



ชุมชน

COMMUNITY AGREEMENT

**Guidelines that protect members
and preserve long-term community quality**

Summary for prospective buyers and members

Paa Namsai

Community Agreement

Paa Namsai



NATURE
PEOPLE
WELL-BEING
A BRIGHTER TOMORROW

Paa Namsai Community Agreement

Paa Namsai believes that the quality of a community does not come from lush greenery, beautiful homes, or convenient amenities alone. It also comes from members working together to preserve nature, peace, landscape quality, and a considerate way of living over the long term. This Agreement sets out guidelines that help protect each member and preserve the quality of the community as a whole.

“What each of us agrees to look after - and not do to others - is the same standard we have the right to expect from others.”

1 From land buyer to community member

Paa Namsai is intended to be a well-being community where members live close to nature with privacy and peace. When a buyer receives title to the land and signs this Agreement as an attachment to the sale agreement, the buyer becomes a member of the community and may use designated services, areas, and amenities in accordance with the applicable terms.

2 Your land is yours. Areas important to the community are cared for for the long term.

A member's private plot is legally owned by that member. Internal roads within Paa Namsai are public roads. Canals, lakes, activity areas, well-being spaces, and other designated areas within Paa Namsai are owned and cared for by the project to preserve environmental quality, landscape character, and the long-term benefit of the community.

“Private space belongs to its owner. Areas that create value for the community should be cared for with the long-term interests of everyone in mind.”

*“พื้นที่ส่วนตัวเป็นสิทธิของเจ้าของ
ส่วนพื้นที่ที่มีคุณค่าต่อชุมชน ต้องได้รับการดูแลโดยคำนึงถึงประโยชน์ของชุมชนในระยะยาว”*

3

Every home can be different, but the community as a whole must work together.

Paa Namsai does not require every home to look the same. Each house and structure may reflect the owner's own style, while remaining compatible with the natural setting and avoiding unreasonable impacts on neighboring homes. The combined building and structural footprint must not exceed 50% of the total plot area. Before construction or additions, members must submit architectural and site plans for review so that the development remains consistent with the surrounding environment.

"The limits we accept today are what help protect our home in the future."

4

A construction timeframe helps prevent the community from being filled with long-term unfinished or neglected sites.

For ordinary residential zones, construction is generally expected to begin within the second year and be completed within three years, subject to case-by-case relaxation where appropriate. For Zone X, construction is generally expected to begin within the first year and be completed within three years. The aim is to reduce problems caused by vacant plots, neglected conditions, or development that continues for an extended period.

5

A living well-being community, with activities arranged appropriately.

Paa Namsai provides activity and well-being areas in several parts of the project to support a lively community while preserving the peace of residential areas. Some areas, including Zone X, may host activities at suitable times and in ways that remain compatible with the surrounding environment and do not unreasonably affect nearby residents.

"A home remains peaceful, while the community can still be active, connected, and alive."



“บ้านยังคงมีความสงบ
ขณะที่ชุมชนก็ยังมีชีวิต มีผู้คน และมีกิจกรรมที่เหมาะสม”



6 Nature is something to protect - not merely something to admire.

Canals, lakes, trees, and natural areas are essential parts of Paa Namsai. Members may not encroach on, damage, or alter these areas beyond the rights granted to them. The project also has guidelines concerning earth filling, pruning, cutting branches, releasing animals, planting, digging, and cutting trees within project areas. Normal pruning for neatness is permitted. Members may also draw water from canals to irrigate trees and may catch fish for personal consumption in designated areas.

"Nature is something we live with and benefit from together - not something any one person should alter at will."

7 Utilities are designed with the quality of the whole community in mind.

Paa Namsai provides roads, electricity, water supply, internet, electronic access gates, CCTV, waste collection points, lighting, planting, and shared areas. These systems are planned with order, safety, and the long-term visual quality of the community in mind.

8 Common charges help maintain community quality.

The current common charge is set at 10 baht per square wah per month, capped at 2,000 baht per plot per month, and billed annually in advance. These funds support staff and shared systems as specified. Where the collected amount is not yet sufficient, the project currently covers the shortfall first.



9

Community guidelines should continue when land changes ownership.

When a member wishes to sell or transfer land, the new recipient should be informed of Paa Namsai's concept and requirements and should enter into the applicable agreement before the transfer is completed, in accordance with project procedures. This helps ensure continuity of community responsibility and helps protect both existing members and the rights of the incoming owner.

10

Guidelines are meaningful only when there is a fair process for dealing with breaches.

If a member does not comply with the Agreement, the project may apply appropriate measures to stop or resolve the problem. These may include suspending certain member benefits or services, suspending construction work relating to the breach, or taking legal action where necessary. The guiding principle is to give notice, provide a reasonable opportunity to correct the issue, and use only measures that are appropriate and necessary.

"The goal is not punishment. It is to stop the problem, restore compliance, and prevent harm to the community as a whole."



What members receive from the Community Agreement

Taken as a whole, the Community Agreement is not simply a list of restrictions. It creates a shared standard that gives every member the same kind of protection.

- 1 You accept certain limits on construction - and your neighbors cannot build without considering the impact on you either.
- 2 You accept rules on tree cutting, wastewater, noise, earth filling, and landscape treatment - and those same rules help protect the environment around your home.
- 3 You contribute common charges - and receive care for roads, lighting, trees, waste systems, safety measures, and shared utilities.
- 4 When land is transferred, you help the incoming owner understand Paa Namsai's concept and the new owner takes your place in the community framework.
- 5 You accept that natural and activity areas cannot be altered at the discretion of any one person - and in return those areas are preserved for the benefit of all members.

Preserving the community over the long term is a shared responsibility.

Paa Namsai does not only seek to create a beautiful place today. The intention is to put in place a system that helps keep the community livable for members in the years ahead.

Note for prospective buyers

This document is a summary of the concept and key points of the Community Agreement. It does not replace the full agreement attached to the sale agreement. Prospective buyers should review the full agreement before entering into a contract.

"A better home begins with people who care."

ให้ชุมชนยังคงน่าอยู่สำหรับสมาชิกในวันข้างหน้าด้วย



หมายเหตุสำหรับผู้สนใจ

เอกสารฉบับนี้จัดทำขึ้นเพื่ออธิบายแนวคิดและสรุปสาระสำคัญของบันทึกข้อตกลงในภาพรวม ไม่ใช่ข้อความแทนบันทึกข้อตกลงฉบับเต็ม ผู้สนใจควรอ่านบันทึกข้อตกลงฉบับเต็มที่ใช้กับแปลงที่ดินสนใจก่อนเข้าทำสัญญาจะซื้อจะขาย

“บ้านที่ดีขึ้น”