



Fortune Real Estates Ltd

Fortuneville1

Standard minimum development conditions and undertakings

1) Purpose and motivation

Fortune Real Estates is committed to building a network of organized and services next generation residential villages across all major cities and municipalities in the country. Our idea of Fortuneville1 is to create residential neighbourhoods where style, ambition and innovation come together in one place. Fortune Real Estates will plan with you, design with you and develop with you to make Fortuneville1 an exciting living experience for residents and visitors. The design and development of Fortuneville1 is envisaged to ensure a safe, secure, and ecologically friendly living environment.

2) Minimum Development conditions and undertakings

By choosing to acquire land in Fortuneville1, you and our successors in title commit to take best endeavours to observe, respect and to the extent possible promote the following minimum development conditions and undertakings.

- i) Plot size – the sizes of plots in the village may not be modified in size without the consent of the Company or the residents' association and any sale to subsequent parties shall be subject to this undertaking.
- ii) Access roads – the access roads and other aesthetic features of the village will be respected and preserved for the benefits of the village.
- iii) Housing architecture – Fortuneville1 aspires to create a reasonably uniform and elegant architecture. Individual members of the village are encouraged to adopt the standard housing architecture provided by the company with such modifications as may be necessary to pursue their own design preferences.
- iv) Greening of the villages – all developments in the village shall ensure adequate space is reserved for planting of at least a minimum of 5 trees to increase the greening of the environment.
- v) Noise control – the residents of Fortuneville1 undertake to respect each other by ensuring a noise free, taking into account specific days and events planned and authorized by the community.
- vi) Sanitation and hygiene – every member of Fortuneville1 undertake to do everything possible and appropriate to ensure proper sanitation and hygiene of the village.
- vii) Management of waste and littering – Fortuneville1 is conceived and is designed as a waste free and environmentally clean neighbourhood. Any form of littering is prohibited.

- viii) Respect for common use facilities – every member of the village undertakes to give utmost respect for common use facilities of the village and not to cause inconvenience to others when using such facilities.
- ix) Neighbourhood watch – at Fortuneville1, every member is their neighbours' keeper. Members therefore commit to protect, defend and promote each other whenever necessary and applicable. An injustice on one village mate is an injustice on all.

3) Declaration

This is to confirm that I have read and understood these standard minimum developments and undertakings and hereby commit to abide by and promote their implementation pursuant to the purpose and motivation stated herein above.

Purchaser

Name:

Signature:

Plot Number:

Witness

Name:

Signature:

Designation: