



RULES & REGULATIONS

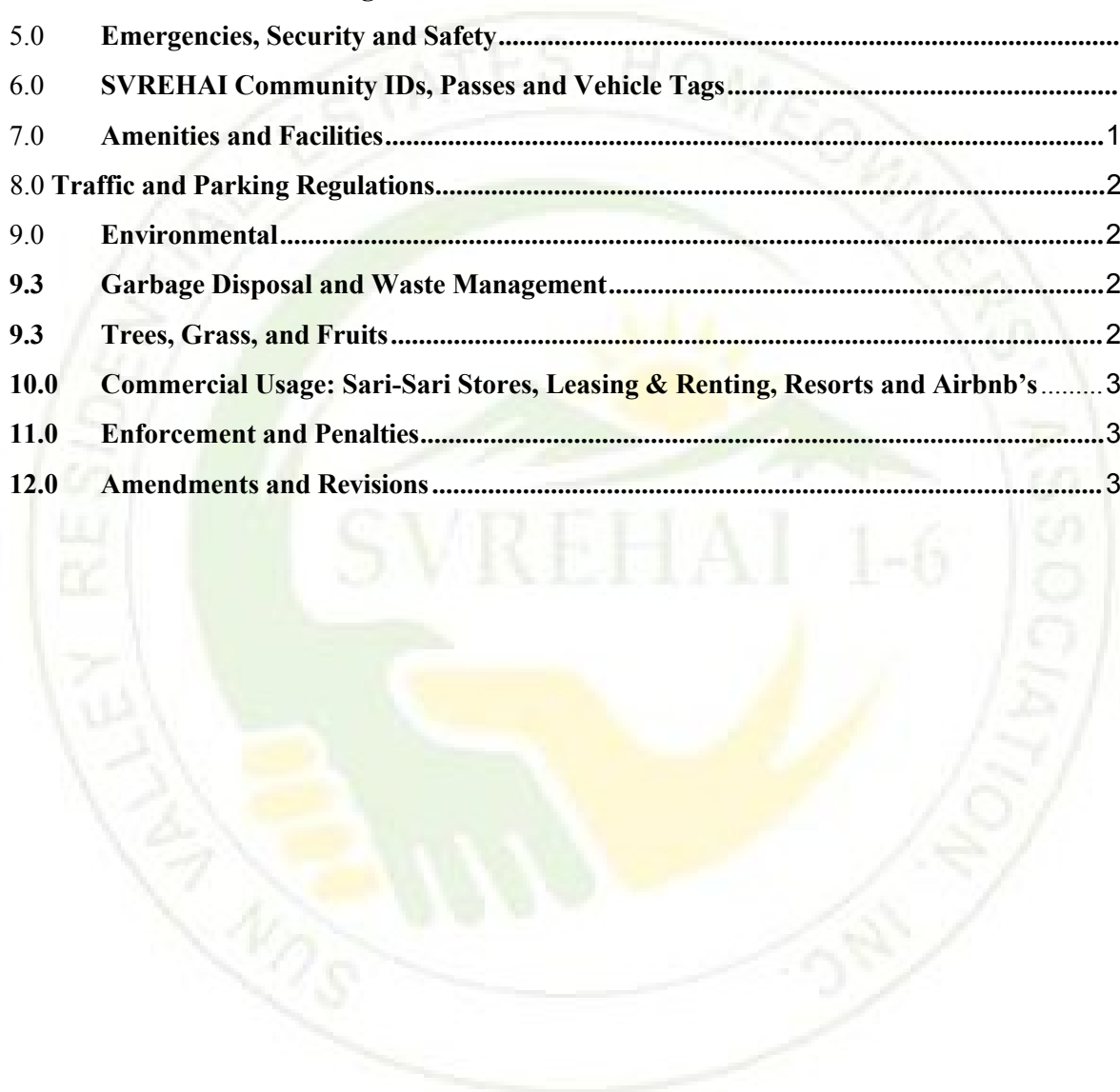
**SUN VALLEY RESIDENTIAL ESTATES
HOMEOWNERS ASSOCIATION, INC.**

SVREHAI Phases 1-6

June 2025 Edition

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1.0 Preamble

The purpose of this manual is to guide and inspire the conduct and activities of the Sun Valley Residential Estates Homeowners Association, Inc. community members and guests. These guidelines aim to promote a harmonious, safe, and welcoming environment where residents can thrive while upholding the laws and regulations of the Philippines.

2.0 Definition of Terms

This section offers clear definitions of terms used throughout the Sun Valley Residential Estates Homeowners Association, Inc. Rules and Regulations Manual. These definitions are designed to enhance understanding and ensure consistent interpretation of the guidelines presented.

Association Member: Refers to a homeowner who is a member of the association where their housing unit or lot is located, as defined in the association's Articles of Incorporation and Bylaws. All homeowners, including lot owners, buyers, and long-term lessees of houses at SUN VALLEY RESIDENTIAL ESTATES, shall become members of the association. Long-term lessees of houses shall be recognized as members of the association in place of the property owner.

Association Member in Good Standing: A member who is up to date with their assessments and all other financial obligations to the Association, while also adhering to the governing documents. This status reflects their active and positive commitment to the Sun Valley Residential Estates community.

Basic Community Services and Facilities: Refer to services and facilities that benefit all homeowners without exceptions. These include, but are not limited to, security, street and vicinity lighting, maintenance, repair, and cleaning of streets, garbage collection and disposal, and other similar services and facilities. (As defined in the *Magna Carta for Homeowners and Homeowners' Associations* / Republic Act No. 9904.)

Board: Refers to the Board of Directors (BOD), which holds the primary authority to oversee and manage the affairs of the association.

Common Areas: Refer to properties owned, maintained, repaired, or managed in whole or in part by the association. These include, but are not limited to, roads, parks, playgrounds, courts, and open spaces, as provided in Presidential Decree No. 121.

Cul-de-Sac: A road that connects to the existing road network at only one end and features a designated area at the closed end to allow vehicles to turn around.

Delinquent Member: A member of the Homeowners Association who is not in good standing as defined by the HOA By-Laws. (Reference: Republic Act No. 9904.)

Governing Documents: The collection of essential documents that guide the operation and management of the Sun Valley Residential Estates HOA. These include, but are not limited to, the Articles of Incorporation, Bylaws, Covenants, Conditions, and Restrictions (CC&Rs), and this Rules and Regulations Manual.

HOA Stickers: Valid HOA stickers are those that are installed by the SVREHAI Admin Office for the prescribed time frame. The plate number must match the HOA sticker number, and the sticker should be placed on the outside of the windshield on the driver's side. Stickers installed through deception or fraud are considered invalid. Stickers are non-transferable to other vehicles or owners.

Homeowner: An individual(s) or legal entity that owns or purchases a residential building or property within the Sun Valley Residential Estates.

Homeowners Association (HOA): A non-profit organization comprising homeowners within Sun Valley Residential Estates, responsible for managing and maintaining the community's common areas, enforcing the governing documents, and promoting the welfare of all residents.

Loitering: Refers to remaining in an area without an obvious reason, such as teenagers gathering in the parking lot without purpose.

Long Term Lease: A lease is considered long-term if the lease contract duration is twelve (12) months or more.

Gates:

- a. **Araneta Gate (SV Main Gate):** Located at Security Office on SV Main Drive,
- b. **Kendal (Townhouse) Gate:** Located at Forest Hill Drive past the townhouses. Deliveries and Visitors are not permitted to use this gate.
- c. **Old Main Gate:** located within the subdivision just past the Kendal Gate. It is no longer used since the Kendal Gate makes it redundant.
- d. **Mahogany Gate:** Located at entrance to Mahogany Home Clusters.

Nuisance: Any action, condition, or situation that disrupts the quiet enjoyment, use, or possession of one's property or causes annoyance, inconvenience, or discomfort to other residents. This includes any disturbances that negatively affect health, safety, or peace, as outlined in RA 856. "Public disturbance noise" refers to any sound or signal that unreasonably disturbs others' comfort or peace.

Resident: Any individual living within Sun Valley Residential Estates, as registered by the homeowner. This includes homeowners, their family members, and long-term tenants (those with leases exceeding 12 months).

Rules and Regulations (R&R): A set of helpful guidelines and policies outlined in this manual, designed to ensure the smooth operation of the community, and govern the conduct and activities of residents within Sun Valley Residential Estates, in harmony with the other governing documents of the HOA.

Simple Majority: Refers to fifty percent (50%) plus one (1) of the total number of association members, as defined in the *Magna Carta for Homeowners and Homeowners' Associations* (RA No. 9904).

Vehicles: A "Motor Vehicle" refers to any vehicle propelled by power other than muscular power using public highways. This excludes road rollers, trolley cars, street sweepers, sprinklers, lawn mowers, bulldozers, graders, forklifts, amphibious trucks, cranes, vehicles running only on rails or tracks, tractors, trailers, and traction engines used exclusively for agricultural purposes (RA 4136).

Visitor: A visitor is someone such as friends & family who comes to spend time with a person or family in their home. For the community, a visitor does NOT include people performing services such as deliveries, maintenance, transportation or utility work.

The HOA Board of Directors will interpret these terms and apply the rules and regulations with the best interest of the community in mind, in alignment with the governing documents and applicable laws and regulations.

3.0 Introduction

This manual is designed to serve as a helpful guide for homeowners and residents of Sun Valley Residential Estates Homeowners Association, Inc. All homeowners, residents, and guests are encouraged to follow these rules and regulations to ensure a harmonious living environment.

The rules and regulations in this manual may be updated or modified at the discretion of the Homeowners Association (HOA) Board of Directors, in accordance with the governing documents of the HOA and applicable laws and regulations.

The Sun Valley Residential Estates Homeowners Association, Inc. Rules and Regulations (R&R) are established under the Deed of Restrictions, Deed of Absolute Sale, and other related legal documents. These regulations aim to govern and regulate the use and occupancy of homes, lots, and common areas. The goal is to ensure the efficient and orderly

management of the subdivision, prioritizing the health, security, safety, and welfare of all homeowners, residents, and guests, while also safeguarding their right to enjoy peaceful and quiet living.

This R&R document applies to homeowners, residents, lessees, lot owners, SVREHAI Admin Office, security personnel, visitors, workers, contractors, and service providers, all of whom are required to follow these guidelines. This manual aims to provide clarity, reducing potential inconvenience and ensuring smooth, respectful interactions within the community.

This document will guide the SVREHAI Admin Office, including HOA employees and the security agency, in managing key areas such as security, use of amenities, and other important matters to ensure a safe and positive daily experience for homeowners, their residents, guests, and employees. The objectives of these guidelines include:

- Promoting the safety and security of homeowners.
- Minimizing risks to life and property by addressing environmental hazards and preventing reckless behavior.
- Enhancing access to and enjoyment of SVREHAI amenities.

The R&R should be interpreted with simplicity and reasonableness in mind and applied in a fair manner for the benefit of all residents.

Should any provisions of these Rules and Regulations be found invalid, the rest of the provisions will remain valid and enforceable. If there is a conflict between the Deed of Restrictions and these rules, the Deed of Restrictions will take precedence and be enforced accordingly.

The SVREHAI Admin Office is responsible for overseeing the initial implementation of these rules. Continuous improvement efforts, including discussions with homeowners, will help adapt to new developments, trends, and best practices within the HOA sector. This manual will remain a living document, evolving to meet the community's needs.

4.0 General Rules and Regulations

4.1 All homeowners, residents, and visitors are encouraged to respect and comply with the provisions of the Philippine Constitution, national laws, and local ordinances.

4.2 The HOA Board of Directors has the authority to amend or introduce additional rules and regulations as necessary, provided these changes align with existing laws and regulations.

4.3 Homeowners and residents are encouraged to respect the rights and interests of their neighbors and avoid engaging in activities that may cause disturbances,

annoyances, or inconvenience to others.

4.4 Homeowners and residents are encouraged to promptly report any suspicious activities or security concerns to HOA security personnel or local authorities to maintain a safe and secure community.

4.5 Homeowners or their proxies are encouraged to attend General Assemblies and Elections called by the Board of Directors to ensure quorum and foster community participation.

4.6 Homeowners may:

- Support the SVREHAI Admin Office in achieving its goal of maintaining peace, order, and security within the subdivision.
- Help preserve the positive ambiance of the subdivision and protect properties belonging to the community.
- Actively participate in events that promote community development and contribute constructive ideas for improvement.

4.6 Every homeowner and resident have the right to enjoy the basic community services and facilities, provided they have paid the necessary fees and other relevant charges.

4.7 To maintain a peaceful and orderly environment within the subdivision, businesses that result in loitering or excessive parking traffic near residential areas are not permitted.

5.0 Emergencies, Security and Safety

For security and safety issues please contact the SVREHAI Security OIC: 09549812129. For escalations, you may reach out to the Antipolo Emergency Response Team at 86894576 / 86894564.

To ensure a timely and coordinated response, all incidents should be reported to the HOA Security Office within 24 hours. Contact the Security OIC using the number shown below.

Other important phone numbers:

- **SVREHAI Admin Office:** +63 9628956287
- **Sun Valley Araneta Gate:** +63 2 8880-3230
- **Security OIC:** +63 9549812129
- **Antipolo Central Fire:** 8533-8591 / 8871-2865 / 09451556015
- **PNP Antipolo:** 09985895717 / 09171577627
- **CDRRM/Rescue:** 86894576 / 86894564
- **Antipolo OPSS:** 8734-2470
- **Meralco:** 16211

5.1 Guest and Delivery Entry

- a. Homeowners are encouraged to inform the Security OIC or Gate Security personnel at least one hour before the arrival of the guest or delivery.
- b. For large gatherings, arrangements should be made with Security OIC in advance, providing names and vehicle plate numbers to avoid delays.

5.2 Deliveries Guidelines

5.2.1 Facilitating Smooth Deliveries: To ensure seamless access, all deliveries of construction and repair material must be coordinated with the SVREHAI Admin Office to obtain a gate pass. All delivery personnel will be warmly welcomed once clearance is confirmed. Deliveries are only accepted through the **Araneta Gate**. The delivery team must present a copy of the delivery document showing the name of the resident and delivery address.

5.2.2 Convenient Delivery Schedule:

5.2.2.1 Deliveries of furniture, appliances, and similar large items are encouraged during the designated hours: **8:00 AM to 6:00 PM**, Mondays to Saturdays.

5.2.2.2 For added flexibility, special arrangements can be made with the SVREHAI Admin Office or Security Office for exceptions to this schedule.

5.3 Streamlined Property Removal: To maintain a secure and efficient process, pulling out or removing of objects, materials, or other property by someone other than the homeowner or tenant will require a signed gate pass from the owner/occupant. The Gate Pass can be obtained at SVREHAI Admin Office.

5.4 Enhanced Property Safety.: Homeowners are encouraged to equip their properties with safety essentials like fire extinguishers, smoke detectors, and emergency exit plans to align with the Fire Code of the Philippines (RA 9514) and ensure a safer community.

5.5 Road Safety Commitment. All residents and visitors are reminded to follow traffic and parking rules, observe speed limits, and respect traffic signs for a safe and harmonious environment.

5.6 Dedicated Work Zones: Construction workers and employees are expected to remain within their designated work areas.

5.7 Maintaining Community Standards: The subdivision upholds a respectful and enjoyable atmosphere by discouraging illegal activities, disruptive behaviors, and nuances.

5.8 Proactive Security: Homeowners and residents are encouraged to take an active role in safeguarding their properties and valuables.

5.9 Respecting Privacy: Trespassing is prohibited. Address incidents of trespassing promptly to the Security OIC.

5.10 Protecting Community Boundaries: For everyone's safety, no unauthorized openings or access points to areas outside of the subdivision are allowed.

5.11 Safe and Peaceful Surroundings: The discharge of firearms, explosives, and hazardous chemicals is prohibited, to maintain a secure and serene environment.

- 5.12 Fireworks Safety:** Firecrackers, fireworks, and similar devices are only permitted during celebrations approved by the SVREHAI Admin Office, such as New Year's Eve or Lunar New Year, provided proper safety measures are followed.
- 5.13 Organized Communication:** Door-to-door solicitations and unauthorized surveys are not allowed. However, government-initiated surveys are allowed with prior notification to the village administration. The distribution of notices, flyers, or circulars must be approved and coordinated through the SVREHAI Admin Office.
- 5.14 Drone Operations Guidelines** The use of all types of drones, also known as Remotely Piloted Aircraft (RPA), should adhere to the RPAS (Remotely Piloted Aircraft Systems) regulations established by the Civil Aviation Authority (CAA) of the Philippines. Please keep the following guidelines in mind to ensure safe and responsible drone use:
- a. **Daytime Operation:** Drone flights must be conducted during daylight hours unless special permission has been granted by the CAA.
 - b. **Registration and Certification:** Drones weighing more than 7kg, or those intended for commercial use, must be registered with the CAA. Additionally, the operator must hold an RPA certificate issued by the CAA.
 - c. **Visual Line of Sight:** Drones must always be operated within the visual line of sight of the controller unless prior approval has been obtained from the CAA for alternative arrangements.
 - d. **Safety Distance:** All drones should maintain a minimum distance of 30 meters from other individuals, except for those directly involved in operating the drone.
 - e. **Large Group Settings :**For events such as sports festivals or gatherings, drone use requires prior approval from the SVREHAI Admin Office. The event organizer must include details on safety measures and precautions to ensure the well-being of all attendees. Additionally, drone operations are restricted in highly populated areas, as specified in the PCAR 11.11.3b regulation.

6.0 SVREHAI Community IDs, Passes and Vehicle Tags

6.1 SVREHAI Community Resident ID System for Future Implementation

Homeowners and lot owners will be issued an electronic Community ID card for better security, easier entry into our community, and access to amenities and facilities. This ID helps distinguish homeowners from non-association members and includes a unique resident ID number for transactions within the community (such as dues payments).

a. Application Requirements

- i. **For Owners:** Registered with HOA.
- ii. **For Tenants:** Copy of Lease Contract or Authorization Letter from the Owner
- iii. **For Secondary Buyers:** Present SPA or Certificate of Change of Ownership
- iv. Accomplished Application Form
- v. ID pictures will be taken at the SVREHAI Admin office during application submission.

b. Members ID Rule and Regulations

- i. Identification Cards are designated for homeowners, lot owners, authorized tenants, and their immediate family members only.
- ii. The card will serve as identification for using community amenities and facilities.
- iii. All transactions with the Association will be tracked using the assigned number.
- iv. For tenants, the ID card is renewable annually (or depending on the length of their tenancy). The fee for renewal is P250 per ID, which will be charged to the member or tenant.
- v. If an ID card is lost, it must be reported immediately to the SVREHAI Admin Office for deactivation and replacement.

c. Amenities & Facilities Access:

- i. The card will grant access to community amenities and facilities. See Facilities section for any specific restrictions.
- ii. **Transaction Tracking:** All transactions with the Association will be tracked using the assigned number/QR Code linked to the ID.
- iii. **Lost Cards:** If an ID card is lost, it must be reported immediately to the SVREHAI Admin Office for deactivation and replacement

6.2 Guest Pass into Community

6.2.1 Non-HOA members and visitors of lot owners/occupants must leave an ID with the guard at the gate for entry into the village. This includes delivery drivers and couriers. Non-Residents will be provided with a Vehicle Entry Pass (VEP) for a specific gate.

6.2.1.1 The following options need to be done by the Homeowner/Resident who are expecting visitors.

- 6.2.1.1.1** Inform in advance the Araneta Gate Security of the visitor(s). Indicate the visitor name(s), vehicle plate number (if known) and the name of the resident to be visited.
- 6.2.1.1.2** Homeowners or residents may provide the Araneta Gate Security Guard with their contact number to be called when the visitor(s) arrives. The visitor(s) will be directed to the Security office, security will call the homeowner or resident using the contact number provided. If approved by the homeowner/resident, Security will issue a pass. If the visitor is not approved or no contact has been established, the visitor will not be permitted into the community.
- 6.2.1.1.3** Household Helpers and drivers who have visitors must have the Homeowner register the visitor in advance at the security office.
- 6.2.1.1.4** For events, please see Event Pass section below.
- 6.2.2** Visitors and Delivery entry at the Kendal/Townhome Gate is not permitted.
- 6.2.3** The VEP must be surrendered upon exit. Security personnel will inspect vehicles for any suspicious activities or materials.
- 6.2.4** Homeowners/Residents cannot vouch for their guests; all guests must obtain a gate pass.
- 6.2.5** Government-issued IDs must be surrendered at the gate for vehicles.
- 6.2.6** VEP must be displayed prominently on the vehicle's dashboard.
- 6.2.7** Walk-in guests will receive a pass upon surrendering a government-issued ID.
- 6.2.8** Should a scanning device be available, the ID should be scanned and returned to the owner.
- 6.2.9** Construction workers must display Construction IDs and wear the prescribed color uniforms.

6.3 Community Association Employee ID

All personnel working for the Association will be issued physical Employee Identification Cards. These must be returned upon resignation or termination of employment.

6.4 Community Security / Maintenance Personnel Community IDs

Security and maintenance personnel will be issued physical Community IDs. Their agency IDs must always be displayed alongside their Community ID. Examples of maintenance personnel includes utilities such as Meralco;

telecommunications such as Smart, PLDT, Globe, and Converge.

6.5 Household Helpers, Drivers and other HO's employees Community ID and Community Pass

Community ID and Community Pass are needed by HO's employees when leaving and entering the community. The Community Pass is kept by the homeowner/resident/tenant and given to the employee who is leaving the community and is expected to return to the community.

6.5.1 Application Requirements

6.5.1.1 Completed Application Form

6.5.1.2 Copy of Barangay Certificate

6.5.1.3 2 recent 1x1 photos

6.5.1.4 If a driver, a copy of Driver's License

6.5.1.5 Personal appearance at the Security Office

6.5.1.6 Community ID will be issued to the worker, the Community Pass will be issued to the Homeowner.

6.5.2 Rules & Regulations

6.5.2.1 Employee Community ID will only be valid if authorized by the homeowner, lot owner, or authorized tenant.

6.5.2.2 The ID will be validated by the SVREHAI Secretary before issuance.

6.5.2.3 The curfew for household employees is from 10 PM to 5 AM to prevent loitering.

6.5.2.4 If a household helper is leaving the community for any period, they must obtain the Community Pass from the homeowner. Household helpers are subject to inspection by security personnel when entering and leaving the community. They must present the Community ID and Community Pass upon leaving or exiting through any of the community gates.

6.5.2.5 Drivers are not required to have the community Pass when leaving and entering any gate if the passenger is the homeowner/resident/tenant.

6.5.2.6 Employers must retrieve the Community ID and Community Pass when their helper's employment is terminated, on leave of absences for a long duration or resigns.

6.5.2.7 Drivers must adhere to the rules of conduct and are prohibited from loitering or engaging in rowdy behavior while within the village.

6.5.2.8 Homeowners or authorized tenants are responsible for the conduct and behavior of their household helpers, drivers, and other employees.

6.5.2.9 Any household helper found outside the employer's premises during the curfew will be apprehended and escorted by security to the employer's house for safety.

6.5.2.10 All household helpers and drivers must carry their Community ID while in the village.

6.5.2.11 Visitors of domestic helpers are allowed entry only with prior clearance from their employer.

6.5.2.12 If an ID card is lost, it must be reported immediately to the SVREHAI Admin Office for deactivation and replacement.

6.5.2.13 Registration Fee: Php 250 per Community ID and Php 250 per Community Pass.

6.6 Event Pass for use of amenities

For events such as weddings, baptisms, or parties, the homeowner's invitation will serve as the entry pass to the village. A sample invitation and guest list should be submitted to the SVREHAI Admin Office at least one week before the event.

6.7 SVREHAI Resident Vehicle Stickers

6.7.1 Only vehicles with valid SVREHAI stickers will be granted immediate access to the village. Stickers will be affixed by authorized SVREHAI staff at the office.

6.7.2 Only residents and lot owners in good standing may apply for a sticker.

6.7.3 The Association reserves the right to confiscate the sticker if not properly used or used in illegal activities.

6.7.4 Vehicles of immediate relatives, i.e., children, brothers, sisters, and parents; vehicles for carpooling of children of residents; and school buses fetching children of residents may also be registered by a Member upon compliance with the requirements and shall be issued resident or guest stickers.

6.7.5 To avoid the unauthorized use of Association stickers, owners are requested to inform the Security of any sale, transfer, or withdrawal of authority to use the vehicle and to remove the sticker before transferring possession of the vehicle.

6.7.6 No registration with the Association and issuance of stickers shall be allowed for commercial vans and vehicles, even if such vans and vehicles are registered in the name of a Member of the Association.

6.7.7 Required documents:

- i. Duly accomplished application form
- ii. Vehicle's Certificate of Registration, Official Receipt, or Deed of Sale for new purchases
- iii. Fee: Php 300 per vehicle. For other phases, the fee is Php 800.

- iv. Vehicles registered under a company name may obtain stickers with the authorized representative's certification.
- v. The Association is not liable for any incidents or damage related to the use of the sticker.
- vi. Stickers are renewable annually.

6.8 Gate Pass for Construction Materials and Equipment

6.8.1 Activities:

- Home renovation
- Minor repairs
- Home upkeep

6.8.2 Steps to Follow:

6.8.2.1 Ensure all HOA dues are up to date before submission.

6.8.2.2 Fill Out the Gate Pass Request Form obtained from SVREHAI Admin Office.

6.8.2.3 Complete the form with the required details:

- a. Nature of work and a brief description.
- b. Materials will be used and quantity of the materials.
- c. Names of personnel/workers.
- d. Duration of the job (Start Date/Time - End Date/Time).
- e. Tools & Equipment to be used.

6.8.2.4 Submit the Form

6.8.2.5 Send the completed form to the HOA Admin Office in person or via email: [:bod.svrehai.antipolo@gmail.com](mailto:bod.svrehai.antipolo@gmail.com) for coordination.

6.8.2.6 The HOA will check if all HOA dues are updated. If cleared, HOA Admin will process your request and coordinate with the SV Engineering Office for clearance.

6.8.2.7 The HOA will inform the Homeowner (HO) or Lot Owner (LO) once clearance has been granted.

6.8.2.8 Gate Pass Collection. The homeowner must pick up the approved gate pass from the HOA Admin Office before bringing in materials or equipment.

7.0 Amenities and Facilities

7.1. GUIDELINES

To ensure a safe, enjoyable, and harmonious experience for all residents, the following guidelines have been established for the use of Common Areas and Facilities:

7.1.1. Exclusive Access for Residents and Guests

Common areas and facilities—including swimming pools, parks, playgrounds, and sports facilities—are reserved for the enjoyment of HOA residents and their guests. Some facilities may require nominal fees as determined by the Board of Directors (BOD).

7.1.2. Respect for Guidelines

We kindly ask all SVREHAI members and guests to observe the rules outlined in this document and any additional guidelines posted at the facilities.

7.1.3. Simple Registration Process

To access our facilities, members and their dependents can easily present their SVREHAI-issued identification cards to the SVREHAI Admin office or person in charge.

7.1.4. Guest Responsibility

Residents are encouraged to ensure their guests follow the community's rules. Any damage caused by guests will be addressed with fairness, and residents may be held responsible.

7.1.5. Membership Standing

Residents in good standing shall enjoy full access to amenities. For residents with outstanding balances, settle your back accounts with the SVREHAI Office.

7.1.6. Personal Services Coordination

Personal services, such as training courses, can be conveniently arranged through the HOA Admin. Applicable fees may apply.

7.1.7. Safety for Children

To ensure the safety of young children under 18, they should be accompanied by a parent or guardian while enjoying our facilities. Specific areas may have additional age, weight or height requirements.

7.1.8. Pet Policies

We warmly welcome vaccinated, registered, leashed, and diapered pets! Please note designated pet-free zones, such as all pool areas, for everyone's comfort and safety. Pet owners are kindly reminded to promptly clean up after their pets using sealed bags or containers and ensure proper disposal. To maintain cleanliness, pets should remain off chairs, tables, or other furnishings. While we aim to create a harmonious environment, pets displaying aggressive or disruptive behavior, as determined by the BOD or security team, may need to leave the premises. Thank you for helping us make Sun Valley a pet-friendly community

7.1.9. Clean and Hygienic Spaces

Let us work together to keep our facilities clean by utilizing designated restrooms. We appreciate your cooperation in maintaining hygiene standards.

7.1.10. Proper Decorum and Attire

A respectful environment is important to us. Please wear appropriate attire and maintain proper decorum while using the facilities.

7.1.11. Support from Security Guards

Our dedicated security team is here to assist in upholding these guidelines. Any concerns can be referred to the SVREHAI BOD for resolution.

7.1.12. Safety First

While we strive to provide a safe environment, residents are encouraged to exercise caution while using the different facilities.

7.1.13. Right to Refuse Use

For the safety and comfort of all, SVREHAI BOD reserves the right to restrict facility access when necessary.

7.1.14. Valuables

Please take care of your personal belongings, SVREHAI is not responsible for lost or damaged items.

7.1.15. Rule Updates

The BOD continuously works to enhance your experience and may update these guidelines to reflect the community's needs.

7.1.16. Responsibility for Damages

Residents and their guests are accountable for any damages caused in the use of the facilities.

7.1.17. Alcohol, Prohibited Substances, and Firearms

Alcoholic beverages are allowed if handled responsibly in clubhouse buildings. Prohibited drugs and firearms are strictly prohibited in all facilities.

7.1.18. Food and Beverage Areas

Food and beverages are allowed only in clubhouses and picnic grounds. Kindly clean up after use to maintain a pleasant space for everyone. Only water is permitted in pool areas.

7.1.19. Smoking and Vaping

Smoking and vaping are permitted only in designated areas marked with clear signage for everyone's comfort.

7.1.20. Access for Non-Members

Non-HOA members are not allowed to use community amenities unless sponsored by a HOA member.

7.1.21. Care for Nature

Let us protect the beauty of our community by avoiding picking of flowers or damaging plants.

7.1.22. Clear Pathways

Please keep sidewalks clear of obstructions to ensure safe passage of pedestrians.

7.1.23. Use of Facilities/Amenities

Reservation(s) is required in the use of the facilities/amenities as shown below.

7.1.24. Lighting and Facility Fees

To accommodate evening activities, lighting may be provided for the following fees:

- Basketball: Php 300/hour
- Tennis Court: Php 300/hour

7.1.25. Non-Members and Sun Valley Residents in phases 7-10:

- Proof of payment and residency are required at entry. Fees are:
 - 7.25.1. Php 250.00 per entry or,
 - 7.25.2. Php 600.00 a month for unlimited use for up to 4 family members per day, up to the maximum pool capacity or,
 - 7.25.3 Php 5,000 yearly. for up to 4 family members per day, up to the maximum pool capacity
- For the other amenities, the same guidelines and rates as published to Phases 1-6 members apply.

7.1.26. Rescheduling Prepaid reservations for lighting of Basketball/Tennis Courts or Pool Passes

If the facilities reserved become unavailable due to unforeseen reasons such as inclement weather or equipment breakdown, the reservation can be rescheduled. Prepaid reservation fees are not refundable.

We appreciate your cooperation and commitment to maintaining a welcoming and enjoyable environment for everyone.

7.2. Swimming Pools

- 7.2.1. **Health and safety protocols** should be followed to ensure everyone's safety and well-being.
- 7.2.2. **Each homeowner/lot owner** is entitled to 4 registered family members per day per the number of lot(s) owned, up to the maximum pool capacity. HOA members must be in good standing to use the facility and bring guests.
Example: If 2 lots are owned by the homeowner, then 8 registered family members are permitted per day up to the pool capacity.
- 7.2.3. **Additional voucher fees** for HOA members in good standing. Fees are paid at the SVREHAI Admin Office in advance.
 - a. Php 250.00 per voucher for guests
 - b. Php 100.00 per voucher for additional family members beyond 4.
- 7.2.4. **Swimming is NOT allowed** if there is no lifeguard on duty.

- 7.2.5. **The pool** is a special privilege for homeowners and lot owners in good standing together with their family members, and guests. Non-HOA members sponsored by a HOA member will be charged an entrance fee.
- 7.2.6. **Maximum pool capacity:**
- Residential Clubhouse: 25 people
 - Pavilion: Main Pool - 17; Kiddie Pool - 14
 - Sports Plaza: Main Pool - 59; Kiddie Pool - 13
- 7.2.7. **Members and dependents** must present their identification cards (issued by SVREHAI) for pool access.
- 7.2.8. **Pool hours:**
- 9:00 am – 12:00 pm & 1:00 pm - 5:00 pm
 - RCH Pool: Closed Wednesdays for maintenance
 - Pavilion Pool Closed on Tuesdays for maintenance.
 - Sports Plaza Pool Closed Mondays for maintenance.
 - Maintenance days may change as needed by the BOD. Seasonally, depending upon seasonal pool demand.
- 7.2.9. **Pool closures may occur due to emergency maintenance or adverse weather**, as determined by the lifeguards, BOD, HOA staff, or pool staff. Pools will also close during Storm Signal 2 or higher and/or Orange/Red rain/thunderstorm warnings.
- 7.2.10. **Proper swimming attire** is required: Swimsuits for ladies and swimming trunks for men and children. Only swimsuits and trunks made from Lycra, Spandex, Polyester, or Nylon are allowed. Cotton, denim, or basketball shorts are not permitted to prevent filtration system issues. Swim shirts/rash guard attire for children and men are highly recommended.
- 7.2.11. **Please follow the pool rules** and posted instructions to ensure a safe and enjoyable experience for all.
- 7.2.12. **Wet clothing** is not allowed inside the clubhouse or function halls. Please change to dry clothing before entering.
- 7.2.13. **No horseplay or running** in the pool area to ensure everyone's safety.
- 7.2.14. **No diving** is allowed in the pool for your safety.
- 7.2.15. **Responsibility for damage:** Swimmers and hosts are accountable for any damage caused by improper use of pool equipment or facilities.
- 7.2.16. **Children must always be supervised** in the pool area. Parents and guardians are responsible for children under 18 years old.
- 7.2.17. **Personal belongings:** Homeowners and guests are responsible for their own possessions.
- 7.2.18. **Alcohol and illegal substances** are not permitted in the pool area. Glass containers are also prohibited for safety reasons.
- 7.2.19. **Please dispose of trash** in designated bins. Let us keep shower rooms, lavatories, and toilets clean for everyone.

- 7.2.20. Clubhouse guards & Lifeguards** are authorized to enforce the pool rules. If necessary, they may ask someone to leave the pool if their behavior is inappropriate or unsafe.
- 7.2.21. Shower before entering** the pool. A second shower is required if you use the restroom.
- 7.2.22. Health precautions:** Individuals showing signs of illness (e.g., inflamed eyes, cold, nasal or ear discharge, open wounds, or communicable diseases) should refrain from using the pool.
- 7.2.23. For hygiene and safety,** please avoid spitting, blowing your nose, or releasing bodily fluids in the pool.
- 7.2.24.** Please avoid playing with the plastic ducks and geese in the pools, as they serve as chlorine dispensers to maintain water cleanliness.
- 7.2.25. SVREHAI Board of Directors** may amend and update these rules as needed to enhance safety and pool enjoyment.

7.3. Basketball Courts (RCH & Sports Plaza)

- 7.3.1. Our basketball courts** are available exclusively for the enjoyment of SVREHAI members, their immediate dependents, lot owners, tenants, and registered guests.
- 7.3.2. SVREHAI members** must present their SVREHAI-issued ID to the security guard or staff before using the facilities, ensuring easy access.
- 7.3.3. Guests** are welcome to use the court when accompanied by the host who is a SVREHAI member in good standing.
- 7.3.4. Operating Hours:** Open from 6am – 10pm, weather dependent.
- 7.3.5. SVREHAI management** may request the names and addresses of players at any time to confirm membership and authorization.
- 7.3.6. For night games,** the security guard will turn on the lights upon presentation of the reservation proof from the SVREHAI Admin Office.
- 7.3.7. For safety and cleanliness,** drinks and water should be in non-breakable, spill-proof containers.
- 7.3.8. Reservations are encouraged** for organized games, tournaments, practices, and other events, with a maximum of two playing dates per reservation, except for SVREHAI-approved tournaments. After reservations, if there are no other users waiting, play may continue. All player names must be included in the reservation. If unable to attend, kindly cancel your reservation at the SVREHAI Admin Office.
- a. 6am-6pm Php 200 fee/hour. 2 hours are minimum reservation during this time.
 - b. 6pm -10pm Php 300 fee/hour.
- 7.3.9. Respect and courtesy** towards fellow players are essential, both on and off the court. Let us create a positive atmosphere by practicing good sportsmanship and avoiding rough play.

- 7.3.10. Safety first:** Players should avoid wearing hanging or loose jewelry while playing. Good sportsmanship should always be shown by all participants. As a result of any untoward incident may result to the player(s) losing the right to use the basketball courts at the decision of the BOD.
- 7.3.11. Court reservations** always take priority to ensure smooth transitions between players.
- 7.3.12. At the Sports Plaza court**, full court games with 5 vs. 5 players are given priority.
- 7.3.13. At the RCH Basketball Court**, priority is given to individuals or half-court games to allow flexibility of use.
- 7.3.14. After a basketball game**, the next group of players is welcome to take the court, ensuring fair play for all.
- 7.3.15. For the safety and comfort of everyone**, smoking, vaping, drinking alcohol, littering, gambling, and fighting are prohibited. Players are encouraged to bring their own basketballs.
- 7.3.16. Cleanliness after the game:** The host member is responsible for ensuring the court is cleaned up after the game, maintaining a pleasant environment for everyone.
- 7.3.17. SVREHAI** is not responsible for any injuries, damage, or losses sustained while using the courts. Everybody is encouraged to play responsibly.
- 7.3.18. SVREHAI** reserves the right to cancel bookings and prohibit access to those who do not follow the rules and regulations of the basketball courts.
- 7.3.19. During rain or inclement weather**, the courts will be closed to ensure player safety.
- 7.3.20. Guidelines for courtesy and respect:**
- If a group arrives first and wishes to play half-court, they may continue using the half-court until other players arrive, at which point the option for full-court play may be considered.
 - If a second group invites the first group to play full-court, and the first group declines, they may finish their half-court game (usually up to a score of 21 or 15 minutes) without interruption. After finishing, they should vacate the court to allow the second group to play full court.
 - Players who arrived first should understand that priority is given to the court type (half-court vs. full court) and not just arrival time.
- 7.3.21. Court lighting fees:** Lighting fee must be paid in advance at the SVREHAI Admin Office.
- 7.3.22. Proper attire** is required for all players: shorts, T-shirts, or jerseys, and sports shoes. Playing barefoot or with slippers is not allowed for safety reasons.
- 7.3.23. For safety**, hanging on the rims/nets/backboards and climbing on poles are prohibited.
- 7.3.24. Time management:** Players should be mindful of their reserved time and vacate the court promptly to avoid delays for the next group.
- 7.3.25. Positive language:** To maintain a respectful atmosphere, profane, vulgar, or abusive language is strictly prohibited.

- 7.3.26. **For everyone's safety**, pets, remote control (R/C) vehicles, bicycles, rollerblades, and skateboards are not permitted on the basketball court.

7.4. Tennis/Volleyball Courts

- 7.4.1. **Exclusive Use:** The tennis courts are available exclusively to SVREHAI members, lot owners, residents, tenants in good standing, and their immediate dependents, providing a welcoming space for the community.
- 7.4.2. **Guests:** Guests are welcome to use the court when accompanied by a homeowner or member, allowing for shared enjoyment.
- 7.4.3. **Court Reservation:** The courts operate on a first-come, first-served basis with a maximum of 2 hours per reservation. Reservations can be made through the SVREHAI Admin Office to ensure fair access.
- 7.4.4. **Operating Hours:** Open from 6am – 10pm, weather dependent.
- 7.4.5. **Proper Attire:** For safety and comfort, players are requested to wear proper playing shoes and attire.
- 7.4.6. **Court Maintenance:** Players and host members are encouraged to keep the court and surrounding areas clean and tidy, ensuring a pleasant experience for all.
- 7.4.7. **Appropriate Use:** The tennis courts are designated for tennis/badminton/pickleball, and volleyball play only.
- 7.4.8. **For everyone's safety**, pets, remote control (R/C) vehicles, bicycles, rollerblades, and skateboards are not permitted on the basketball court.
- 7.4.9. **Drinks:** To maintain a clean environment, drinks and water should be brought in non-breakable and spill-proof containers.
- 7.4.10. **Respectful Conduct:** Smoking, vaping, drinking alcohol, littering gambling, vandalism, and fighting are prohibited, promoting a respectful and enjoyable space for everyone.
- 7.4.11. **Night Games:** For night games, the security guard will turn on the lights once proof of reservation from the SVREHAI Admin Office is presented, ensuring a smooth and enjoyable playing experience.
- 7.4.12. **Court Availability:** SVREHAI reserves the right to make the court unavailable for use for necessary repairs, maintenance, or in cases of inclement weather or health protocols, prioritizing safety.
- 7.4.13. **Rule Updates:** The SVREHAI Board of Directors reserves the right to amend or supplement the rules as needed, ensuring the best possible experience for all users.
- 7.4.14. **Court Fees:** **Free for HOA members in good standing and guests** with a lighting charge from 6pm-10pm.

7.5. Table Tennis & Billiards

- 7.5.1. **Exclusive Use:** Our Table Tennis (ping pong) and Billiard tables are available for the enjoyment of SVREHAI members, their immediate family, dependents, lot owners, tenants, and registered guests. Fees must be paid in advance at the SVREHAI Admin Office before use. The fees for use are:
- Billiards:** Php 150/hour.

- b. **Table Tennis:** Php 100/hour.
- 7.5.2. **Operating Hours:** The tables are available during operational hours of the Café.
- 7.5.3. **ID Verification:** Members must present their SVREHAI ID to the security guard or staff before using the amenities to ensure smooth access.
- 7.5.4. **Guests:** Guests are welcome to use the amenity when accompanied by the host member.
- 7.5.5. **Member Confirmation:** SVREHAI management may request the names and addresses of players at any time to confirm membership and/or authorization for use.
- 7.5.6. **First Come, First Served:** Play is permitted on a first-come, first-served basis, with one game allowed per table. Players may extend their game if there are no other players waiting to use the table.
- 7.5.7. **Children must always be supervised.** Parents and guardians are responsible for children under 18 years old.
- 7.5.8. **Equipment and Attire:** Players may borrow table tennis paddles and balls from the attending staff or bring their own. Proper attire is required, including shorts, T-shirts, and sports shoes.
- 7.5.9. **Drinks and water** should be in non-breakable, spill-proof containers to maintain cleanliness.
- 7.5.10. **Respectful Conduct:** Smoking, vaping, drinking alcohol, littering, gambling, vandalism, and fighting are prohibited, ensuring a positive and enjoyable environment for all.
- 7.5.11. **Clean-Up:** The host member is responsible for cleaning up after their game, helping to maintain the cleanliness of the facility.
- 7.5.12. **Responsibility:** SVREHAI Management is not responsible for any damage, injuries, or loss sustained while using the tables. Please play responsibly and be mindful of your surroundings.
- 7.5.13. **Table Etiquette:** After your game or reserved time, please vacate the table promptly to allow others to enjoy the amenity.
- 7.5.14. **Respecting Ongoing Games:** Do not stand along the sides of the table during an ongoing game. Please be seated on the chairs provided to avoid distractions.
- 7.5.15. **Safety with Equipment:** Be mindful of pool cue swings to ensure no one is accidentally hit, and to protect the equipment.
- 7.5.16. **No Food or Drink:** For cleanliness and maintenance, no food or drink is allowed on or near the tables.
- 7.5.17. **Clean as You Go:** Please return all equipment to its proper place once you are finished, keeping the area tidy for others.
- 7.5.18. **Respect the Tables:** For their upkeep, please avoid resting your body on the tables.
- 7.5.19. **Proper Use of Paddles:** Only use paddles to hit or strike the ping pong ball, ensuring the best experience for everyone.

7.5.20. **Report Damage:** If any equipment is damaged, please report it to the guard or SVREHAI Admin Office immediately so it can be addressed promptly.

7.6. Picnic Tables

7.6.1. The sports plaza picnic tables with sheds are first come first served but limited to 4 hours. Please pick up all trash and place it into garbage containers before leaving. Additionally, the tables and shed can be reserved by paying at the SVREHAI Admin office in advance. The fee is P1500/ 4 hours. At night, 6pm-10pm lighting fee also applies for an additional P300/hour.

7.6.2. The RCH picnic ground is first come first served.

7.6.3. The Pavilion pool and shed combination can be reserved for a fee, see Section 7.7 Clubhouses.

7.7. Clubhouses (RCH, Sports Plaza, Pavilion, Mahogany)

7.7.1. **Exclusive Use:** The clubhouses are available for the enjoyment of homeowners and residents in good standing with SVREHAI. To ensure availability, clubhouses must be reserved through the SVREHAI Admin Office. The Pavilion Pool and outdoor area near the pool can be reserved independent from and in addition to the Clubhouse. Fees may apply.

7.7.2. **Revenue Opportunities:** The SVREHAI BOD may rent out the Clubhouses to those outside of the community. The Ways and Means Committee may charge fees for those from non-HOA members outside the community and the committee must inform the renters of the rules for usage and rules of the community.

7.7.3. **Operating Hours:** Clubhouses will be open based on requested and approved hours between 8 AM and 10 PM, except on days devoted to maintenance. All approvals will be subject to the community's nuisance rules.

7.7.4. **Event Conduct:** SVREHAI Admin, with the help of enforcers and local authorities, has the right to stop events that:

- a. Involve illegal or violent activities.
- b. Misrepresent the true purpose of the event. To prevent cancellations, any changes to the event must be communicated to the SVREHAI Admin Office before the scheduled date, for approval.

7.7.5. **Clean-Up:** Users are kindly asked to clean up after their event and dispose of trash properly, ensuring a pleasant experience for the next group.

7.7.6. **Nuisance Rules:** To maintain a harmonious environment, the following guidelines apply:

- a. Any action, condition, or situation that interferes with others' quiet enjoyment or causes discomfort to fellow residents is considered a nuisance, as outlined in RA 856.
- b. Excessive noise is prohibited in accordance with Antipolo City Ordinance 202-964 & 2011-467.
- c. Videoke/Karaoke machines and other sound-producing devices are not allowed between 10:00 PM and 10:00 AM, unless in enclosed, soundproof areas.

- d. All activities should be respectful of others and not cause annoyance or discomfort to anyone.

8.0 Traffic and Parking Regulations

All vehicle owners and drivers within the community are encouraged to be responsible and considerate. The policies on street parking aim to balance the limited space available with the safety and convenience of all residents. These guidelines help ensure that emergency vehicles such as ambulances, fire trucks, security and police can always access the neighborhood when needed. The rules apply to all motor vehicles, including motorcycles. The streets are classified into three categories: narrow (6m), medium (9m), and wide (12m), with wider roads typically being the main routes such as Sun Valley Main, SV East, and West Drive.

8.1 General Parking & Driving Guidelines:

- 8.1.1. **Compliance with Traffic Laws:** Homeowners and residents should observe all relevant traffic regulations, including the Land Transportation and Traffic Code (RA 4136), as well as HOA traffic signs and rules within the community.
- 8.1.2. **Vehicle Security:** All vehicles must be locked while parked within the subdivision. The HOA is not responsible for any loss or damage to vehicles.
- 8.1.3. **Exclusion of Certain Vehicles:** Public Utility Jeeps (PUJs) and three-wheeled vehicles are not permitted entry into the subdivision.
- 8.1.4. **Maximizing Parking Space:** Homeowners and residents are encouraged to make full use of their garages or carports to minimize street parking.
- 8.1.5. **Perpendicular Parking:** It is not permitted anywhere in the community.
- 8.1.6. **Cull de-Sac Parking:** Parking is allowed alongside the Cull de-sac area.
- 8.1.7. **Street Parking Duration:** Vehicles may not be parked on the street for more than 72 consecutive hours.
- 8.1.8. **Prohibited Areas:** Vehicles parked in prohibited areas will be subject to due process and may be relocated.
- 8.1.9. **Designated Parking:** All vehicles should be parked in designated parking spaces, and reserved parking is not allowed on the streets.
- 8.1.10. **Non-operational Vehicles:** Vehicles that are not in running condition are not permitted to be parked on subdivision streets.
- 8.1.11. **Pedestrian Safety:** Pedestrians should always use sidewalks where available to ensure their safety. Parking is not allowed on sidewalks.
- 8.1.12. **Construction Vehicles:** No overnight parking on streets or public areas of construction vehicles is allowed within the subdivision.
- 8.1.13. **Commercial Vehicle Restrictions:** No commercial vans may park on subdivision streets or public areas overnight. Violations will incur a fine of PHP 5,000 per offense.
- 8.1.14. **Facility Parking Rules:** Parking in areas such as RCH, Pavilion, Promenade, and other common spaces must follow the designated rules set by the SVREHAI Admin Office.
- 8.1.15. **Parallel Parking:** All parallel parking should be done on the right side of the road to maintain smooth traffic flow.

8.2 Street-Specific Parking & Speed Rules:

- **Narrow (6m) Streets which are typically found in cluster areas such as Mahogany, Acacia, and Fairway.**
 - Maximum speed limit: 30 KPH.
 - No parking on either side of the road.
- **Medium (9m) Streets:**
 - Maximum speed limit: 30 KPH.
 - Parking is available on a first-come, first-served basis, if no driveways are blocked.
 - Parking on the downhill side is allowed, while parking on the uphill side is not.
 - On flat or level streets, parking may be designated on one side as determined by the Safety and Security Committee in collaboration with the affected homeowner(s). Parking will be allowed once the committee makes their determination.
- **Wide (12m) Streets (SV Main Drive, SV East Drive, SV West Drive, Sun Valley Avenue, Hemlock Street, Fairway Drive & Golf Avenue)**
 - Maximum speed limit: 30 KPH unless posted otherwise by the Safety and Security Committee.
 - Parking is available on a first-come, first-served basis, if no driveways are blocked.
 - Parking on both sides of the road is allowed on wide streets with fewer homes (less than 50%). In phases with more than 50% of homes, parking will be allowed on the downhill side, while parking on the uphill side will not be permitted. The Board of Directors (BOD) may adjust this rule to no parking in areas where development has increased within the HOA. On flat or level streets, parking may be designated on one side as determined by the Safety and Security Committee in collaboration with the affected homeowner(s). Until then, parking will not be allowed on either side.

8.3 Driving Within the Subdivision:

- **Speed Limit:** Unless otherwise posted, the maximum speed limit is 30 KPH throughout the subdivision to ensure safety for all residents.
- **Truck Access:** Trucks weighing no more than 20 metric tons (loaded or unloaded) are allowed entry. Overloaded vehicles, including motorcycles with more than two persons, vehicles exceeding the prescribed seating capacity, and trucks carrying construction materials beyond their capacity, are not permitted. Violating these provisions will result in a ban on entry.
- **Vehicle Noise:** Unnecessary engine revving, car horn and noisy motorcades are discouraged, especially at night, to preserve the peaceful atmosphere of the community.
- **Stickers for Residents:** Vehicles belonging to residents must display the approved entrance sticker for easy access.

- **Smoke-Belching Vehicles:** Smoke-belching vehicles are prohibited within the subdivision to maintain clean air quality.
- **Public Utility Vehicles:** Taxis may be allowed to enter the village, provided the driver leaves their ID at the guardhouse.
- **Conduct of Drivers and Occupants:** Drivers and their passengers should refrain from gambling, consuming alcohol, loitering, or disturbing others. Intoxicated individuals are prohibited from operating vehicles within the subdivision. Unpermitted/Unlicensed drivers are also not permitted to practice driving skills on subdivision roads.
- **Car Stereos:** The volume of car stereos should be kept at a reasonable level to avoid disturbing the peace and quiet of the community.

Violations and Penalties: Any violation of traffic rules may result in sanctions or fines as outlined in the HOA's enforcement guidelines (see Appendix on sanctions)

9.0 Environmental

Our Environmental rules aim to protect and preserve the natural ecosystem within our community by minimizing the impact of human activities. These measures are designed to foster a healthy, vibrant environment that benefits everyone.

9.1 Pet Care and Responsibility Policies for Homeowners and Residents

- 9.1.1. Homeowners and residents are welcome to keep a reasonable number of pets/animals, ensuring that they do not cause any undue disturbance to neighbors due to noise or strong odors. We encourage a peaceful and harmonious living environment for everyone.
- 9.1.2. All cats and dogs must have up-to-date vaccination cards, and owners should ensure their pets are registered with the SVREHAI Admin Office.
- 9.1.3. Homeowners and residents are responsible for the behavior of their pets and must ensure they do not cause harm, inconvenience, or disturbance to others. As per the Sanitation Code of the Philippines (Presidential Decree No. 856), pet owners are also responsible for any incidents, nuisances, or damages caused by their pets.
- 9.1.4. To keep pets safe and secure, they must always be kept within the property premises when unsupervised.
- 9.1.5. Pets should not roam the subdivision without being accompanied by the caretaker or owner. All pets must be on a leash and under control when outside. Leashes should preferably be no longer than 2 meters. The City of Antipolo considers any pet not on a leash and outside the owner's property to be stray. Owners are encouraged to ensure pets are always securely leashed, and aggressive dogs should be muzzled for extra safety. Unleashed or roaming dogs will be considered strays and may be reported to the Animal Control Office for safe handling.
- 9.1.6. Pet owners must promptly clean up after their pets and dispose of waste properly, ensuring a clean and pleasant environment for all.
- 9.1.7. Breeding of animals for sale must be registered with the SVREHAI Admin Office and require a permit from the Bureau of Animal Industry (BAI).

- 9.1.8. Farm animals, including chickens, roosters, ducks, geese, goats, cattle, pigs, and others, are not allowed within the subdivision due to potential disturbances, safety concerns and for being listed in the Deed of Restrictions.
- 9.1.9. During construction, animals should not be kept on the construction site to ensure safety and cleanliness.
- 9.1.10. Diapered pets are welcome in appropriate areas. Please respect pet-free zones as indicated by signage.
- 9.1.11. Pets should be kept free from fleas, lice, and parasites to promote their health and prevent infestation.
- 9.1.12. Feeding stray dogs and cats is discouraged to maintain a safe and healthy community.
- 9.1.13. Under the Anti-Rabies Act (RA 9482), the City Pound may capture stray animals found in public spaces using humane methods. Pets left unsupervised and unleashed will be considered strays and may be collected for safety reasons.
- 9.1.14. The SVREHAI BOD has the discretion to prohibit any pets that may pose danger or nuisance to the community.
- 9.1.15. Catching or disturbing wildlife within the subdivision is prohibited to maintain a harmonious and natural environment.

9.2 Noise Control and Nuisance Abatement

- 9.2.1. **Excessive noise** is prohibited in accordance with Antipolo City Ordinance 202-964 & 2011-467.
- 9.3.2. **Public Disturbance:** It is important to maintain a peaceful environment for all homeowners. The following guidelines help ensure that noise levels do not disturb others.
 - **General Prohibition:** It is prohibited for any individual to cause, or allow sound from their property that may be considered a public disturbance.
 - **Noise During Parties or Events:** Please refrain from playing loud music between 10:00 PM and 8:00 AM. Your weekend may be someone else's workdays.
 - **Videoke/Karaoke Machines:** Videoke and karaoke machines, as well as other sound-producing devices, are not allowed between 10:00 PM and 8:00 AM unless used in a soundproofed, enclosed area.
 - **Types of Public Disturbance Noises:** The following noises are considered public disturbances:
 - a. Frequent or repetitive honking or sounding of vehicle horns or sirens, unless used as a danger warning or as legally required.
 - b. Continuous sounds from the starting, operating, repair, or testing of motor vehicles, motorcycles, or off-highway/road vehicles in residential areas, which disturb neighbors.
 - c. Yelling or shouting near public streets or at any location that disrupts the peace of neighbors.
 - d. Frequent or continuous sounds from musical instruments, audio systems, or radios that interfere with neighbors' comfort.

- e. Sounds from tires screeching, rapid acceleration, or excessive speed.
 - f. Construction sounds, including power tools or hammering, between 5:00 PM and 7:00 AM.
 - g. Sounds from home maintenance activities, such as lawn mowers or power hand tools, between 5:00 PM and 7:00 AM.
- 9.2.3. **Property Rental:** Any long-term rental activities (12 months or more) must follow the community's guidelines. Homeowners are encouraged to ensure their rentals maintain the quiet enjoyment of the neighborhood.
- 9.2.4. **Homeowners' Responsibility:** Homeowners are encouraged to take proactive steps to minimize noise, helping maintain a peaceful living environment for all.
- 9.2.5. **Generator Use:** Generators should be placed in concrete enclosures and equipped with heavy-duty mufflers to reduce noise (80 db maximum noise level permitted).
- 9.2.6. **General Conduct:** Activities that cause annoyance or nuisance are not allowed in the community. Let us all do our part to maintain a pleasant and harmonious neighborhood.
- 9.2.7. **No Loitering:** Please be mindful of common spaces and avoid loitering to ensure that these areas remain enjoyable for all.
- 9.2.8. **Signage on Private Property:** Signage are permitted but should be of a reasonable size (6 feet x 10 feet - maximum) and not cause any inconvenience or be considered a nuisance. Commercial or political related signage is not permitted.
- 9.2.9. **Garage Sales:** A one-time permit for a duration of less than one week from the SVREHAI Admin Office is required for garage sales. Only second-hand household goods are permitted for sale, not new items or export overruns.
- 9.2.10. **Clotheslines and Construction Materials:** Clotheslines and drying of clothes, construction materials, and piles of wood should be kept out of public view to maintain the aesthetic of the community.

9.4 Garbage Disposal and Waste Management

Our environmental care policies are designed to actively prevent and reduce the negative effects of human activities on the ecosystem within our community. These policies encourage sustainable practices that contribute to the well-being of our shared environment.

We are committed to a process of open participation and transparency in decision-making regarding local environmental protection. We value the involvement of all homeowners and believe that increased public awareness of our community's environmental status is key to fostering responsible, eco-friendly practices.

Together, we can create a harmonious, sustainable environment that benefits everyone in our community.

- 9.4.1. Homeowners and tenants are encouraged to maintain clean, sanitary, and pleasant surroundings always, ensuring a harmonious environment for all.

- 9.4.2. Residents are kindly reminded to dispose of their waste in designated collection areas, following the prescribed schedule for garbage collection to maintain order and cleanliness.
- 9.4.3. To support a neat and organized community, waste should be kept in secure, covered containers, ensuring it is not visible from neighboring properties, except during collection hours (6 AM to 8 PM) at the front of the property.
- 9.4.4. Proper waste segregation is essential. All homeowners and tenants are asked to separate their waste into biodegradable, non-biodegradable, and recyclable materials, in compliance with Republic Act No. 9003 and local ordinances. This helps promote sustainable waste management practices.
- 9.4.5. Please use the correct types of bags for waste segregation:
- **Biodegradable (Nabubulok):** food waste, paper waste, etc.
 - **Non-biodegradable (Hindi Nabubulok):** plastic bags, diapers, sanitary napkins, electronics, etc.
 - **Recyclable:** bottles, plastic products, paper products, cans, etc.
- 9.4.6. Wet garbage should be securely tied in plastic bags before placing it in garbage containers to maintain cleanliness and prevent any unpleasant odors.
- 9.4.7. To maintain a clean and welcoming environment, littering in common areas and facilities is prohibited. Residents are encouraged to keep their surroundings tidy.
- 9.4.8. In line with the Ecological Solid Waste Management Act (R.A. 9003) and the Clean Air Act (R.A. 8749), the burning of any refuse, tree cuttings, hazardous substances, or construction debris is prohibited in any open space, lots (without or with a home), street, or sidewalk within the subdivision.
- 9.4.9. Disposing of trash, construction debris, old furniture, or any waste on vacant lots is prohibited. Residents are encouraged to coordinate with SVREHAI Admin office for the proper disposal and pickup of such items, with an assigned collector and applicable fees.
- 9.4.10. To protect the environment, homeowners should avoid discharging or depositing any pollutants into the water bodies of Sun Valley. This includes ensuring no contamination of groundwater and preventing alterations to the natural water flow. Booster pumps and tampering with the water supply are also prohibited.

9.5 Open Space

- Open spaces are vital to our community's environmental health and provide areas for recreation and beauty. These include parks, community gardens, playgrounds, and public seating areas.
- Green spaces such as parks and playgrounds not only enhance our neighborhood's aesthetic but also play a significant role in preserving the environment.
- We encourage all residents to help maintain these spaces and support initiatives that preserve their natural beauty.

9.6 Trees, Grass, and Fruits

- 9.6.1 Homeowners are encouraged to care for the trees and bamboo on their properties. Should any need to be removed, it must be done with the approval of the appropriate government authorities (DENR). In case of emergencies, the SVREHAI Admin Office can assist with tree removal, in coordination with the proper authorities.
- 9.6.2 To ensure clear and accessible streets, the SVREHAI Admin Office will oversee the trimming or removal of trees or bamboo in common areas or those that extend over streets and block access. This ensures safety and enhances the beauty of the community.
- 9.6.3 The HOA's grass cutters are dedicated to maintaining the common areas. Homeowners who would like assistance with grass cutting on common areas around their property can reach out to the SVREHAI Admin Office for support, contributing to the overall aesthetic of the neighborhood. There is no fee for common area grass cutting.
- 9.6.4 Homeowners are invited to keep their properties well-maintained by regularly trimming grass and tidying surrounding areas. A neat and clean environment benefits everyone, and the HOA encourages this positive upkeep. In case of non-compliance, penalties and fees may apply to help maintain community standards.
- 9.6.5 To preserve the shared spaces for everyone, planting trees, crops, or ornamental plants in the common areas is not allowed unless prior approval has been given by the SVREHAI Admin Office. This ensures that the common areas are well-kept and aligned with community guidelines.
- 9.6.6 We encourage homeowners to take pride in their own property by planting within their boundaries. Planting on another homeowner's property without written consent is discouraged to respect everyone's space and contribute to a harmonious neighborhood.
- 9.6.7 For the well-being of the entire community, crops, trees, plants, and structures should remain on the respective homeowner's property, or within the designated common areas. This helps maintain a beautiful and functional living environment for all. Prior to taking crops, plants, fruits, and structures from another property, you must have written permission from the landowner.
- 9.6.8 Homeowners and lot owners must comply with RA 11361 or Anti Obstruction of Power Lines Act which specifies that it is unlawful for any person, whether natural or juridical, public or private, to plant or cause to be planted tall growing plants, including plants of any kind, variety or height within the powerline corridor. This corridor is the land and air space surrounding and transversed by power lines including its horizontal, vertical or similar clearance requirements.

10.0 Commercial Usage: Sari-Sari Stores, Leasing & Renting, Resorts and Airbnb's.

10.1 As outlined in the Deed of Restrictions, commercial activities are limited to designated commercial lots within the community. While SVREHAI recognizes that some commercial activities may take place, it is important to manage these activities in a way that aligns with the overall residential nature of the community.

10.2 Any commercial activity must be registered with a valid government business license issued by the City of Antipolo. Additionally, homeowners must be in good standing with the community, and the business must be registered annually with the SVREHAI Admin Office.

10.3 Sari-Sari Stores

- a. Sari-Sari Stores are not permitted within residential areas.
- b. Members interested in opening a Sari-Sari store should explore available commercial spaces within the community, such as potential spaces in Club Houses.

10.4 Rental, Short Term-Leasing, Resorts under 12 months, Airbnb

No rental, nor leasing under twelve (12) months, resorts or AirBnb is permitted, except in licensed commercial areas, such as the hotel for the Golf Course, in order to maintain the integrity of our residential community.

10.5 Long-Term Leasing

- a. Homeowners who wish to lease their property must be in good standing with the community to ensure smooth and positive leasing experience. This helps keep our records current. Fees and bonds may apply, and payment for the year is due in advance. These fees are non-refundable, but the bond balance can be carried over by next year, with any necessary penalties deducted.
- b. To maintain the integrity of our community, sub-leasing properties is not permitted.
- c. Long-Term is defined as the duration of the lease which is at least 12 consecutive months or more.
- d. Homeowners are encouraged to keep the SVREHAI Admin Office updated by submitting a copy of their lease or rental agreement, along with any notarized changes. This ensures transparency and alignment for all involved.
- e. The renter must sign a statement, provided to SVREHAI Admin Office that they have a copy of the community rules and regulations and will follow the rules and regulations.
- f. Homeowners are also responsible for the behavior and conduct of their lessees and guests. Noise, garbage, and parking issues will not be tolerated, as they have caused numerous complaints in the past. Any penalties incurred will be deducted from the homeowner's bond, promoting a smooth operation of community management.
- g. Homeowners are responsible for all dues, special assessments, and fines incurred by their lessees or renters, ensuring the community's financial health remains secure.

11.0 Enforcement and Penalties

11.1 The HOA Board of Directors and its designated committees shall be responsible for the enforcement of these rules and regulations.

11.2 Violations of the rules and regulations may result in fines, penalties, or other disciplinary actions as determined by the HOA Board of Directors, in accordance with the HOA's governing documents and applicable laws.

11.3 Homeowners and residents have the right to appeal any penalties or disciplinary actions imposed by the HOA Board of Directors by following the established procedures outlined in the HOA's governing documents.

SUBJECT	RATES & FEES	REMARKS
Car Stickers	Php 300.00/each vehicle	
Household Helper ID, Community ID	Php 250.00 per ID	
AMENITIES		
Basketball and Tennis Court Lights	Php 300.00/per hour 6pm-9pm	Paid in advance to SVREHAI Admin Office
SWIMMING POOL	<ol style="list-style-type: none"> 1. Homeowners/Lot owners are required to register before using the swimming pool/amenities. 2. All payments are non-refundable. Rescheduling of amenity use is permitted upon request, subject to availability. 3. Each homeowner or lot owner in good standing, shall be entitled to four (4) complimentary passes. 4. These complimentary passes are strictly for the personal use of the registered homeowner or lot owner. These complimentary passes are non-transferable and may not be used by guests or visitors, house keepers, house helpers, and drivers. 5. In cases wherein there are more than four (4) family members using the swimming pool at one given time, the other members without complimentary passes will be charged Php 100.00 per person. 	Paid in advance to SVREHAI Admin Office

SVREHAI Rules & Regulation

	<p>6. Guests of homeowners are charged of Php 250.00 per person.</p> <p>7. Children below 3 years old is free.</p>	
<p>Billiards & Table Tennis</p>	<p>Billiards: Php 150.00/hour</p> <p>Table Tennis: Php 100.00/hour</p>	<p>Paid in advance to SVREHAI Admin Office or Authorized Collector</p>

SUBJECT	RATES & FEES	REMARKS
<p>Rental of clubhouses and amenities for events (8-hour rates)</p>	<p>A. Residential Clubhouse 1) Members - Php10,000 2) Non-members – Php 20,000 3) Picnic grounds – Php 1,000/hr</p> <p>B. Sports Plaza Covered Hall 1) Members- Php10,000 2) Non-Members-Php 15,000</p> <p>C. Sports Plaza Swimming Pool including Cabana 1) Members- Php10,000 2) Non-Members-Php 15,000</p> <p>D. Sports Plaza Cabana 1) Members – Php 1,500 for four (4) hours 2) Non-Members – Php2,000 for four (4) hours</p> <p>E. Pavilion Hall 1) Members – Php 20,000 2) Non-members - Php30,000</p> <p>F. Pavilion Veranda: 3) Members - Php 8,000 4) Non-members- Php 12,000</p> <p>G. Exclusive use of Pavilion Swimming Pool 1) Members- Php10,000 2) Non-Members-Php 15,000</p>	<p>Submit a duly accomplished Rental Form to the SVREHAI Admin Office at least three (3) days prior to the intended date of use.</p> <p>Rental Form will be provided by the SVREHAI Admin Office.</p>

PENALTIES and SANCTIONS

Facilities/Amenities; Parking; Driving	Penalties 1st offense: written warning 2nd offense: Php 200.00 3rd offense: Php 500.00 4th offense and beyond: Php 1,000 Failure to pay will subject HO to suspension of privileges and access to amenities	
Safety, Security Environmental Care Policies/Waste Mangt, Clean Air & Water, Public disturbance, pet ownership and leasing/rentals	Penalties of the same nature: 1st offense: written warning 2nd offense: Php 1,000 3rd offense: Php 2,000 4th offense and beyond: Php 3,000 Failure to pay will subject HO to suspension of privileges and access to amenities	
Commercial Activities	Penalties of the same nature: 1st offense: written warning 2nd offense: Php 5,000 3rd offense: Php 10,000 4th offense and beyond: Php 15,000 Failure to pay will subject HO to suspension of privileges and access to amenities	

SVREHAJ Rules & Regulation

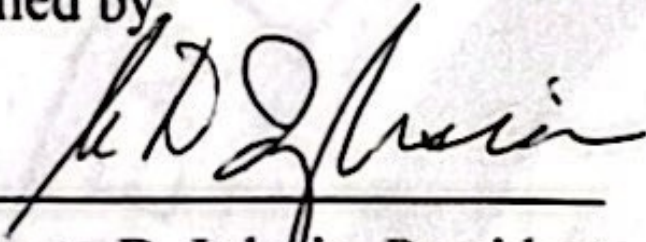
12.0 Amendments and Revisions

12.1 The HOA Board of Directors reserves the right to amend, modify, or revise these rules and regulations as needed to ensure the continued welfare and harmonious living environment for all residents.

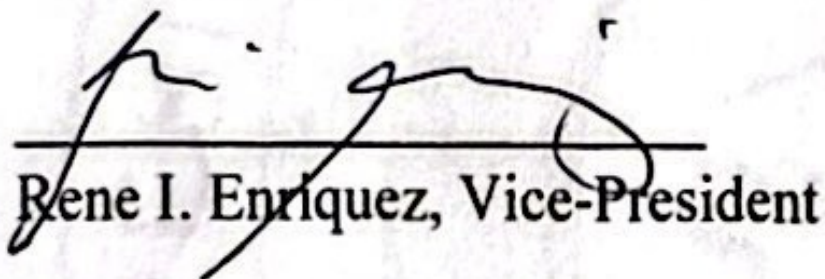
12.2 Proposed amendments or revisions to these rules and regulations must be presented to the HOA membership for discussion and approval during the annual general membership meeting or during a special membership meeting called for such purpose.

Adopted by the Sun Valley Residential Estates Homeowners Association, Inc. Board of Directors on _____.

Signed by:



Ernesto D. Iglesia, President



Rene I. Enriquez, Vice-President

Yolanda Sanfelix, Corporate Secretary



Vicente Angeles, Treasurer

Armilyn Buijs, Board Member