

Southview Homes 3 - Homeowners Association

SVH3 Clubhouse, San Vicente Road, Brgy., San Vicente, San Pedro, Laguna EmailAddress:svh3_hoa@yahoo.com

BOARD RESOLUTION 002-2022

April 17,2022 Series of 2022

WHEREAS, Article V Section 1 **Powers and Duties of the Board of Directors** ("Board") Unless otherwise provided in the articles of incorporation and this By-Laws, the powers of this association to exercised, all business conducted and all of its property controlled and held by the Board of Directors or trustees elected from among the members in good standing of this association.

WHEREAS, Article XI Section 2, of the Bylaws enables the Board shall have the power to promulgate such rules and regulations consistent with laws, the articles of incorporation or these By-Laws.

WHEREAS, the clubhouse and open grounds areas of Southview Homes 3 are owned and maintained by the Association, and the Board has created guidelines and regulations for rental /agreement and made them applicable to the Homeowners of Southview Home 3 Subdivision.

WHEREAS, the Board agreed and the Board believes that this resolution are in the best interests of the Association and its Members;

NOW, THEREFORE, BE IT RESOLVED that the following Clubhouse and Open Grounds Rules and Regulations are hereby adopted by the Board:

Clubhouse Rules & Regulations

A. Clubhouse General Rules and Regulations

B. Special rules for parties by/for minors

C. Procedure to reserve club house facilities

D. Clean up of clubhouse facilities

A. CLUBHOUSE/OPEN GROUNDS GENERAL RULES AND REGULATIONS

1. The club house facilities are for the use of homeowners and their guests, only.
2. Any homeowner may delegate their right of enjoyment of the club house facilities to their tenants who reside on the property. Such member shall notify the directors of the association in writing of the name of any such tenant. The rights and privileges of such tenant are subject to suspension to the same extent as those of the member.
3. During any period in which a member is in default in the payment of monthly dues or special assessment levied by the association, the right to use will be suspended by the board of directors until dues or assessment are paid.
4. For violation by the homeowner (s) or their guests of any rules and regulations established by the board governing the use of the club house facilities, the right to use of a member will be suspended for a period to be determined by the board.
5. No illegal substance will be allowed at any time in the club house (including grounds.)
6. The homeowner (or tenant as provided in rule A.2) must be present for the entire time the club house facilities are in use. A homeowner/tenant or parent must accompany children while in the club house.
7. The club house facilities must be vacated by 10:00 midnight. Exception: see Rule B.3.
8. The club house cannot be used for money raising purposes by an individual or organization other than the association.

9.No political, religious, commercial or outside organization is permitted use of the club house facilities, even though a homeowner/tenant is a member of the organization. (Subject for approval by the HOA Directors)

11. No homeowner/tenant may reserve the club house facilities on a regular basis more than once a month for a group that is not comprised by the HOA Board of Directors)

12. Absolute maximum number of people allowed in club house is 100.

13. Barbecues are allowed, however use of cookers is restricted to the concrete in front (east side) of the club house, only. (Not on the inside the area of Clubhouse.)

14. The homeowner/tenant is responsible for the conduct of his/her guests and proper behavior to prevent damage and excessive noise. Complaints of the HOMEOWNERS near the area will have necessary actions.

15. Any resident of the Subdivision may stop in during a party if there is any indication rules and regulations are being violated. Proper authorities (Guards and HOA Directors) will be notified immediately.

16. No smoking in the Clubhouse.

B. Special rules for parties by/for minors:

1. One (1) adult must be present at all times for every five (5) minors. The homeowner/tenant must be included, as provided in Rule A.6.

2. In addition to Rule A.5, no alcoholic beverages of any kind are allowed at any time in the club house (including grounds.)

3. The club house facilities must be vacated by 12:00 pm for parties and reservation.

C. Procedure to reserve club house facilities:

1. Advised any of HOA Directors and leave private message addressed to the SVH3 HOA DIRECTORS

2. For tenant usage, the association must have notification in writing from homeowner of delegation of right of common properties and facilities (see Rule A.2.)

3. Reservation may be made up to a maximum of six (6) months in advance.

4. **PENCIL BOOKING** will be accepted but it will be automatically be cancelled after 24-48 hrs.

5. **CANCELLATION OF RESERVATION less than 2 weeks prior to the reserved date**

AUTOMATICALLY THE DEPOSIT WILL BE FORFEITED.

6. Full payment of the rent should be settled 2 days prior to the reserved date

7. **FOR LEGAL HOMEOWNERS/TENANTS/FAMILY OF HOMEOWNERS**, Rental fee will be 3,500 PESOS(WEEKDAYS). Maximum of 5 hrs. and additional 500.00 for succeeding hours. 4,000 PESOS WEEKENDS (Friday, Saturday and Sunday) (SUBJECT FOR CHANGE depending on the needs and approval of the BOARD OF DIRECTORS

8. **FOR WALK IN RESERVATIONS**, Rental fee will be 4,500 pesos and will follow the same rules and regulations.

9. **ALL VISITORS** (homeowners/ tenants, friends/family/walk ins) should submit a photo copy of all their guests VACCINATION and BOOSTER SHOTS CARD. Should be submitted 2 days prior to the reserved date.

10. A security deposit of 500.00 is required payable to Southview Homes 3 Subdivision Association. The security deposit may be retained by the association as partial payment

11. DAMAGES and/or loss to the association property. If the deposit is not sufficient to cover the fair value of such cleaning and property, then the homeowner/tenant will be responsible to reimburse the association for any additional expense as determined by the board. (includes Chairs / Tables (with rental fee)/ Sound System (with rental fee) /OR ANYTHING THAT IS PROPERTY OF SVH3 HOA.

CEILINGS ARE NOT ALLOWED FOR DECORATION SET UP

12. The club house can be officially reserved:

A. Club house reservation agreement is read and signed. B. Security deposit is received.

C. Full Payment

13. The security deposit is refunded when the following occurs:

a. If the Homeowner/ Tenant cancelled the reservation 2 weeks prior to the reserved date.

14. The homeowner/tenant is responsible for clean-up of club house facilities (including grounds) immediately after the party.

CLEAN UP OF CLUBHOUSE FACILITIES

1. HOA will supply soap/paper towels/ bathroom tissues/ trash bags inside the comfort rooms.

2. Remove all trash (inside and outside club house) to personal property for disposal. DO NOT leave trash at club house.

3. Clean all club house areas used: bath room, kitchen, sinks, appliances, tables, etc.

4. Vacuum the area

5. Return furniture to original location (Chairs and Tables)

6. IF THE GROUP RESERVED THE FACILITY WILL LET THE HOA MAINTENANCE TO CLEAN THE AREA, ADDITIONAL 500.00 PESOS WILL BE ADDED AS FEE.

BE IT FURTHER RESOLVED that any future to comply with the stated guidelines describes above shall constitute default on the part of the homeowner and shall result in the BOD implementing the penalties as prescribed herein.

BE IT FURTHER RESOLVED that the Board of Directors shall retain the right to amend or repeal this resolution thru unanimous consent of the Association Members.

IN WITNESS, WHEREOF, the undersigned have executed this consent as of this 17th day of April, 2022

I hereby certify that the above resolution(s) were duly adopted by unanimous consent by the Southview Homes 3 Board of Directors on the above date

APPROVED BY :

Melandro A. Olmedilla
HOA President

Ronaly S. Pilar
HOA Treasurer

ATTESTED BY:

Jeefrey E. Ambrocio
BOD

Emil P. Rongavilla
BOD

Michelle Tricia M. Mariano
HOA Secretary

Edwin M. dela Cruz
HOA Vice President

Jacqueline S. Daus
HOA Auditor

Lorena S. Lanting
BOD

Rhea G. Baniqued
BOD