

Southview Homes 3 - Homeowners Association

SVH3 Clubhouse, San Vicente Road, Brgy., San Vicente, San Pedro, Laguna / Email Address:svh3_hoa@yahoo.com

SOUTHVIEW HOMES 3 HOMEOWNERS ASSOCIATION, INC.

1. Each owner shall automatically be a member of the Association. Membership in the Association shall not be transferable separately from the Lot to which it pertains.
2. Owners must abide by the rules and regulations laid down by the Association in the interest of sanitation, security, aesthetics and the general welfare of the community.
3. The Association is authorized to collect dues or make assessments to meet its expenses.

GENERAL RULES AND GUIDELINES

OBJECTIVE:

The Southview Homes 3 Homeowners Association, Inc. (SVH3HOA) created this official guideline with the intention of maintaining good and harmonious relationship among neighbors in order to develop a peaceful and enjoyable community. A set of House Rules shall be implemented and has to be observed strictly at all times.

1. Maximum speed limit of 10-20 KPH must be observed at all times.
2. Overloaded vehicles are not allowed inside the subdivision. Anyone caught violating this guideline shall be apprehended by the Security on-duty and shall not be given entry.

Overloaded vehicles are the following:

- Motorcycles with more than two (2) passengers on board.
 - Any type of motor vehicle with passengers beyond the prescribed sitting capacity.
3. Unnecessary and excessive blowing of horn shall not be allowed especially at night.
 4. Public utility vehicles such as tricycles, taxis, grab, etc. may be allowed to enter the village only upon surrender of their driver's license to the security guard-on-duty. Identification cards shall be returned upon exit of the subdivision.
 5. Numbered cards issued by the guard in place of the ID supplied by the visitors should be visible at all times and has to be displayed in front of the dashboard.
 6. Rolling down of windows upon entering of the gate shall be strictly implemented. This will aid the security on duty to fully identify who the passengers are.
 7. Homeowners should provide the guards-on-duty with a complete list of their expected guests in case they are expecting visitors to arrive. Expected time of arrival has to be indicated there as well.
 8. In cases where a visitor arrives but the homeowner is unaware, the security guard at the gate shall ask the visitor to make a phone call to the concerned HO. If the HO confirmed he/she knows the visitor, the latter may then proceed inside but a proof of identification shall be left at the gate which shall be returned upon exit. However, in case the HO declines identity of the visitor, the guards on duty shall ask the individual to leave the premises immediately.

9. Family drivers or drivers of identified visitors are prohibited from doing the following while inside SVH3 premises: gambling, drinking alcoholic beverages, loitering, urinating in public or indulging in horseplay. Display of disturbing behavior in any forms is highly discouraged.
10. Intoxicated persons are not allowed to operate any type of vehicle in the village.
11. Practice driving is not allowed inside the premises.
12. Whether parked or in transit, volume of car stereos should be set at a minimum level so as not to disturb the residents and not to contribute to noise pollution,
13. Minors below 18 years of age are not allowed to drive E- bikes and motorcycles inside the subdivision.
14. Anyone caught violating the above-mentioned rules and regulations shall be subjected to appropriate sanctions and penalty.
15. Foot traffic / walk-in visitors shall be required to present identification. Other details shall be logged properly. VISITOR'S PASS will be provided and is expected to surrender upon exit. Unexpected visitors shall be asked to wait at the gate while verifying with the HO identity of the visitor. Access Card shall be issued for usage of automated gate, this shall be brought by the homeowner at all times whenever he/she is commuting or going out by foot outside the svh3 community.
16. Barangay Officials and staff as well as Police mobile shall be allowed to enter the subdivision, for whatever reason, only upon approval of the HOA Officers. SVH3 is a private subdivision which means all non-resident related entry must be properly coordinated with the HOA officers first.
17. RA 9842 is strictly implemented inside the subdivision. (ASO MO ITALI MO!) "DUMI NG ASO MO DAKUTIN MO". "Anti-Rabies Act of 2007". There will be a fine of 500.00 pesos.
18. Dog Walk time inside the subdivision will be from 6am - 8pm only.

PARKING

19. Double parking in any part of the village thoroughfares is not allowed.
20. Driveways should be free from parked vehicles or any other form of obstructions at all times.
21. One side parking shall be implemented thru scheduling (one week on one side, another one week on the other side, provided it will not block the driveway.
22. Vehicle owners should park their respective vehicles in their respective carport/garages. Those who own another vehicle may park in front of their house provided it will not directly block the neighbor's garage.
23. 1st offense - Verbal warning; 2nd offense - written reminder; 3rd offense - penalty of 500.00
24. Motor vehicles of visitors should be parked at the guard's. area which can easily be seen

VILLAGE CAR STICKERS/RFID

1. Only vehicles with SVH3 HOA sticker / RFID will be given entry. Guards will recognize them once boom lifts up via RFID issued.
2. Only SVH3 residents and homeowners (Immediate family of the HOMEOWNER) are qualified to purchase the car stickers / RFID available at the HOA office according to the following conditions:
 - Car sticker /RFID shall be valid for 1 year only and renewable upon expiration.
 - Submission of a duly accomplished application form, photo copy of OR/CR
 - For newly acquired vehicles, a copy of the Deed of Sale can be submitted in lieu of the OR/CR
 - Only HOA Officers or a duly appointed representative shall put the sticker/RFID on the vehicle
 - 4-Wheel vehicle - Php 500

- Motor Bike/E-bike - Php 300
- Closed Van -Php 1000
- School service -Php 1000
- Php 1000-Water Delivery -

*** Trucks & Furniture Delivery Vans - FREE/ entry (provide valid id)

- 3. The Association shall be free from any liability, whatsoever for any untoward incident or damages that may occur arising from or during the use of motor vehicle and/or the use of this sticker. The issuance of this sticker does not carry any acceptance of liability on the part of the SVH3 HOA.
- 4. The Association reserves the right to confiscate the sticker/Rfid if not used properly or used in illegal activities.

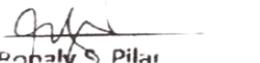
CURFEW

- 1. Nobody, specially the teenagers, shall be seen loitering around staying near the clubhouse area which is not yet fully illuminated.
- 2. Use of videoke machine is allowed but always consider your neighbor's sensitivity. During weekends use of videoke is up to 10 pm only while on weekdays, it may be until 10pm but it should be justified (birthday, despedida, etc.).

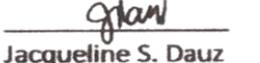
FOR IMMEDIATE IMPLEMENTATION;

The SVH3-HOA Board of Directors,

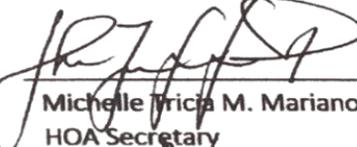

 Melan A. Olmedilla
 HOA President


 Rhea G. Baniqued
 Board member

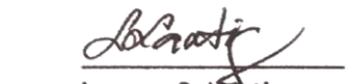

 Edwin M. Dela Cruz
 HOA Vice President


 Jacqueline S. Daus
 HOA Auditor


 Jeffrey E. Ambrocio
 Board Member


 Michelle Tricia M. Mariano
 HOA Secretary


 Emil Rongavilla
 Board Member


 Lorena S. Lanting
 Board Member