

Agreement Document

Revised April 2023



Ashiya Highland Residents' Association

Environmental Affairs Committee

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The documents described in Page 1 are posted on the Ashiya City website page (under "Citizen Participation in Community Development: District Plans, Building Agreements, and Community Development Agreements": In Japanese). They are also available for download as PDFs (English version will follow shortly).

Regarding the Agreement Document

The Ashiya Highland Residents' Association has been engaged in community development and has been working towards the goal of preserving and inheriting a favorable living environment blessed with abundant natural surroundings. In order to achieve the goal of community development, it is necessary not only to comply with various laws and regulations such as the City Planning Act, Building Standards Act, and Ashiya City Ordinance for Creating a Livable Town, but also to respond in a more detailed manner. Therefore, the "Ashiya Okuike Minami-cho Community Development Charter," "Okuike Minami-cho District Master Plan," and "Okuike Minami-cho Community Development Agreement" have been established.

Based on these circumstances, the Ashiya Highland Residents' Association requests the signing of an "Agreement Document" by all parties involved, including project owners, designers, and construction workers, when implementing land development, construction, renovations, and other activities in the Okuike Minami-cho area. Furthermore, regarding compliance matters during subsequent residency, project owners (those who become residents) are also requested to sign the "Agreement Document."

This Agreement Document is divided into two parts: "① Building Agreement Document" and "② Residency Agreement Document." The "① Building Agreement Document" pertains to matters that project owners should comply with, taking into account the characteristics of the natural environment and living conditions in the Okuike Minami-cho area, including strict compliance with laws, regulations, and restrictions, as well as ensuring the safety of residents, preserving the living environment, and preventing nuisances. The "② Residency Agreement Document" pertains to matters that should be complied with by those who reside in Okuike Minami-cho.

Furthermore, even for matters not explicitly stated in the Agreement Document, both parties shall sincerely handle them in accordance with the spirit of the Okuike Minami-cho Community Development Charter, with a focus on preserving the natural environment and living conditions, as confirmed through this agreement.

Okuike Minami-Cho Community Development Charter

「奥池南町まちづくり憲章」

Okuike Minami-cho is a residential district located in Ashiya City within the Hanshin urban area (Osaka-Kobe urban area). The location of Okuike Minami-cho is blessed with abundant greenery that surround clean water reservoirs and is included in national park. To enjoy a fulfilling and comfortable life, we strive to cherish the natural environment and create a beautiful community where hearts can connect.

1. We will preserve the distinguished and beautiful environment of Okuike Minami-cho.
2. We will respect the rules and manners of Okuike Minami-cho for a safe and comfortable living.
3. Through daily interactions and community events, we will maintain a harmonious way of life where hearts can connect.

This Agreement Document (English version) was translated from the original Japanese text (Revised April 2023) with using the ChatGPT in June 2023, then efforts were made for the standardization of terminology as much as possible.

Building Agreement Document

Revised April 2023

Article 1 (Basic Policy)

This agreement aims to create and maintain a mutually cooperative and favorable local environment by addressing matters related to construction work and building, ensuring the safety of residents, preserving the living environment, and preventing nuisances.

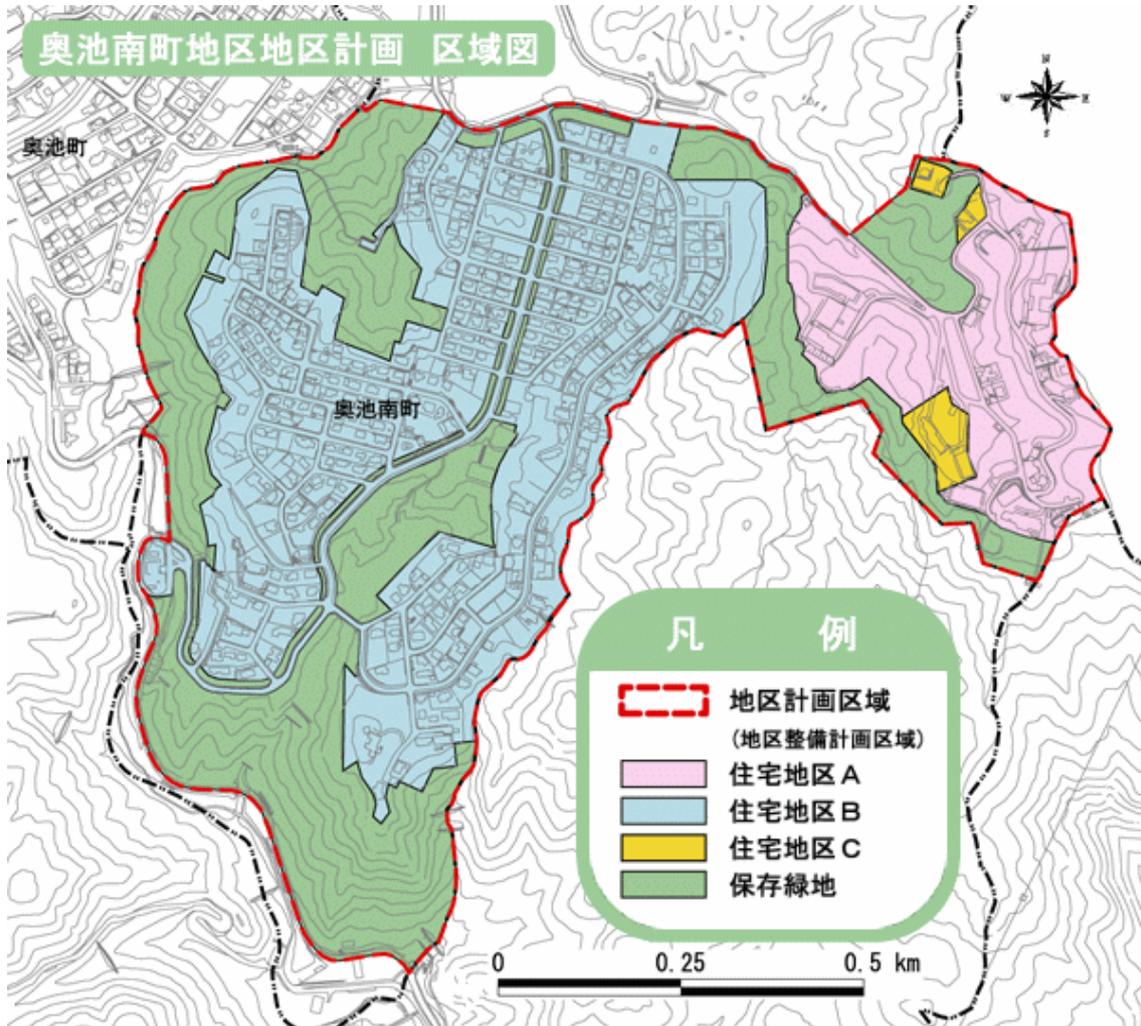
Article 2 (Compliance with Laws and Regulations)

The Okuike Minami-cho area is subject to various regulations and restrictions, such as the Natural Parks Law and the city's urban development ordinances. Therefore, developers and builders (hereinafter referred to as "the parties involved") planning development and construction activities in the Okuike Minami-cho area must comply with the regulations and restrictions.

Article 3 (Compliance with District Planning)

The parties involved must comply with the "Okuike Minami-cho District Plan." They shall strictly adhere to the goals, policies, and various limitations and regulations specified in the district plan, and strongly encourage appropriate application to Ashiya City and other relevant authorities for actions requiring approval.

Okuike Minami-cho District Master Plan



Title	Okuike Minami-cho District Master Plan
Location	Part of Okuike Minami-cho district
Area	ca. 78.3ha

Policy for the Planning, Development, and Conservation of the District

Item	Content
Goal of the District Plan:	With the advantage of its positioning within the urbanization control area in the northern part of Ashiya City and within the Seto Inland Sea National Park (Rokko region) that provides a rich natural environment, Okuike-Minami-cho district has

	<p>developed as an area where low-rise residential houses are the focus of community planning, with some corporate recreation facilities also located.</p> <p>So far, the enthusiastic efforts of the residents, including the regulations imposed by special areas under the Natural Parks Law, scenic areas, and suburban green space conservation areas, as well as building agreements by the local community, have led to the formation of a well-preserved and nature-rich townscape that is among the best in Japan.</p> <p>However, in recent years, due to the economic downturn, the sale of recreation facilities and subsequent change of their use application and other factors have caused the subdivision of land and the consequent felling of existing trees hindered the living environment of the district.</p> <p>The objective of this district plan is to preserve and nurture a favorable living environment that is appropriate for an international cultural residential city with spaciousness and richness, centered around low-rise detached houses in harmony with the current abundant water and greenery, and to foster its development.</p>
Land Use Policy:	<p>The land use policy for this district aims to promote land utilization that preserves and nurtures the existing favorable residential area primarily consisting of detached houses. Efforts will be made to avoid tree felling as much as possible and to preserve existing trees through measures such as transplantation.</p> <p>Furthermore, areas designated as green spaces at the time development began will be preserved as conservation areas for greenery.</p>
Policy for the Development of District Facilities:	<p>Efforts will be made to maintain and preserve existing district facilities such as roads and parks, ensuring that their functions and purposes are not compromised.</p>
Policy for the Development of Buildings:	<p>In order to preserve and nurture a residential environment centered around low-rise detached houses that is rich in greenery and blessed with a natural environment, restrictions will be established regarding the usage of buildings, maximum building coverage and floor-area ratios, minimum site area requirements, maximum building height limits, and limitations on the positioning of walls.</p>

	Furthermore, to create a green and attractive townscape, regulations will be set regarding the form or design of buildings, limitations on fences or hedge structures, and minimum green space requirements.
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District Development Plan

Residential Area A (Designation under Building Ordinance: Residential Area 1)

Item	Content
Area	ca. 11.7 ha
Restrictions on the use of buildings and other structures	<p>No buildings other than the followings shall be constructed: However, this does not apply to pre-existing resort facilities at the time of the District Master Plan's decision announcement.</p> <ol style="list-style-type: none"> (1) Detached houses (2) Community centers, assembly halls, and similar facilities for the purpose of residents' autonomous activities in the neighboring area (3) Police stations, fire stations, public telephone booths, post offices, and other public buildings necessary for public welfare (4) Ancillary buildings to the above-mentioned structures
Maximum floor area ratio	40%
Maximum building coverage ratio	20%
Minimum site area	<p>700 square meters However, this does not apply to pre-existing sites at the time of the District Master Plan's decision announcement.</p>
Maximum height of buildings	<p>10m Height refers to the distance from the lowest part of the building in contact with the ground surface of the site to the highest part of any component of the building, including facilities, penthouses, water tanks, etc., as defined in the Building Standards Act. Lightning rods are not included.</p>

<p>Restrictions on the position of walls</p>	<ol style="list-style-type: none"> 1. The minimum distance from the road boundary line to the outer wall of the building shall be 3 meters. 2. The minimum distance from the adjacent land boundary line to the outer wall of the building shall be 1.5 meters. <p>However, for sites with an area of 2,000 square meters or more, the minimum distance shall be 3 meters.</p>
<p>Restrictions on the form or design of buildings and other structures</p>	<p>The exterior design should have a dignified and calm appearance. In the case of extension or renovation, consideration should be given to the harmony with the design and color of the existing roof.</p> <p>Unless it is a building for a special purpose, the roof shall have a gabled, hipped, or gambrel roof with a gradient of 3/10 to 20/10.</p> <p>The color of the roof shall be dark brown (including untreated copper roofing), dark green, gray-green dark-gray, or natural materials (including copper roofing with a greenish tint and Japanese roof tiles), and it should have a calm appearance that harmonizes with the surrounding environment.</p> <p>The color of the walls should be in earthy tones or other natural and calm tones that harmonize with nature. When artificially coloring, the following colors must not be used.</p> <p>For the color of the roof:</p> <p>(G-series colors)</p> <ul style="list-style-type: none"> Those with a lightness value exceeding 5 and a chroma value exceeding 4. Those with a lightness value exceeding 3 and a chroma value exceeding 2. <p>(Uncolored)</p> <ul style="list-style-type: none"> Those with a lightness value exceeding 4. <p>(YR-series colors)</p> <ul style="list-style-type: none"> Those with a lightness value exceeding 3 and a chroma value exceeding 5 <p>For the color of the walls:</p> <p>(Brown colors) [For R, 5R to 10RYR, and for Y, 1Y to 5Y]</p> <ul style="list-style-type: none"> Those with a sum of lightness value and chroma value exceeding 11. <p>(Other colors)</p> <ul style="list-style-type: none"> Those with a chroma value exceeding 1.

	<p>Outdoor advertisements shall not detract from the beauty and aesthetics. For private advertisements, a maximum of two locations are allowed with a display area of 0.6 square meters or less and a height of 2 meters or less. The chroma value of the colors used should be 10 or less.</p> <p>For management advertisements, a maximum of two locations within the site can be installed, with each display area being 0.6 square meters or less and the total area being 0.9 square meters or less. The height should be 1.5 meters or less, and the chroma value of the colors used should be between 0.5 and 10, avoiding garish colors or bright white.</p> <p>However, in cases where it is necessary for public welfare or public interest and the form, colors, design, or other display methods do not detract from the aesthetics, this restriction does not apply.</p>
Restrictions on the structure of hedges or fences	As a general rule, hedges should be used. If fences or barriers are used, those exceeding a height of 1 meter from the road surface must be set back by at least 30% of their height and suitable planting should be provided to partially conceal the fence. Barbed wire, corrugated sheets, tin, plywood, or any other elements that hinder the aesthetic appearance must not be used.
Minimum greening ratio	40% (excluding rooftop and wall greening)

Residential Area B (Designation under Building Ordinance: Residential Area 2)

Item	Content
Area	ca. 40.0 ha
Restrictions on the use of buildings and other structures	<p>No buildings other than the following shall be constructed. However, this does not apply to the offices of the developers of this district or the entities that succeed their operations.</p> <ol style="list-style-type: none"> (1) Detached houses (2) Community centers, assembly halls, and other similar facilities for the purpose of residents' autonomous activities in the neighboring area (3) Police stations, fire stations, public telephone booths, post offices, and other necessary buildings for public welfare

	(4) Ancillary buildings to the above-mentioned structures
Maximum floor area ratio	40%
Maximum building coverage ratio	20% However, single-story buildings may have a coverage ratio of 30%.
Minimum site area	500 square meters However, this does not apply to pre-existing sites at the time of the District Master Plan's decision announcement.
Maximum height of buildings	10m Height refers to the distance from the lowest part of the building in contact with the ground surface of the site to the highest part of any component of the building, including facilities, penthouses, water tanks, etc., as defined in the Building Standards Act. Lightning rods are not included.
Restrictions on the position of walls	<ol style="list-style-type: none"> 1. The minimum distance from the road boundary line to the outer wall of the building shall be 3 meters. 2. The minimum distance from the neighboring property boundary line to the outer wall of the building shall be 1.5 meters.
Restrictions on the form or design of buildings and other structures	<p>The exterior design should have a dignified and calm appearance. In the case of extension or renovation, consideration should be given to the harmony with the design and color of the existing roof.</p> <p>Unless it is a building for a special purpose, the roof shall have a gabled, hipped, or gambrel roof with a gradient of 3/10 to 20/10.</p> <p>The color of the roof shall be dark brown (including untreated copper roofing), dark green, gray-green dark-gray, or natural materials (including copper roofing with a greenish tint and Japanese roof tiles), and it should have a calm appearance that harmonizes with the surrounding environment.</p> <p>The color of the walls should be in earthy tones or other natural and calm tones that harmonize with nature. When artificially coloring, the following colors must not be used.</p>

	<p>For the color of the roof:</p> <p>(G-series colors)</p> <p>Those with a lightness value exceeding 5 and a chroma value exceeding 4.</p> <p>Those with a lightness value exceeding 3 and a chroma value exceeding 2.</p> <p>(Uncolored)</p> <p>Those with a lightness value exceeding 4.</p> <p>(YR-series colors)</p> <p>Those with a lightness value exceeding 3 and a chroma value exceeding 5</p> <p>For the color of the walls:</p> <p>(Brown colors) [For R, 5R to 10RYR, and for Y, 1Y to 5Y]</p> <p>Those with a sum of lightness value and chroma value exceeding 11.</p> <p>(Other colors)</p> <p>Those with a chroma value exceeding 1.</p> <p>Outdoor advertisements shall not detract from the beauty and aesthetics. For private advertisements, a maximum of two locations are allowed with a display area of 0.6 square meters or less and a height of 2 meters or less. The chroma value of the colors used should be 10 or less.</p> <p>For management advertisements, a maximum of two locations within the site can be installed, with each display area being 0.6 square meters or less and the total area being 0.9 square meters or less. The height should be 1.5 meters or less, and the chroma value of the colors used should be between 0.5 and 10, avoiding garish colors or bright white.</p> <p>However, in cases where it is necessary for public welfare or public interest and the form, colors, design, or other display methods do not detract from the aesthetics, this restriction does not apply.</p>
Restrictions on the structure of hedges or fences	As a general rule, hedges should be used. If fences or barriers are used, those exceeding a height of 1 meter from the road surface must be set back by at least 30% of their height and suitable planting should be provided to partially conceal the fence. Barbed wire, corrugated sheets, tin, plywood, or any other elements that hinder the aesthetic appearance must not be used.
Minimum greening ratio	40% (excluding rooftop and wall greening)

Residential Area C (Designation under Building Ordinance: Residential Area 3)

Item	Content
Area	ca. 0.9 ha
Restrictions on the use of buildings and other structures	<p>No buildings other than the following shall be constructed. However, this does not apply to pre-existing training institutes at the time of the District Master Plan's decision announcement.</p> <ol style="list-style-type: none"> (1) Detached houses (2) Ancillary buildings to the above-mentioned houses
Maximum floor area ratio	40%
Maximum building coverage ratio	<p>20%</p> <p>However, the building area is defined as the area enclosed by the outer perimeter of the building's horizontal projection.</p>
Minimum site area	<p>1,000 square meters</p> <p>However, this does not apply to pre-existing sites at the time of the District Master Plan's decision announcement.</p>
Maximum height of buildings	<p>10m</p> <p>Height refers to the distance from the lowest part of the building in contact with the ground surface of the site to the highest part of any component of the building, including facilities, penthouses, water tanks, etc., as defined in the Building Standards Act.</p> <p>Lightning rods are not included.</p>
Restrictions on the position of walls	<ol style="list-style-type: none"> 1. The minimum distance from the road boundary line to the outer wall of the building shall be 5 meters. 2. The minimum distance from the neighboring property boundary line to the outer wall of the building shall be 5 meters. <p>However, this distance is measured from the setback line of the building's horizontal projection.</p>
Restrictions on the form or design of buildings	<p>The exterior design should have a dignified and calm appearance. In the case of extension or renovation, consideration should be given to the harmony with the design and color of the existing roof.</p>

<p>and other structures</p>	<p>Unless it is a building for a special purpose, the roof shall have a gabled, hipped, or gambrel roof with a gradient of 3/10 to 20/10.</p> <p>The color of the roof shall be dark brown (including untreated copper roofing), dark green, gray-green dark-gray, or natural materials (including copper roofing with a greenish tint and Japanese roof tiles), and it should have a calm appearance that harmonizes with the surrounding environment.</p> <p>The color of the walls should be in earthy tones or other natural and calm tones that harmonize with nature. When artificially coloring, the following colors must not be used.</p> <p>For the color of the roof:</p> <p>(G-series colors)</p> <p>Those with a lightness value exceeding 5 and a chroma value exceeding 4.</p> <p>Those with a lightness value exceeding 3 and a chroma value exceeding 2.</p> <p>(Uncolored)</p> <p>Those with a lightness value exceeding 4.</p> <p>(YR-series colors)</p> <p>Those with a lightness value exceeding 3 and a chroma value exceeding 5</p> <p>For the color of the walls:</p> <p>(Brown colors) [For R, 5R to 10RYR, and for Y, 1Y to 5Y]</p> <p>Those with a sum of lightness value and chroma value exceeding 11.</p> <p>(Other colors)</p> <p>Those with a chroma value exceeding 1.</p> <p>Outdoor advertisements shall not detract from the beauty and aesthetics. For private advertisements, a maximum of two locations are allowed with a display area of 0.6 square meters or less and a height of 2 meters or less. The chroma value of the colors used should be 10 or less.</p> <p>For management advertisements, a maximum of two locations within the site can be installed, with each display area being 0.6 square meters or less and the total area being 0.9 square meters or less. The height should be 1.5 meters or less, and the chroma value of the colors used should be between 0.5 and 10, avoiding garish colors or bright white.</p>
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	However, in cases where it is necessary for public welfare or public interest and the form, colors, design, or other display methods do not detract from the aesthetics, this restriction does not apply.
Restrictions on the structure of hedges or fences	As a general rule, hedges should be used. If fences or barriers are used, those exceeding a height of 1 meter from the road surface must be set back by at least 30% of their height and suitable planting should be provided to partially conceal the fence. Barbed wire, corrugated sheets, tin, plywood, or any other elements that hinder the aesthetic appearance must not be used.
Minimum greening ratio	40% (excluding rooftop and wall greening)

Article 4 (Obligation to Enter into an Agreement)

Employers and other parties must submit the documents listed in Article 5 to the Ashiya Highland Residents’ Association (hereinafter referred to as the "Association") and apply for the conclusion of a building agreement at least 90 days before the start of construction work for new development or building projects, at least 30 days before the start of construction work for renovation or expansion of existing buildings, or before applying for building approval, whichever is earlier.

Article 5 (Documents Required for Agreement)

Employers and other parties must submit the following documents to the Association when applying for a building agreement. In the case of changes in design or building plans or other circumstances, additional documents related to the changes must be submitted.

- Name(s) of the employer(s) (corporate name, representative), address, contact information.
- Location and area of the planned site
- Purpose, building area, total floor area, number of floors, height of the building.
- Construction period (construction schedule)
- Construction-related drawings (site plan, layout plan, elevation plan, exterior design plan)
- Operational route map for construction vehicles, etc.

Article 6 (Obligation to Explain and Consider Neighboring Residents)

1. If the Association receives an application for a building agreement from the employer or other parties, it must promptly convene the Association's Environmental Protection Committee and disclose the plans for the development or building project to the neighboring residents of the planned site. If all the notified individuals confirm their non-objection in

writing or if the Association's Environmental Protection Committee determines, based on Articles 6-4 and 6-5 below, that the conclusion of a building agreement is not impeded, the Association must notify the employer or other parties in writing of this fact and proceed to conclude the building agreement.

2. In order to confirm with the neighboring residents mentioned above, the Association, neighboring residents, and employers or other parties shall hold consultations and hearings.
 - ① Employers and other parties have an obligation to provide explanations during the consultations and hearings. It is also necessary for prospective residents to attend the consultations and hearings.
 - ② In the case of changes in design or construction plans or other circumstances, consultations and hearings must be conducted again by the Association, neighboring residents, and employers or other parties, and employers or other parties have the obligation to provide explanations again during the consultations and hearings. The same applies to subsequent changes in design or construction plans or other circumstances.
3. In the case of changes in design or building plans or other circumstances mentioned above, the existing building agreement must be discarded, and a new building agreement must be concluded.
4. If the Association's Environmental Protection Committee anticipates circumstances that would violate the responsibilities that residents should jointly bear to maintain a good living environment during the consultations and hearings conducted by the Association, neighboring residents, and employers or other parties, it shall explain the significant circumstances to the employers or other parties and request changes, abandonment, or suspension of the plans and construction as the collective decision of the Association.
5. In the case where the Environmental Affairs Committee of the Residents' Association can request the project owner or related parties, as the consensus of the Residents' Association, to modify, abandon, or suspend the plans or construction work of development or buildings, such requests shall only be made when the following reasons apply to the buildings (all structures including buildings, facilities, and exterior constructions based on the plans):
 - ① When the plans or construction of development or buildings clearly violate laws and regulations, or there is a foreseeable risk of such violations as determined by the Environmental Affairs Committee of the Residents' Association for justifiable reasons.
 - ② When any of the following factors that harm the residential environment in the area are

foreseen: Noise, unpleasant odors, emission of harmful electromagnetic waves or radiation, generation of large amounts of smoke and heat, unpleasant impacts caused by birds or animals, gatherings or long-term stays by a large number of people, obvious architectural structures that violate privacy, obstruct sunlight, ventilation, views, or drainage, weakening of the ground or inflow/outflow of sediment.

- ③ When the purpose of the building is other than residential.
 - ④ When the purpose of the building is for collective housing, training facilities, or large-scale recreation facilities.
 - ⑤ When it causes significant discomfort to neighboring residents due to existing natural environment.
 - ⑥ When it is determined by the Environmental Affairs Committee of the Residents' Association for justifiable reasons that the construction will significantly reduce the economic value of adjacent properties after completion.
 - ⑦ When there is a significant delay in the scheduled construction plans for development or buildings.
 - ⑧ When there are circumstances prohibited by public authority.
 - ⑨ When more than seventy percent of the members of the Residents' Association express their opposition in writing.
6. The project owner or related parties must consider the neighboring residents and the surrounding environment regarding sunlight, building placement, orientation of openings, direction of exhaust from air conditioning units, installation locations of water heating facilities, and factors such as noise and vibrations during the development or construction plans.
 7. The Residents' Association must refrain from excessive interference in private matters related to the development or construction plans. However, based on Article 6.5 mentioned above, the project owner or related parties shall agree that the Environmental Affairs Committee of the Residents' Association may conduct investigations if necessary, using appropriate means as determined by the Residents' Association.
 8. The project owner who has obtained the consent of the Residents' Association and entered into a construction agreement shall assume the duty of supervision and loyalty as a responsible manager towards the construction workers and others involved, and shall make the best efforts to ensure that residents, especially neighboring residents, are not inconvenienced.

Article 7 (Compliance with Working Hours)

The working hours for construction, development, and other works shall be as follows:

- ① Work shall be suspended on Sundays and public holidays. (On Saturdays, only light work is allowed, and work involving noise shall be suspended.)
- ② The working hours shall be from 9:00 a.m. to 5:00 p.m. in principle. However, preparation and cleanup work without noise are excluded.
- ③ In case compliance with the preceding paragraph is difficult due to certain circumstances, prior approval from the Environmental Affairs Committee of the Residents' Association shall be obtained in writing. In such cases, only light work without the use of heavy machinery shall be conducted.

Article 8 (Compliance with Safety Management)

The business operator and others shall establish construction measures in accordance with Article 9 to prevent damages, nuisances, and other incidents during development, construction, and other works, and must prioritize safety as their motto in carrying out the construction. They must minimize the impact on the local community and residents and strive for the eradication of disasters. They shall raise awareness among construction workers, disseminate it widely, and thoroughly promote hygiene and discipline management. They must also conduct regular safety inspections and ensure the establishment of a favorable working environment.

Article 9 (Measures to Prevent Inconvenience and Other Hazards in Construction)

The business operator and others shall take the following preventive measures to prevent damage and inconvenience to the local community and residents during development, construction, and other works:

- ① Noise prevention measures:
 - Machines used shall have noise reduction devices.
 - Surrounding areas shall be covered with soundproof sheets. In this case, after the sheets are installed, caution shall be exercised to prevent them from making noise due to wind and causing inconvenience to nearby residents.
 - Concrete mixer trucks and concrete pump trucks shall be placed carefully with consideration for noise reduction. Large excavation machines for underground digging shall not be used as they exceed the allowable limits for noise and vibration.
- ② Vibration prevention measures:
 - Construction methods with minimal vibration shall be employed whenever possible.
- ③ Dust prevention measures:
 - Attention shall be paid to wind speed and direction on workdays, and watering or other measures shall be taken to prevent dust from scattering to the surrounding area.
- ④ Odor prevention measures:

- Temporary toilets shall be installed and used on the work site. Urination inside the site or on the road shall be prohibited.
 - Waste materials and others shall be managed to avoid emitting unpleasant odors or smoke that may cause harm in the surrounding area.
- ⑤ Asbestos scattering prevention measures:
- In cases where the presence of asbestos building materials is confirmed during building renovation or demolition, appropriate and safe methods shall be used to prevent scattering during disposal.
- ⑥ Improvement measures for preventive measures:
- The business operator and others shall comply with the regulation values of Hyogo Prefecture's Pollution Prevention Ordinance and make improvements as necessary upon receiving requests in good faith.

Article 10 (Environmental Conservation)

The business operator and others shall comply with the following provisions and strive to conserve the environment:

- ① The roads shall not be soiled, and cleaning shall be carried out promptly when they become dirty.
- ② Placing construction materials and the like on the roads is strictly prohibited.
- ③ Construction waste and others shall not be left abandoned in the surrounding vacant land.
- ④ Prevent scattering of garbage.
- ⑤ Avoid playing loud music.
- ⑥ Refrain from shouting loudly.
- ⑦ Minimize the use of herbicides, pesticides, and similar substances.
- ⑧ Avoid actions that would compromise the local environment and landscape.
- ⑨ Prohibit alcohol consumption, singing, and the littering of cigarette butts or empty cans within the work premises.

Article 11 (Discipline and Decorum)

The business operator and others shall pay sufficient attention to the discipline and decorum of the workers involved in the construction work and thoroughly provide education and guidance to prevent disputes with local residents.

Article 12 (Traffic and Vehicle Measures)

The business operator and others shall comply with the following items and take measures for traffic and vehicles:

- ① Ensure that construction vehicles and others are parked in a manner that does not cause

inconvenience to nearby residents, and the engine must be turned off while parked.

- ② Vehicles must travel based on the operating route map for construction-related vehicles, and those operating the vehicles must be fully informed of the route.

Article 13 (Fire Prevention Measures)

The project owner must strictly observe all means of preventing fires at the construction site, including prohibiting bonfires, designating smoking areas, handling ignition sources with caution, preventing electrical leakage, etc. Adequate precautions must also be taken for the storage and use of hazardous materials to prevent accidents.

Article 14 (Liability for Compensation)

1. In the event that the business operator and others cause personal or property damage to local residents during the development, construction, or other construction work, they must promptly and sincerely consult with the affected parties to reach a resolution.
2. If the involvement of the Residents' Association is deemed necessary by the Environmental Affairs Committee of the Residents' Association, the committee will strongly demand that the business operator and others fulfill their responsibilities properly on behalf of the Residents' Association.

Article 15 (Emergency Contact Information)

The business operator and others must appoint a person in charge of the work as a contact point for handling complaints, requests, and other matters from local residents during the development, construction, or other construction-related work. The person's name, office address, telephone number, and an emergency contact number for nighttime must be promptly notified to the Environmental Affairs Committee of the Residents' Association.

Article 16 (Exclusion of Anti-Social Forces)

The business operator and others pledge to eliminate all ties with organized crime groups, individuals associated with organized crime groups, and other anti-social forces, as well as those influenced by them, through the planning and construction of the development and construction projects. In the event of a violation of this pledge, they shall immediately cease the project in question.

Article 17 (Measures against Violators during Construction)

1. If the development, construction, or other construction work is carried out without concluding a building agreement or if it is carried out without re-concluding a building agreement despite changes in the design or construction plan after concluding a building

agreement, the Residents' Association shall request an immediate suspension of the construction from the business operator and others through discussions by the Board of the Residents' Association and the Environmental Affairs Committee. After the suspension of the construction, the resumption of the work will not be permitted unless a building agreement is concluded, in accordance with the provisions of Article 6, paragraphs 1, 2, and 3.

2. If circumstances arise during the construction (pre-final inspection stage of a specific administrative agency) that qualify as reasons for requesting changes, disposal, or suspension of the development, construction, or other construction work as stipulated in Article 6, paragraph 5, the Residents' Association shall request an immediate suspension of the construction and also request appropriate measures with a reasonable grace period to rectify the violation by submitting a written request to the business operator and others through discussions by the board of the Residents' Association and its Environmental Affairs Committee.
3. The business operator and others must promptly comply with the requests made in paragraphs 1 and 2.

Article 18 (Filing a Lawsuit with the Court)

1. In cases where a request as stipulated in the preceding article is made and the business operator and others fail to comply with such request, the Residents' Association Chairman, on behalf of the Residents' Association, may file a lawsuit with the court to demand the suspension of the construction or the removal of the building, through discussions by the board of Residents' Association and its Environmental Affairs Committee.
2. All expenses related to the lawsuit mentioned in the preceding paragraph shall be borne by the business operator and others.

Article 19 (Other Consultations)

For matters not specified in this agreement and for matters where doubts arise regarding interpretation, the Residents' Association, its Environmental Affairs Committee, and the business operator and others shall engage in sincere discussions to reach a resolution.

Residency Agreement

Revised April 2023

Article 1 (Purpose)

This agreement is established by the consensus of the residents who reside or intend to reside (hereinafter referred to as "residents") in the Okuike Minami-cho district (hereinafter referred to as the "district") with a common understanding and purpose, in order to maintain a favorable residential environment in the district for a long time and to make the daily lives of the residents comfortable.

Article 2 (Basic Principles)

The residential environment of the district is kept based on the favorable environmental standards explained and advocated by the land developer Tochi-Kogyo Corporation and others when started to sell the land of district in lots, and these environmental standards have been adhered to and further developed without deviating from them. This agreement inherits and formalizes the consensus and decisions made by the successive Residents' Association, and the residents shall cooperate to maintain these environmental standards even after they start residing in the district, which serves as the fundamental common principle of this agreement.

Article 3 (Joint Obligations)

1. The residents have a joint obligation to constantly cooperate in improving and maintaining the current or even better favorable residential environment of the district for the common interests of the district.
2. Considering the history of achievements through Residents' Association activities in the development of various social infrastructures including the introduction of bus routes, it strongly encourages residents to voluntarily and actively join the Residents' Association.

Article 4 (Individual Obligations toward Laws and Regulations)

In order to maintain a favorable environment in the district, the residents pledge to comply with the laws and regulations concerning the Okuike Minami-cho District Master Plan, Okuike Minami-cho Community Development Agreement, and other regulations aimed at preserving and inheriting the favorable natural and living environment of the district.

Article 5 (Individual Obligations Regarding the Environment)

Residents shall pledge not to engage in actions that compromise the environmental quality and landscape listed below in order to maintain a favorable environment in the district:

1. Constructing apartments, cafes, restaurants, or buildings with two or more units per plot, or installing buildings, structures, retaining walls, fences, or any construction that causes inconvenience to neighboring areas or obstructs sunlight.
2. Dividing and transferring residential plots.
3. Using residential plots for purposes other than dedicated housing, such as material storage, warehouses, motor pools, farmland, aquaculture facilities (excluding residents' home gardens).
4. Keeping livestock or wild animals.
5. Allowing the excrement of owned dogs or cats to be left both inside and outside the residence.
6. Keeping dogs in a state that barks aggressively at pedestrians.
7. Neglecting to manage and leaving trees on the premises unattended or excessively felling trees.
8. Engaging in activities within the fence of Okuike/Okuyama reservoirs, such as trespassing, fishing, disposing of cans or garbage, and allowing people or pets to swim, which could lead to deterioration of water quality and the environment.
9. Using concrete walls instead of hedges for exterior landscaping.
10. Installing large antennas or emitting illegal radio waves.
11. Installing advertising signs.
12. Installing excessive decorative lighting.
13. Installing drainage pipes outside of retaining walls.
14. Installing objects that can induce lightning and pose a danger.
15. Depositing soil or sand in roadside gutters, discharging construction waste, chemicals, pesticides, etc.
16. Creating breeding grounds for flies, mosquitoes, termites, etc.
17. Spraying herbicides.
18. Installing lift-type parking facilities.
19. Violating traffic regulations when operating vehicles.
20. Using the horn as a signal.
21. Using public roads as a parking lot.
22. Scattering oil, nails, etc., on the road.
23. Causing discomfort to neighbors through the operation noise of air conditioner outdoor units, water heaters, and other equipment.
24. Neglecting the management of composting facilities and causing a large number of pests such as flies and foul odors.
25. Leaving houses and structures in a dangerous state.
26. Installing barbed wire or enclosure with corrugated sheets, tin, plywood, etc.

27. Feeding and allowing stray dogs, stray cats, wild boars, etc., to roam freely.
28. Arranging power lines from utility poles to houses in parallel lines.

Article 6 (Obligation to Inherit Building and Residential Agreements)

When selling their residence, residents must ensure that the new buyer inherits the content of the Building Agreement and Residential Agreement.

Article 7 (Amendment or Abolition of the Agreement)

This agreement can be amended or abolished if there is a majority vote in favor by the Residents' Association or an equivalent approval of seventy percent of the residents.

Article 8 (Principle of Good Faith)

Residents shall be bound by the principles of good faith and honesty, and are generally bound by the provisions of this agreement in order to maintain a favorable residential environment in the district. Furthermore, the content of this agreement shall be regarded as the consensus of the Residents' Association.

Signature Field of Building Agreement

Regarding the _____ construction project planned at
_____ (registered location) / _____ (land indication), Okuike-Minami-cho,
Ashiya-shi, the following parties hereby agree and sign (with their name) the "Building
Agreement" established by the Ashiya Highland Residents' Association.

Signature Date (Y/M/D): _____

Ashiya Highland Residents' Association

President _____

Principal (Building Owner • Client)

Address 〒 _____

Phone _____

Name/Corporate Name _____

Corporate Representative _____

Architect

Address 〒 _____

Phone _____

Name/Corporate Name _____

Corporate Representative _____

Signature Field of Residency Agreement

As a resident living in Okuike-Minami-cho, Ashiya-shi, I agree to the contents of the "Residency Agreement" and hereby sign it.

Signature Date (Y/M/D): _____

Address 〒 _____

Phone _____

Name of Household Representative _____

or Corporate Name

Corporate Representative _____

- At the Ashiya Highland Residents' Association, we handle personal information appropriately based on the Personal Information Protection Act. The information you have provided will not be used or disclosed to third parties for any purpose other than confirming the contents of the agreement and your consent.
- You have the right to request corrections or other actions regarding your personal information from the administrator. For requests regarding content corrections, please contact the board member of the Ashiya Highland Residents' Association (leader of your block, etc.).

We appreciate your understanding of the purpose and cooperation.



Okuike Pond in the Summer Dusk