

HOUSE RULES AND REGULATIONS

OF

CITYLAND PASONG TAMO, INC.

SECTION I

GENERAL PROVISIONS

1.1 These House Rules and Regulations are promulgated by CITYLAND DEVELOPMENT CORPORATION (the " DEVELOPER " and/or " SELLER ") for the organization of the condominium corporation. Upon the organization of CITYLAND PASONG TAMO, INC. (formerly City Square Pasong Tamo, Inc.) CONDOMINIUM CORPORATION its Board of Directors shall assume the implementation of these rules and regulations and the promulgation of further rules and regulations it may deem fit, provided that no rule/regulation affecting the DEVELOPER directly or indirectly shall be promulgated or amended without the written consent of the DEVELOPER. The use of the Term CORPORATION hereafter shall initially refer to the DEVELOPER or SELLER and upon the organization of the CONDOMINIUM CORPORATION, shall refer to the latter. On the other hand, the term DEVELOPER/SELLER shall refer exclusively to CITYLAND DEVELOPMENT CORPORATION. (As amended on September 17, 1997).

1.2 These House Rules and Regulations are intended to govern and regulate the use, occupancy and enjoyment of the individual units, common areas and limited common areas and to insure an efficient and orderly management and administration for the common benefit of all unit owners or lawful occupants.

1.3 All unit owners or lawful occupants are bound to comply with these House Rules and Regulations. They are also responsible for compliance with these House Rules and Regulations by: (a) members of their staff; (b) their lessees and members of the staff of their lessees; (c) their guest and the guests of their lessees; and (d) any person or party allowed access to the premises by them or their lessees.

1.4 The CORPORATION shall have the full authority to implement these House Rules and Regulations. The CORPORATION may, however, delegate this authority to a Building Administrator, who shall have full powers to act for and in its behalf in the implementation of these House Rules and Regulations.

SECTION II

PAYMENT OF ASSESSMENTS

2.1 All regular assessments for capital expenditures, regular assessments for operating expenses, special assessments and other assessments shall be paid by all unit owners or lawful occupants in the manner and at such time as may be determined by the CORPORATION.

2.2 All unit owners or lawful occupants are bound to pay promptly all assessments on the dates they fall due. In the event of delinquency, a penalty charge of four percent (4%) per month or a fraction of a month and compounded until the arrears are fully paid or settled will be assessed against the delinquent unit owners or lawful occupants if the CORPORATION is forced to file a suit or avail other legal remedies, for the collection of overdue assessments, delinquent unit owners or lawful occupants shall, in addition to the penalty charge, be liable for the expenses of collection and attorney's fees incurred by the CORPORATION.

- 2.3 The CORPORATION reserves the right to determine the application of payment made by the unit owner, or lawful occupants. Unless otherwise provided for the payment made by the unit owner or lawful occupant shall be first applied to the penalty or interest, if there is any, and thereafter the balance shall be credited to the principal indebtedness.

The interest of the DEVELOPER over the unit(s), the purchase price of which has not been fully paid shall be superior to the lien arising from non-payment of assessments or other liens and encumbrances as provided for in the Condominium Act.

- 2.4 All unit owners or buyers are directly liable for the payment of the assessments. If a unit is leased to a third party by its owner and under the lease contract the lessee is liable for the payment of the assessments, the owner must give written notice of such agreement to the CORPORATION so that collection of the assessments may be made directly from the lessee. Notwithstanding such an agreement, however, failure of the lessee to pay the assessments shall not relieve the owner of the liability to pay of such assessments.

- 2.5 All payments for assessments shall be made to the CORPORATION or its duly authorized representative.

SECTION 111

OCCUPANCY AND USE OF UNITS AND COMMON AREAS

3.1 Use of Individual Units:

- A) A unit shall be used by its owner or lawful occupant only for the purpose(s) set forth in the Master Deed with Declaration of Restrictions and these House Rules and Regulations.
- B) No unit/s may be leased to third part/ies for a period less than one (1) month, without prior written conformity of the CORPORATION or utilize the same as a hotel or motel room.
- C) Should the unit be leased a copy of the lease contract shall be furnished the CORPORATION, and prior written clearance from the latter shall be secured before the lessor/occupant shall move in or out of the leased unit;
- D) If the unit is leased to third part/ies, the unit owner or lawful occupant shall be responsible for seeing to it that the lessee shall use the unit only for the purpose(s) set forth in the Master Deed with Declaration of Restrictions. The unit owner(s) shall be primary liable for whatever damage that may be caused by his/their lessees intentional acts or negligence.
- E) Each unit owner or lawful occupant shall, at all times, keep and maintain his unit in good, sanitary and presentable condition.
- F) Except for the immediate members of the family, staff and the guests, customer/clients of the unit owner, or of the lawful occupant, no person shall be allowed access to a unit unless he is accompanied/authorized by the unit owner/tenant or lawful occupant or by a member of the latter's family or staff. Any person desiring to gain access to a unit if not accompanied/authorized by the unit owner or lawful occupant or staff shall be denied such access unless he can present to the Building Administrator or his duly authorized representative a written permission or verbal instructions through the telephone from the unit owner or lawful occupant. For the security and benefit of all, such authorized guests bags or receptacles may be subjected to inspection and shall leave, upon request by the security guard, a proper identification with the guard and carry a guest card during his visit in the premises. Such guests shall also not loiter but proceed directly to the authorizing owner/tenants or lawful occupants.

3.1 Use of limited common areas:

- A) The limited common areas (such as the parking area, storage area, dead end corridors, drying areas, etc.) are intended for the exclusive use of the owners, or lawful occupants or particularly designated units to whom the DEVELOPER assigns the limited common areas. Other unit owners/tenant or lawful occupants shall not, therefore, obstruct or interfere with the use of a limited common area by the owner/tenant or lawful occupant of the particular unit to whom such limited common area has been assigned.
- B) Unless otherwise approved by the CORPORATION a limited common area shall be used only for the purpose for which it was assigned to the owner of a particular unit.
- C) Where applicable, the provisions of these House Rule and Regulations on the use of individual units shall apply to the use of a limited common area by the owner/tenant of the unit who has been assigned exclusively of such limited common area.

3.2 Use of common areas:

- A) The common areas are intended for the use and enjoyment of all unit owners or lawful occupants. Subject to the provisions of the Master Deed, no unit owner or lawful occupant may obstruct the use of the common area intended for ingress, egress or access to any portion of the building. No part of the common area shall be used for storage.
- B) Furniture, if any, placed in the common areas are exclusively for the use in these specific areas. No unit owner/tenant or lawful occupant may transfer or remove these furniture from the areas where they are placed.
- C) A unit owner/tenant or lawful occupant is required to give advance written notice of twenty four (24) hour to the CORPORATION or Building Administrator if he intends to move in or move out large items.
- D) Furniture as a safety measure to protect the owners and/or the CORPORATION's properties. Moving in and out may be done between 8:00 a.m. and 5:00 p.m. Such owner/tenant or lawful occupant shall be responsible for damage/s incurred by the movement of such articles.
- E) Motorcycles, bicycles, carriages and /or other moving equipment shall not be allowed to remain in the halls, passageways or courts of the buildings but shall be properly parked in their assigned parking area;
- F) Unless allowed in the Articles of Incorporation, By-Laws and/or Master Deed with Declaration or Restrictions and excepting those reminders/signage's/ memoranda posted by the CORPORATION no sign, advertisement or lettering of any kind shall be inscribed or posted on any part of the building exterior or in the interior corridors or stairways or inside or outside the elevator without the prior written approval of the CORPORATION and subject to sub-section 5.12 of these House Rule and Regulations.
- G) Washing of rags, dishes and the like is strictly prohibited in the men's and ladies toilets, located at the Upper Ground and Lower Ground floors.

3.3 A) Use of Swimming Pool:

1. The swimming pool facilities shall strictly be for the exclusive use of the unit owners and their guests. Only four (4) guests of a resident shall be allowed to use the pool provided special arrangements are made with the Administrator/Security Head at least a day before the scheduled use. Fees for the use of the pool shall be determined by the Board of Directors.
2. Guests must be accompanied by owners/ lawful occupants at all times. Children below seven (7) years old should be accompanied by an adult within the swimming pool area. Diapered infants are not allowed in the pool.
3. Household helpers, drivers, "yayas," maintenance personnel of office/commercial unit owners are not allowed in the pool.
4. Use of swimming pool on weekends are exclusively for unit owners and tenants.
5. The CORPORATION shall not be liable for personal injury sustained and damaged to or loss of personal property while within the premises of the pool.
6. Swimmers must be in appropriate attire – bathing suits for women and swimming trunks/shorts for men.
7. Persons with open wound, lesions and skin diseases, sore eyes, cough, cold or other communicable diseases are not allowed to use the pool.
8. The swimming pool area is open from 6:00 a.m. to 12:00 midnight. It will be closed at any given time for filtering and cleaning purposes and whenever necessary.
9. Eating and drinking shall not be allowed inside the pool. The use of breakable glass or bottles in the swimming pool area is not allowed. Intoxicating drinks are likewise disallowed within the pool area.
10. Pets and other animals are prohibited in the swimming pool area.
11. Changing of clothes in the pool area, outside of shower room/s provided, is not permitted.
12. Potentially and/or actually harmful behaviors are not allowed within the pool area.
13. It should be noted that there is no lifeguard in the pool area. Residents and their guests shall be solely responsible for their own safety.
14. Persons in the employ of unit owners and/or lawful occupants, residents such as construction workers, maintenance personnel and corporation administration staff are not allowed to use the pool.
15. Persons violating the use of the swimming pool shall be asked to leave the area.

B) Use of Gym:

1. The gym shall be open daily from 6:00 a.m. to 12:00 midnight except during scheduled cleaning periods. A permit from the Building Administrator or the lobby guard must be secured prior to the use of the gym.

2. The gym is for the exclusive use of unit owners and tenants. Minors are, however, not permitted to use the gym facilities.
3. The Corporation shall not liable for personal injury sustained while within the premises of the gym nor from the use of the equipment therein. The Corporation shall likewise not be responsible for the damage to or loss of personal property with in the gym premises.
4. Gambling, eating, smoking and drinking of intoxicating beverages are strictly prohibited within the premises of the gym.
5. Gym users must be in appropriate attire.
6. Gym users must observe care in handling of gym equipments.
7. Gym equipments may not be removed from the gym premises.
8. Violators shall be asked to leave the gym premises without prejudice to the other options available to the Corporation/Administration under the rules/regulations and By-laws.

C) Use of Roof Deck Area:

1. The roof deck area shall be open daily from 6:00 a.m. to 12:00 midnight except during scheduled cleaning periods. A permit from the Building Administrator must be secured prior to the use of the roof deck.
2. Residents and guests shall be solely responsible for their own safety. The Corporation shall not be liable for personal injury sustained and damage to or loss of personal property within the premises of the roof deck.
3. The roof deck is for the exclusive use of unit owners and tenants. A resident may, however, accommodate a maximum of four (4) guests provided prior arrangement is made with the Building Administrator, and a permit is obtained.
4. Minor children are not allowed on the roof deck area unless accompanied by an adult.
5. Pets are not allowed on the roof deck premises at all times.
6. A residents who intends to reserve the roof deck for a private function must fille a Reservation Form to Administration Office at least one week in advance to give time to process the request and settle the necessary fee/s.
7. Violators shall be asked to leave the roof deck premises without prejudice to the other options available to the Corporation/Administrator under the rules/regulations and By-laws.
8. Gambling in any form is not allowed within the roof deck premises.
9. The roof deck is not a bar and must not be used as such alcoholic beverages served during function may be allowed with prior notice to the Building Administrator.

3.4 Office Usage:

- A) Unless otherwise indicated in the Master Deed, the units shall be used exclusively for office purposes and cannot be converted for any other purpose without the prior written consent of the CORPORATION.
- B) Should the unit owner request change of office usage or modification of office restrictions on zoning, or to add a mezzanine, said request shall be subject to written approval of, and payment of a fee, to the CORPORATION as provided for in the Master Deed with Declaration of Restrictions;
- C) No office unit shall be used as light industrial factories, computer components assembly plants or for any offensive, unlawful and/or immoral activity, recruitment training/teaching room, or similar undertaking/s as defined under existing laws;
- D) No unit owner or occupants who owns, manages or operates factories or plants shall be allowed to use his/its unit for the purpose of distributing for paying the salaries of factory workers/laborers.

3.5 Commercial Usage:

- A) Spaces specified as commercial shall include display rooms but shall not include factories, industrial plants and recruitment/training/teaching office. The sale of merchandise, commodities or goods to customers for their consumption or any "over the counter" transaction are not allowed unless approved by the CORPORATION.
- B) Advertising or selling of services like beauty parlor, fitness center, dry cleaning and other similar, activities shall be subject to approval by the CORPORATION.
- C) Units intended for operation of a food business like coffee shops, restaurants or snack bars shall secure the prior approval of the CORPORATION.
- D) Recruiting/training/teaching offices, bars, massage clinics or other forms of business which may unduly prejudice the interest of the unit owners shall not be allowed.
- E) All commercial or office units can open or operate from 6:00 a.m. until 8:00 p.m. only, unless with prior written approval from the CORPORATION or Building Administrator.

SECTION 1V

USE OF PARKING AREAS

- 4.1 Parking spaces may be assigned by the CORPORATION for the exclusive use of unit owner/s or lawful occupant.
- 4.2 Unit owners, tenants or lawful occupants must use only the parking spaces, if any, assigned to them at all times. Any car or vehicle found in unauthorized parking lots shall be towed at the owner's expense.
- 4.3 Cars must be properly parked in the assigned parking spaces. No car should be parked or left unattended at the main entrance, driveway or at the entry to the garage driveway. The driveway is limited only to loading and unloading of passengers.

- 4.4 Unit owners, tenants, or lawful occupants must instruct their guests not to park their cars in the parking spaces assigned to other unit owners. Only vehicles with authorized car sticker issued by the administration will be allowed to enter the parking area. Only person registered with the Building Administrator as authorized in writing by unit owner, and/or lawful occupant to bring his car in or out of the parking area will be recognized and allowed by the guards to do so.
- 4.5 Unless approved by the CORPORATION parking spaces shall not be used for storage of any kind. Car owners shall keep their parking spaces clean at all times.
- 4.6 There shall be no cycling within the premises. No motorbike or any noisy contraption may be operated in any part of the buildings and the premises.
- 4.7 Drivers/chauffeurs must be instructed:
- A) To follow traffic regulations established by the Building Administrator. Speed limit shall not exceed 5 KPH and directional signs posted shall be follow
 - B) To refrain from blowing horns and/or creating unnecessary noise within the parking premises.
 - C) To keep cars locked all the time.
 - D) Not to leave articles and/or equipment exposed to public view.
 - E) Not to loiter along the lobby, the main entrance and parking premises.
 - F) Not to eat and drink liquor in the parking area.
 - G) Not to indulge in games and other forms of recreation or gambling within the parking spaces.
- 4.8 The CORPORATION and/or Building Administrator shall not be held liable for loss or damage to vehicle/s parked in the area nor of articles/s and item/s left therein.

SECTION V

MAINTENANCE, REPAIRS & MODIFICATION

- 5.1 A unit owner, tenant or lawful occupant is bound to maintain his unit properly to keep it in good, sanitary and presentable condition at all times and shall immediately undertake the needed repairs.
- A) The upkeep and repair of each unit shall be shouldered by the individual owner, tenant and/or lawful occupant.
 - B) The owner, tenant and/or lawful occupant shall compensate the CORPORATION, other owners, tenant and/or lawful occupants for damages caused by his fault or neglect or that of the person he is responsible for.

- 5.2 Unless approved by the CORPORATION, partitions should be of light materials only and heavy loads, such as marble flooring, concrete floor, topping, steel/concrete vaults or storage of heavy supplies and the like, are not allowed.
- 5.3 No modification of any type shall be made by a unit owner, tenant and/or lawful occupant within or outside his unit without the prior written approval of the CORPORATION or the Building Administrator.
- 5.4 Unless approved by the CORPORATION, no radio or television antenna shall be put up outside the confines of a unit other than those already provided, if any by the CORPORATION. Damages caused by such installation shall be charged to the antenna owners.
- 5.5 No equipment or furniture shall be installed which will protrude through a door or window opening into the corridor or beyond the exterior surface of the building, except in the specific portions designated for such purposes by the CORPORATION.
- 5.6 The owner, tenant and/or lawful occupant of a unit shall not:
- A) Paint the exterior of the building;
 - B) Install any door that swings out into common vestibules and/or corridors unless the CORPORATION has approved the same; and
 - C) Place, hang or dangle their clothes, carpet, mats rug and similar materials in any exterior part of the building which will destroy the aesthetic integrity of the building.
- 5.7 Exterior repairs of motor vehicles or other equipment are prohibited within the premises.
- 5.8 No workmen/construction workers will be allowed to enter or remain the buildings before 6:00 a.m. or after 8:00 p.m. except in case of an emergency or under special written arrangement with the CORPORATION or Building Administrator. Stay-in are not allowed. A unit owner, tenant and/or lawful occupant must register his workmen/construction workers with the CORPORATION or Building Administrator or their authorized representative.
- 5.9 Curtains for all exterior windows shall be provided with katcha or cotton backing materials and shall be beige in color to ensure a uniform and orderly exterior appearance thereby giving dignity to the building. Blinds if used, shall be beige in color.
- 5.10 All proposed addition and/or alteration works inside the respective units shall not proceed without prior written approval from the CORPORATION or Building Administrator and payment of construction deposit. The unit owner shall fully comply with all rules and regulations of the CORPORATION, as well as the insurance company and government authority/ies having jurisdiction/interest therein. In connection therewith, two (2) sets of plans showing the intended addition and/or alteration work shall be submitted to the CORPORATION or Building Administrator for approval prior to the start of work. All additions and/or alterations shall not affect the structural integrity of the buildings and must conform to the building code.

The unit owner shall secure all necessary government approvals/permit in line with the intended/proposed improvements, alternations or renovations.

5.11 Any addition and/or alteration work involving electrical works shall require a certificate from a licensed electrical engineer certifying that the work complies with the latest Philippine Electrical Code and that the installation is in order and does not constitute a hazard to the buildings. Any alteration and/or additional work should not change the present wirings. All additional wirings shall be encased in electrical metallic tubing. All additional wirings passing through the common area shall be considered inside the ceiling. It shall fully comply with the rules and regulations of the insurance company and the government authority having jurisdiction over it.

5.12 Only designated lower and upper ground floor units are allowed to have outdoor signage's which should not exceed the area specified by the CORPORATION. All lower and upper ground floors units are allowed to place their respective signages on the indoor or at the corridor walls of their units upon conditions determined by the CORPORATION. Prior to the placement of any signage whether outdoor or at the common corridor, two (2) copies of layout plan showing the proposed signage shall be submitted to the CORPORATION for approval. Signage's should be made of quality, high value material such as brass, stainless steel, quality painted metal or wood, quality plastic signs and the like. Offensive signage's or deteriorated signage's, if not improved by the owner, shall be removed or repaired by the CORPORATION with the expenses charged to the account of the unit owner.

5.13 Changing the color and nature of the door facing the corridor is subject to prior written approval of the CORPORATION.

SECTION V I

MISCELLANEOUS PROVISIONS

6.1 Noise:

- A) Unit owners, tenants or lawful occupants, members of their staff and guests should avoid at all times making excessive and unnecessary noise. Due consideration should at all times be given to the other unit owners, tenants or lawful occupants.
- B) Unit owners, tenants or lawful occupants shall keep their air conditioning unit or other similar equipment in good appearance and working condition and shall not allow the same to leak or cause any noise which may disturb other occupants of the buildings. If the owners, tenants or lawful occupants fail to keep it in good working condition, the CORPORATION may arrange its removal and charge the cost of such removal to the unit owner, tenant or lawful occupant concerned.
- C) Excessive noise shall be reported to the CORPORATION or Building Administrator or their representative/s who shall be empowered to take the appropriate action to abate the noise which may necessitate the removal of the equipment or device causing disturbance, the expenses for which shall be for the account of the unit owner, tenant and/or lawful occupant concerned.

6.2 Washing and Dusting:

- A) Unit owners, tenants and/or lawful occupants shall not wash, repair or service their cars vehicles within the parking area. Wiping of cars with rags and a small pail of water may be allowed, provided the use of water hose or similar devices is strictly prohibited. "Clean your car boys" are not allowed within the premises.

- B) Beating of rugs and shaking of dust cloths are prohibited along the hallways, corridors or outside the windows.

6.3 Garbage and Trash:

- A) All garbage must be contained in disposable plastic bags prior to the deposit thereof at the designated garbage area provided for the purpose.
- B) Due care and diligence must at all times, be exercised in transporting trash to the Garbage disposal Area so that littering will be avoided.
- C) No garbage or trash may be left along the common areas or thrown from the windows.
- D) Any and all matter/s constituting fire hazard/s, such as cigarette butts and matches must be properly extinguished and placed in appropriate containers.

6.4 Solicitation and Canvassing:

- A) Open solicitation is prohibited within the premises at any time.
- B) Canvassing or demonstrations, such as cooking and make-up demonstration, are also prohibited within the premises at any time.
- C) Vendors, bootblacks and beggars are not allowed inside the building. The authorized newsboy, postman and bill collectors may make their deliveries at the Information Desk. The unit owner, tenant or lawful occupant shall send his staff, messenger, or representative to pick up the delivery from the guard every morning.

6.5 Administration Personnel:

- A) Maintenance, personnel, security guards, and other persons employed or under contract with the CORPORATION shall be responsible to the CORPORATION for the upkeep, maintenance and/or repair of the common areas and properties of the CORPORATION.
- B) Unit owners, tenant, and/or lawful occupants shall not ask the employees of the CORPORATION to perform personal services for them within or outside the premises. No unit owner, tenant and/or lawful occupant shall give tips to the employees and acceptance of the same may be a cause for an employee's dismissal.

6.6 Employees, Guest, Customers/Clients and Children.

- A) Unit owners, tenant, and/or lawful occupants shall be responsible for the behavior and conduct of their drivers, employees, guest, customers/clients and their compliance with these House Rules and Regulation.
- B) Children below seven (7) years old shall always be accompanied by adults when riding the elevators or when using any other amenity/ies of the building.

The unit owner, tenant and/or lawful occupant shall, for security purposes, register all his employees, helpers, drivers, guest, and customers/clients with the CORPORATION or Building Administrator, who shall issue the corresponding identification cards when necessary. Such cards shall be surrendered to the Building Administrator by the unit owner, tenant, or lawful occupant upon dismissal or termination of the employee, helper or driver or upon vacation of the premises by the unit owner, tenant or lawful occupant.

- C) Employees, helper, guests, customer/clients and driver shall always have on their persons their identification cards while in the premises of the condominium. Any employee, helper, guest customer/client or driver who cannot present his or her identification card, when asked by the Building Administrator or his duly authorized representative, may be refused entry or when already inside the building, such employees, helper, guest, customer/client or driver may be required to leave the premises.
- D) Employees, guests, customers/clients and drivers caught gambling in the premises shall be asked to leave and be denied entry into the buildings.
- E) Employees, guests, customers/clients and drivers shall not be allowed to loiter or lounge around the front lobby, entry hallways or corridors of the buildings. They shall also be properly and decently attired when going out of the units.
- F) Employees, maids, helpers, and drivers are not allowed to entertain guest inside the individual units or inside the building. They shall entertain their guest only in the lobby area.

6.7 Security and Safety:

- A) The security of each unit, including articles therein or those left in the common areas, shall be the sole responsibility of its owner, tenant and/or lawful occupant.
- B) Contracts of the CORPORATION with security firms shall refer only to the security of the common areas and properties of the CORPORATION.
- C) No property of unit owners, tenant, and/or lawful occupants may be brought out of the buildings without a gate pass signed by the owner, tenant and/or lawful occupant.
- D) All deliveries to unit owners, tenant, and/or lawful occupant must be cleared through the security desk and no delivery man shall be allowed inside the buildings without such clearance. Delivery men will not be allowed to enter after 5: p.m.
- E) No unauthorized personnel shall be allowed to enter premises like the pump house; electrical power room, elevator machine room and other equipment areas or operate fire alarm, water supply and other equipments of the corporation.
- F) Combustible materials in excessive quantities are not allowed to be stored inside the unit or storage area.
- G) No toxic, explosive or any other harmful/potentially harmful material/s may be kept in the unit/s nor flushed down the drainage.
- H) Tampering with fire protection devices (fire alarm, fire sprinkler heads, hose cabinets, etc.) inside the units and other areas of the buildings is strictly prohibited.

6.8 Fire Extinguishers:

Each unit owner, tenant and/or lawful occupant shall install at his unit at least one (1) 10 lbs. fire extinguisher visibly located in the unit.

6.9 Telephone:

The telephone at the Information Desk is strictly for the use of authorized personnel of the CORPORATION. The lines must be kept open for incoming calls and for emergency use.

6.10 Elevator:

Smoking shall be prohibited inside elevators, and articles in excess of the aggregate maximum load of the elevators (750 kgs./elevator) shall not be allowed in the elevators. All damages to the building caused by moving or carrying of any heavy articles to the building caused by moving or carrying of a heavy article therein shall be paid by the unit owner, tenant and/or lawful occupant responsible for such damage.

For better distribution of elevator service, the CORPORATION may, from time to time, assign particular elevators to serve particular floors and by-pass other floors, as well as assign particularly designated elevator/s as service elevator/s.

6.11 Plants:

Only indoor decorative plants shall be kept inside the units. No flower pots shall be placed on ledges of the balconies, windows of the building and along hallways.

All indoor plants shall be placed in appropriate containers so as to prevent the dripping of water or soil into the other units or common areas.

6.12 Air Conditioning units:

Except in the space provided for window type air conditioning units no other air conditioning units or similar equipment are allowed to be installed in the unit without the written approval of the CORPORATION. Also, all air-conditioning units to be installed should be drip-free.

6.13 Right of entry:

Every unit in the condominium shall be subject to a right of entry by the CORPORATION or their duly authorized representative when necessary in connection with any repair for which the CORPORATION has to undertake. Such entry shall be made during a reasonable time or hour, except in cases of emergency, such as fire or flood even if the occupants are out of the unit and such entry may cause damage to the door of the unit.

SECTION VII

ENFORCEMENT

7.1 In the event of violation of these House Rule and Regulations by the unit owners, tenant, and/or lawful occupants, the CORPORATION or Building Administrator or any of their duly authorized representative shall have the right to:

- A. Enter the unit in which or in connection with which, a violation or breach of these House Rules and Regulations has been or is being committed, and to summarily abate and remove, at the expense of unit owner, any structure, thing or condition existing therein which constitutes such violation or breach. The CORPORATION or its duly authorized representative shall not be guilty of trespass in any manner when exercising this right.
- B. Enjoin, abate or remedy by the appropriate legal remedies the continuance of such breach or violation and all costs incurred by the CORPORATION shall be assessed against the unit owner, tenant and/or lawful occupant guilty of such breach or violation.

- C. Impose or recommend the imposition against violating unit owners, tenants, and/or lawful occupants of a lump sum daily fine of P 100 to P 1,000.00 upon the discretion of the Board of Directors which shall consider the facts and circumstances of the violations, commencing after notice to said violator by the CORPORATION, or Building Administrator of the violation, and terminating upon cessation of the violation.
- D. Post in the bulleting board the names of unit owners, tenants, and/or lawful occupants with delinquent accounts (who fail to pay for at least two (2) months). Additionally, their tenants and relatives shall not be allowed to use the facilities in the buildings.
- E. Disconnect the water facilities within the unit(s) of the delinquent owners. Tenants and/or lawful occupants until the latter shall have paid all arrears and penalties imposed and ceased with the violation.

7.2 If the breach or violation is committed by a lessee or guest of the unit owner, tenant and/or lawful occupant or any person allowed access to the premises by the unit owner, tenant and/or lawful occupant, the CORPORATION, through its fully authorized representative, shall require the unit owner, tenant and/or lawful occupant to ask the lessee, guest or person allowed access to the premises to vacate the unit and leave the premises of the buildings.

7.3 The remedies herein granted to the CORPORATION shall be in addition to those provided for in the Condominium Law and other laws, the Articles of Incorporation, By-Laws and Master Deed with Declaration of Restrictions.

SECTION VIII

AMENDMENTS

8.1 These House Rules and Regulations may be amended from time to time by the Board of Directors of the CORPORATION subject to Section 1.1.

8.2 Amendments or additions to the House Rules and Regulations shall take effect on the date designated by the CORPORATION or by the Board of Directors above mentioned.

SECTION IX

SEPARABILITY

9.1 The invalidity of any provision of these House Rules and Regulations shall not in any manner affect the validity or enforceability of the rest to the provisions.

SECTION X

EFFECTIVITY

10.1 These House Rules and Regulations shall take effect upon the start of the condominium project by the CORPORATION.

SECTION XI

11.1 Move – In and Move – Out Procedures:

- A. Unit Owners and Brokers are required to give advance written notice to the Administration Twenty four (24) hours before the effectivity of move-in or move-out.
- B. Move – In and Move – Out papers should be submitted in triplicate copies with corresponding details filled-up in the form.
- C. All requirements should be completed.
- D. Request for processing of move-in and move-out will be attended daily from 8:00 a.m. and before 5:00 p.m. except Saturday from 8:00 a.m. to 12:00 noon.

11.2 Move – In Requirements:

- A. The CORPORATION require that all new residents, whether they be unit owners or tenants thereof, shall be required to submit Twelve (12) postdated checks to cover for the monthly association dues payment, as a requirement the Building Administrator approved before move-in pass issued. This policy shall apply likewise to existing residents who move-out from one unit to transfer to another unit within the condominium without exception. Failure to comply with this requirement will authorize the Building Administrator to prevent entry/ingress of a new resident to his/her unit.

B. Water Meter Deposit

The Corporation requires all new tenant a Five Hundred Pesos (P 500.00) water meter deposit and refundable upon the end of lease contract.

C. Community Bond

The Corporation requires all incoming residents a Community Bond deposit of One Thousand Pesos (P 1,000.00). The Community Bond will be applied against fines for violation of house rules and the remaining balance will be refundable upon departure or move-out from the building. If the Community Bond is depleted due to imposition of various fines, the resident will be billed through the monthly statement of account. Residents will be notified of their violation and corresponding fine before deducting any amount from their Community Bond Deposit.

Common violations and the corresponding penalty:

Smoking in common areas	1000.00
Vandalism	1,000.00
Pet feces and urine left in common areas	1,000.00
Tampering with water meter and padlock	1,000.00
Excessive noise	500.00
Littering (improper disposal of garbage)	500.00
Washing of cars in the parking area	500.00
Removal of posted administration correspondence, notices, etc.	500.00
Pets roaming in common areas	500.00
Improper drying of clothes	250.00
Swimming Pool violations	250.00
Gym violations	250.00
Display of plants, figurines, floor mat, etc. in common areas	250.00

- D. To maintain security and safety all new move-in tenant and their co-household residents are required to submit two (2) pieces 2X2 pictures for familiarization and identification. This requirement must be submitted together with the move-in forms to the administration. The CORPORATION also expect unit owners and brokers to have performed sufficient background check on all incoming tenants and oriented them on House Rule & Regulations.

11.3 Free and Pay Parking

The Board of Directors had promulgated Four (4) parking lots 135A, 136A, 138A and 139A along Calle Estacion for residents / visitors / clients.

- A. **Free Parking** - parking for less than one (1) hour or one (1) hour.
- B. **Pay Parking** - use of parking lots beyond one (1) hour shall be charged Fifty Pesos (P 50.00) per hour or a fraction thereof. A parking ticket shall be issued by the Security Guard on duty to whom the user shall pay the parking fee.

Cityland Pasong Tamo, Inc. shall not be responsible for loss or damage of any articles inside the vehicle while parked at this parking lot.

11.4 Policy On Pets

- A. To Maintain safe, clean and healthy environment the following policy on pets was promulgated;
1. All domesticated pets are not allowed roam or loiter along common areas or hallways.
 2. Prohibition of animal excrete (feces, urine, hairs) left in all common areas of the building.
 3. Pets are not allowed inside the elevators, they must use the stairs. Pets are prohibited to use elevator to transport pets (dogs, cats, birds, etc.)

Penalties will be imposed on pets owners for the above mentioned violation
Pet owners will be fined Five Hundred Pesos (P 500.00) for each violation.

- B. Gradual banning of animals was also promulgated thus, prohibiting all new tenants to domesticate animals inside the building

11.5 Increase of Renovation Permit

- A. Approved increase of renovation permit from One Hundred (P 100.00) to five Hundred Pesos (500.00) along with a Ten Percent (10%) deduction on all construction deposits. The Fees will cover the cost of processing the permit, evaluating the renovation plan and monitoring construction.
- B. A fine of Five Hundred Pesos (P 500.00) to be imposed to unit owner/tenant who do not obtain permit from CPTI Administration on any construction work.

11.6 Increase of Association Dues

To Address substantial cost increases of electricity, insurance premiums, water current charges, real estate taxes, maintenance and other administrative expenses association dues was increased from P 37.00 to P 42.00 per square meter effective February 1, 2006.

11.7 Unauthorized Installation of Water Heater

Water Heater not in accordance with the allowed equipment/appliances for a unit is prohibited due to safety hazard it may caused.

Unauthorized installation of water heater will hold a unit owner/tenant responsible for the problem it may cause, rectification at their own expense, not to mention the many other consequences.

11.8 Banning of Liquified Petroluem Gas (LPG)

- A. The City Fire Marshal has recommended that no heating or lighting apparatus capable of igniting flammable materials should be installed or kept in the premises in accordance to Rule 2 Section 2.205 of PD 1185.

Pursuant to this order the Board of Directors as a safety measure resolved gradual banning of LPG for cooking in the absence of a suitable relocation are for LPG'S.

- B. New owners/tenants are obliged to use electric stove instead of LPG's.
- C. Present LPG users should at all times adhere to safety measure stated in the house rule visibly located in the unit.

As Approved by:

CITYLAND PASONG TAMO, INC.

BOARD OF DIRECTORS

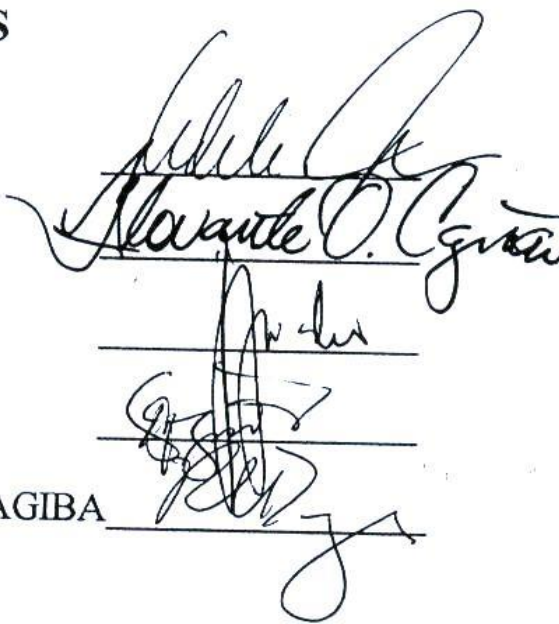
ADELE A. JAUCIAN

FLORANTE O. CAZEÑAS

JOCELYN J. NICDAO

XELYNNE D. QUISMUNDO

RICHARD VINCENT N. DIMAGIBA



Handwritten signatures of the Board of Directors members over horizontal lines.