building Renovation Rules.
- 1.13 Co-owners, their authorized persons or tenants shall use the apartment in accordance with the principles as set out in this document, and the "Regulations or 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".

2 Interior decoration

- 2.1 Co-owners who wish to alter or decorate a condo unit are required to submit to the Condominium

Manager a request together with alteration / decoration plan with sufficient information at least 10 days in advance. The 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 may do anything to change the appearance of the veranda rail or iron grill.
- 2.5 Do not store any materials in the common area except where specified and agreed with the Management.
- 2.6 Do not dump scraps of constructed materials down to the garbage chute or throw them out of the veranda.
- 2.7 Co-owners shall allow condominium staff or handymen enter their apartment s to examine or repair the common property or property of neighbours only when this is the only practical way.
- 2.8 In case the interior decoration affects or damages the common property or property of residents in the adjoining units, the co-worker 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 Manager has the right to stop the interior decoration and ask the co-owners to demolish the work and arrange it in the original state of the co-owners expense.
- 2.11 Jacuzzi installation or 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.

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.
- 3.3.At all times residents and visitors are required to wear appropriate attires in common areas. Brief Swim wear and shirtless bodies are not acceptable other than in the designated areas in and around the swimming pools as this can cause offence and embarrassment.
- 3.4.Only Co-owners and tenants (including their friends and relatives) 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 Co-owners, or persons authorized by them should park their cards at the specified place.
- 4.2 Co-owners who have no allotted parking place or visitors should park their cars at the specified place.
- 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.

