

KUTA HEIGHTS DEVELOPMENT



KUTA HEIGHTS COVENANTS & OWNERS PROTECTION

Stages 2 & 3

INTRODUCTION

The purpose of these covenants is to inform potential purchases of plots on the Kuta Heights Development (here after referred to KHD) of the protection they will have in future should they decide to make this area their home.

To preserve and protect the overall aesthetics of the project these are the standards to ensure quality and an overall first class environment for people to live in. This is a beautiful, quiet, peaceful environment and we want people to enjoy living here.

It is expected all owners will consider their neighbours and be courteous, friendly and respectful of each other and of the common grounds within KHD. They will keep their grounds, their homes, their swimming pools and all areas of their plot in a clean, neat orderly fashion.

So everyone can enjoy the view, a few plots will be subject to building and height restrictions. This only affects a few sites and you will be told before you purchase if this applies to the one you have chosen. IF you choose to own one of these sites please note that the restriction will be binding on all subsequent owners of that parcel of land.

The maximum speed limit at ALL times within the KHD is **20km**. KHD will landscape, clear and tidy all common areas of the project and maintain the road to each plot.

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CONSTRUCTION REGULATIONS

Compliance: Before any building commences each owner will show and get written approval from KDH for the design and the materials that are to be used on the project, including even the house and roof tiles colour. All construction must comply with building and zoning regulations under Indonesian law. (Our aim is to support you and we welcome good architectural design that is in keeping with the vision for Kuta Heights, with green initiatives for sustainability).

1. All plots are intended for residential use only.
2. A main dwelling/guest wings and staff quarters are permitted
3. Baruga, gazebo, swimming pool, garages, storing buildings will be permitted when in keeping with aesthetics.
4. Buildings and structures will not cover more than 50% of each plot. The only exception is areas KHD have dedicated for Unit builds.
5. There will be height restrictions on some plots.
6. Plot (____) is /is not permitted to exceed a single story, six meter height restriction(ground level to pitch of roof)
7. Eaves on building should not be closer than 3 meters from any boundary plot.
8. All boundary walls erected must be of a standard agreed by KHD and to a height no more than 2.4 meters, minimum of 3 meters in from the road boundary of the plot.
9. If purchaser intends to raise the ground level more than 1 metre from where it was at time of purchase they must first seek KHD approval (to insure the new height will not impede a neighbours view)
10. Plots are not to be subdivided. Cashew trees over one metre only removed with KHD consent.
11. Construction materials may be stored on site for a short period of time WHILE a building is erected, but no excess materials are to remain afterwards.

RULES FOR HOME, GUESTS AND GROUNDS

12. Each owner will explain the rules and expectations of KHD to any guests or visitors they have. Should any party that is a guest of an owner, cause damage, break the rules or cause loss to anyone, the development or the development company, then the owner will be held responsible.
13. All common areas must be kept free of parked vehicles, rubbish, and is not to be used for storage. If you see any damage you must notify the KHD so this can be remedied.

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14. Animals that are “part of your family” are welcome but you must keep them off other peoples land or common areas, and they must not be a nuisance to neighbours, i.e. excessive barking.
15. While a home office is acceptable should the home office turn into a commercial activity that will increase traffic flow in and out of the project, or cause a disturbance to neighbours, then it will cease. Any signage for an office must have written approval of KHD prior to erection.
16. Broken vehicles, bikes, and rubbish and any unsightly items are not to be left for more than a day or two within the KHD.
17. When Parking, please remember: At all times there must be sufficient room for ambulances, fire trucks and other vehicles to gain access to properties as needed. If a vehicle is parked where it is a concern then it may be moved without notice and the owner will pay all costs associated with the removal.
18. NO toxic, poisonous, inflammable substances (apart from generator fuel or similar, swimming pool chemicals, normal household scrub and bleaches) may be stored on site and all chemicals must be stored in a cool safe place, preferably locked.
19. The only outdoor fires to be lit are for cooking. NO burning of household or other materials is permitted.
20. Emergency provisions: While each owner is expected to maintain and be responsible for the electric, mechanical and plumbing on their properties, in an emergency, where the owner is not present, the project company may need take measures to provide temporary services to remedy a problem and all costs will be the owners responsibility.

SERVICES

21. Kuta Lombok is a newly developing area. There has been little western influence until recently, and that is perhaps why so many westerners want to be here, it is as yet unspoilt.
22. With that, it will come as no surprise that the things that westerners take for granted, such as electricity on demand, water straight from the tap, isn't so simple.
 23. Electricity: We strongly advise all owners to have a generator and solar panels. At present there is not enough power to adequately guarantee the daily needs of all of Lombok. We have been told that is being rectified and when the new power plant is running, and a constant sustainable source has reached Kuta, then each owner will be levied proportionately against their plot to have electricity available. Solar panels, well they just make sense in this climate and will help save the planet and you money.
 24. Water Supply: Each owner should either, drill a bore, collect rainwater or truck it in, into storage tanks. We envisage that long term an adequate town supply will pass your plot but this is not available at present.

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25. Rubbish collection: As houses are built KHD will provide this service to the development, (for collection of normal household rubbish) Arrangements may be made with KHD and an amount charged to the owner for items they want collected.

26. Security: When the development is well under way, KHD will contract a third party to provide 24 hour security for the Development. Any loss or damage suffered as a result of any fault or omission of the third party security will not be the responsibility of the staff, Agents, employees or directors of the KHD.

27. Gatekeeper: In our long term plan KHD has a provision to employ a gatekeeper at the bottom of the development to monitor the vehicles coming in and out. We will only do this once we have consulted with all Owners and we will make the final decision on the findings of the needs of the owners at that time.

SERVICE AGREEMENT

28. A nominal monthly fee payable once every year by **August 1st** will be levied against each owner for the upkeep of the common areas, the road, and services such as rubbish removal, beautification of communal areas, gate keeper, security and any other services deemed necessary in the future. The fee for 2012-2013 year will be just \$81.25 AUD per month (\$975 annually). Pro rata and paid at date of settlement. This figure will be reviewed annually and if necessary increased to cover any and all costs to provide these services which are for the common good of all who live in Kuta Heights.

29. Kuta Lombok is a stunningly beautiful area, with amazing views, good people and it is at this point and time in a near natural state.

30. Because Kuta Heights Development is the first “westerner” style development in Kuta Lombok we believe you are setting a standard that we hope will become the norm here. With that in mind the few pages here are encompassing “our vision” and we welcome input from the families and individuals that will call these hills home, whether it be for a few days, weeks or months a year.

31. As the project grows, KHD will grow and in the near future we will also offer individual home security, staff, vacation rentals for your home and other services as the need arises.

32. I / We the undersigned have read and agree with the terms and conditions of the 4 pages of this covenants and owners protection. Also should I / we ever sell our property, in signing this we take responsibility to insure the potential new owners have also fully read, understood and signed a copy of this document before the sale can be lawfully completed.

Purchaser signature.....Date.....

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Name in writing.....

Purchaser signature.....Date.....

Name in writing.....

witness.....

www.kutaheightslombok.com