



TDV Maintenance Specification

The purpose of this document is to specify the Regular Maintenance activities common for all villages and to what extent they should be performed by the T.D.V. Management Co. Ltd.or T.D.V.Vantage Point Co.ltd hereinafter called the Service Provider. The document will also define the Extra Maintenance activities that may apply in certain villages and for certain houses and specify to what extent the Service provider here will assist the house owners.

Regular Maintenance

The term **high season here** refers to the period of October-April while **low season** refers to the period of May-September.

Pool Maintenance

- Daily water quality checking control P.H. balance on standard during high season period and 2 times per week on low season.
- Chemicals are added when needed.
- Daily surface and vacuum cleaning, extra clean and chemical as general need during high season and 2 times per week on low season.
- Service and general maintenance of pool machinery.

Repair of pool:- repair or exchange of pool machinery as in case it costs over 20,000.00 Baht will take responsibility by the House owner's village, right away within 2 days, in case an emergency decision must be made by the house owner board.

Gardening

- Lawns shall be cut at least once monthly in general situation(as no heavy rain, flood)
- Flowerbeds in common areas and around each building shall be cleaned at least monthly.
- Trees, bushes and flowers shall be tended when needed.
- Major tree cutting shall be made in the beginning of the low season period.
- Garden residues shall always be removed and kept visible.

Security Guard

- TDV 1/2: 2 Guard at night
- TDV 3/4: 2 Guard at night
- The guard shall be reached at the gate that shall be kept closed at all times,between 24.00 and 06.00 am.
- During night time the guard shall make regular rounds in the village.

House cleaning and control of houses standing empty more than a month

- The house shall be cleaned and ventilated monthly.
- All water tapping or connection points shall be checked for leakage monthly.
- Doors to wardrobes and cabinets shall be left open and mattresses are left ventilated.
- Terrace furniture is moved inside and their pads are left ventilated.
- Windows in the bathroom shall be open all the time.

Monthly Pest Control

- Bushes around all buildings shall be sprayed.
- All wooden parts on the terrace, in the kitchen and the bathrooms shall be injected.
- Vermin below the houses are eliminated through gassing.
- The guests / House owner in the house shall be notified at least three days ahead.

***Note:** Cannot do pest control inside house during guest or owner stay due to chemicals and smell.*

Tax and insurances

- Premise tax is paid according to law.
- The houses are kept fully insured and the insurance is paid in due time
- Public liability insurance is provided and paid for in due time.
- Buildings, pools and infrastructure in the common area are kept insured.

Extra Maintenance

House owner's village

- Any direct or predictable need for extensive repair or exchange of any infrastructure in a certain village shall be reported by mail to the house owners board and the house owner in that village.
- A solution to the reported problem shall be offered to the house owners in that village, who will bear the full cost of its implementation.
- If and once the offer is accepted by the house owner's board and the house owners and payment is received the problem shall be solved.

Note :- Extra maintenance mean:-

- Cost for repair, machinery repair or change that each time/ pcs over 20,000.00 Baht,
- Cost as requested or prefer to renovate ,develop ,build or change as extra by the house's owner village.

House owner's house

- Any damage or malfunction in a house shall be reported by mail to the house owner.
- A solution to the reported problem shall be offered to the house owner, who will bear the full cost of its implementation.
- If and once the offer is accepted and payment is received the problem shall be solved.

Note :- The restaurant, the office and different store buildings with their respective belongings are outside the house owners responsibility.

Valid from 1 Jan 2024