



AMANI RIDGE

AUTHORITY TO ACCESS AND USE OF COMMON AREAS

We at Optiven would like to congratulate you on your Investment at Amani Ridge Property.

To make the community a better place to live in, and ensure green environment too and to live in harmony with others, we request you to comply with the laid down community regulations as attached in the Sale Agreement and or discussed with our marketing team.

Optiven Management will enforce the compliance of the regulations. Please see attached regulations for the second time. We will continue serving you as usual.

AMANI RIDGE COMMUNITY REGULATIONS

1. Multi-family dwellings, flats, rows of attached houses are not permitted.
2. The house construction shall meet the following general requirements;
 - The houses shall be built of durable construction material that will maintain good appearance for many years.
 - House construction shall be of masonry (stone, brick)
 - The house shall be on a permanent concrete foundation.
 - Roofs shall be of tile or composite corrugated sheet. Plain mabati is not allowed.
 - The houses shall be single storied structure inclusive of the ground floor. A high pitched roof may and can contain an attic.
 - All developments must provide for vegetation. Planting of trees is recommended however they should be of appropriate size and species.
3. Each resident shall be responsible to assure that trash is contained in bins or other containers that are not accessible to dogs or other animals.

Head Office:

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Branches:

📍 Kitengela - Acacia Junction ☎ 0790 300 300
📍 Ruai - Woodland Heights, 2nd Floor ☎ 0790 300 300



4. Keeping of livestock is not permitted. Pets are okay but owners are responsible to restrain them so that they are not a nuisance with their presence or noise, nor wander into neighboring properties.
5. The area shall be residential. Any business shall not be in a way that a large uncontrolled number of people will be coming into the Estate. Business purposes are only allowed in the demarcated commercial plots.
6. All residents must participate by cost sharing for common infrastructure projects, garbage collection and security
7. All houses must be within the designs provided by the Vendor. The designs are provided at reasonable fee by the construction department at Optiven Limited. However if the clients have their own designs, they must be approved by Optiven Limited.
8. All residents are encouraged to fence around the houses or individual plots using live fence/Mesh. Concrete stone walls around individual houses/plots is highly discouraged.

THE APPEARANCE OF THE PROPERTY

- a) Each resident shall maintain a neat and clean appearance of their property.
- b) Each client is required to maintain green grass or abundance of flowers. The area should be trim and free of clutter.
- c) It is not permitted to retain junk such as old appliances, abandoned cars, tires, etc on the property. These items must be properly disposed off.
- d) Building & construction materials/supplies may be held on the property during the construction. All residual shall be removed from the property within a period of one month, after the completion of the construction project.
- e) Borehole water connection shall be done by Optiven limited, all water piping, connections and supply shall be done by the Optiven or its agents at a fee.
- f) Beacon reinforcement shall be done by the Management Company at a fee.
- g) The borehole and common areas shall remain the property of Optiven limited.
- h) The trees planted along the internal roads should be taken care of by each resident. Any tree destroyed shall be surcharged at a fee of Kshs 2,500 per tree.
- i) The default of these rules will lead to termination of services such as water until the fines or compliance is done.

Signed by;



Optiven Limited:

Date:...../...../.....

Property Owner.....

Date:...../...../.....

In the presence of:

ETHEL MUDHOCHI KIPOTO (Advocate)

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Date:...../...../.....

Experience The Difference

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