

Municipal by-laws – 01 January 2008

The following are municipal by-laws enforceable at Lakeside Estate, in the Municipality of Tema, in the Republic of Ghana. They are meant to provide quality to the environment of Lakeside Estate.

ADMINISTRATIVE

1. Plot must be developed according to zoning designations (for example: one cannot build a store in a residential area even if the store is one room of the house).
2. A wall, sidewalk and concrete drain must be built within six (6) months after receiving the Lease.
3. A building must be put up within two (2) years after receiving the Lease.
4. A plot cannot be sold if not developed.
5. A plot may be resold or re-entered by Lakeside Estate if left undeveloped for two or more years.
6. Right of Entry or Security Pass must be presented to security at gate and at site.

ROADS & PATHWAYS

1. Roads and pathways (sidewalks) must be kept clear.
2. Dumping of sand, stone, or other construction material is not allowed on road, pathways and public spaces.
3. Non-compliance with the above two rules may result in the confiscation of the above material and penalty not exceeding GHC **100.00**.
4. No mining of sand/stone from roads, or public property, otherwise it will be confiscated.

MAINTENANCE

1. Leaseholders should maintain garden of property.
2. Leaseholders should maintain gutter adjacent to their property.
3. Leaseholders should service sewer lines and septic tanks connected to their property.
4. Leaseholders should not allow any tree, hedge, or other obstruction to obstruct sidewalk.
5. Leaseholders should maintain the fence wall and house on their property.
6. Leaseholders should maintain the same colour of their house on the exterior.

PUBLIC SPACES & LICENSE

1. No kiosk, or other structures will be allowed on public property without the written consent of the MD or Estate Director.

2. No hawking or selling around the estate ground is allowed except at designated and approved commercial area.
3. Selling on the street and walkways is allowed with the purchase of an appropriate license. However, the license does not allow a person to block paths and roadways and cannot compromise other rules and regulation.
4. Urination in Public is not allowed and is subject to a spot fine of GHC 5.00.
5. Front setback is 6.0 m and side or back setback is 2.5 m or 3.0 m for one and two story building respectively from property line.
6. Any construction, extension (including fencewall), change of colour or zone must have approval in writing from Lakeside Estate or their representative (site Architect).

The above rules are resolved by the Board of Governors of Lakeside Estate who may also make changes or amendments from time to time.