

Dasmarinas Village Association Inc.

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D.V.A. Circular No. 2015-01

January 23, 2015

**Amendments and Additions to
DVA Building Rules and Regulations**

Dear Residents:

After a careful review of the DVA Building Rules and Regulations, the Building and Construction Committee proposed some amendments and additions to the existing DVA Building Rules and Regulations which the Board of Governors unanimously approved in its regular meetings. Most of the amendments and additions were formulated to address present concerns and to prevent future problems.

We reproduce below the following Board Resolutions for your ready reference and guidance:

RESOLUTION BG NO. 2014 – 986

- **Guard Houses.** To be added: *"Area is limited to two meters (2.00 m.) by two meters (2.00 m.) or a maximum floor area of four square meters (4.00 sqm.). The maximum height shall not exceed two meters (2.00 m.) measured from the original ground level."*
- **Generator Set.** To be removed: *"The applicant must first secure the written consent and/or approval of his immediate neighbor who shares a common lot boundary."*
- **Pedestrian Gates and Vehicular Entrance/Exit.** To be added: *"(1) There shall only be single vehicular entrance and a single vehicular exit." "(2) For lots located at the peripheries of the Village, there shall be no pedestrian gates allowed along masonry fences on sides bounded by EDSA and McKinley Road."*
- **"Wall Fences on Periphery of Village.** To be added: *Owners of perimeter lots bordering the outer limits of the Village are required for mutual security, to erect at least two meters (2.00 m.) but not higher than five meters (5.00 m.) masonry fence measured from the highest point of the sidewalk along EDSA. For lots backing Maricaban Creek, the minimum height of masonry fence shall be two meters (2.00 m.) but not higher than five meters (5.00 m.) measured from the highest point of sidewalk fronting the property. For lots backing McKinley Road, the minimum height of masonry fence shall be two meters (2.00 m.) but not higher than three meters (3.00 m.) measured from the highest point of the sidewalk along McKinley Road."*

"However, for security reasons, an additional two meters (2.00 m.) high of cyclone wire fence, steel or wooden fence, or its equivalent approved by DVA, may be allowed to be installed on top of the masonry fence on the sides of the lots immediately adjacent to Maricaban Creek, McKinley Road, EDSA and boundary of Dasmarinas Village."

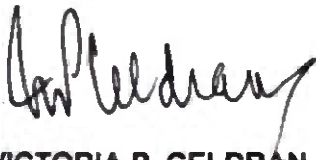
Other non-masonry fences allowed to be installed on top of the two-meter masonry fence are cyclone wire fence, steel fence, wooden fence and PVC fence designed to allow free-flow of air or natural air ventilation. **BAMBOO FENCE IS NO LONGER ALLOWED.**

- All provisions regarding Pelota Court is deleted because DVA has no pelota court anymore.

RESOLUTION B.G. NO. 2014 – 959

- a) Fine of ₱500.00 shall be imposed every time the approved plan is not available at the site when the Architect or DVA officials conduct the inspection which shall be deducted from the cash bond;
- b) Minimum cost of the main residence shall not be less than ₱12,000,000.00;
- c) Changing the title "West and South Forbes" to Lowland Park District.
- d) Article IV, no entry of construction materials and laborers shall be allowed unless all necessary documents are first forwarded to the Association in order to ensure compliance with the construction rules. Gate passes shall be required for all workers employed, the same to be issued at the Security Office upon approval by the Architect/Inspector, and must be renewed. All requirements for securing a regular ID include valid NBI clearance and prescribed minimal fee. Other requirements set forth by the Association must be complied with.
- e) Any minor maintenance/repair work which could be finished within six (6) working days by not more than four (4) workers shall be required to secure the 4.7 Policy permit and temporary gate passes for workers.

Please be guided accordingly.



MA. VICTORIA P. CELDRAN
President & Chairman,
Building & Construction Committee