



Villa Rosario Homeowners' Association  
158 E. Nandez Ave: VRHA#: 142  
Dededo, GU 96929  
[www.villarosarioguam.com](http://www.villarosarioguam.com)  
Property Manager: 687-1503  
Resident Manager Cell: 482- 8109

July 15, 2011

**2010 – 2011  
Board of  
Directors**

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Laura Dacanay

**Vice President**  
Prem Singh

**Secretary**  
Suzanne Perez

**Treasurer**  
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**Member – at –  
Large**  
Albert Silos

Dear Homeowners and Residents of Villa Rosario Condominium,

Attached are copies of the house rules which have recently been updated to include the new playground facility rules and to update some of the fines. Please make sure that you and your guests abide by these house rules to maintain a peaceful community within our condominium project.

Also, if any homeowner is unsure whether correspondence issued by our property manager is legitimate, please be reminded that the Association has hired Century 21 Realty Management as our property manager. All communication sent by their offices using their letterhead on behalf of the Association are to be considered official correspondence of the Association. Century 21 Realty Management is a professional and bonded property management company. Their property managers and accounting staff will not send out notices to our homeowners and residents without board approval.

Thank you for your cooperation in making Villa Rosario a top notch condominium project.

**Villa Rosario Homeowners Association**  
**158 E. Nandez Ave, VRHA # 142 Dededo, GU 96929**

**HOUSE RULES**  
**VILLA ROSARIO CONDOMINIUMS**

The following house rules have been adopted to promote harmonious living, pleasant, safe, and healthy environment in the condominiums and the cooperation of all owners, occupants & guests is required.

1. **Responsibility of Owners and Tenants:** Owners and tenants are responsible at all times for the reasonable decorum of their family members and guests. Parents are responsible for the conduct of their children and shall not allow them to play or loiter on stairs, walkways, streets, or in the parking areas. Owners & tenants are responsible to notify the resident manager of extended absences (30 days or more). Owners are required to notify the Resident Manager of any change in ownership and or tenants. All house rules, posted signs, posted pool and recreational facility rules, and laundry facilities usage rules must be observed. The citation for any house rule violation will result in a \$35/- fine per violation to the owners and must be paid along with the common area fee. (This fine is separate from the trash and recreational facilities posted rules and fines.) Any unpaid balance is subject to late fee and interest charges as per the finance rules.
  
2. **Home Owner's Responsibilities Regarding Tenants:**
  - A. Homeowners are required to submit to the Resident Manager a copy of a completed Resident Information Sheet signed by both homeowner and tenant agreeing to abide by the House Rules, a \$35 charge per unit every month will be assessed until documents are provided. There are five options available to submit the completed information sheet: a) mail to the above association address, b) email to the association email address: [villarosario@teleguam.net](mailto:villarosario@teleguam.net), c) drop in the resident manager's drop box located on the side of the stairwell beside the mailboxes, or d) mail it to our property manager, Century 21 Realty Management at P.O. Box 7988, Tamuning, Guam, 96931, or e) give it to the security guard at night.
  - B. If a homeowner's tenant has been cited with three house rule violations, then the board may start eviction procedures, at the board's sole discretion. All eviction expenses, i.e. attorney fees, will be charged to the homeowner. The eviction process only pertains to the tenants of homeowners and not to homeowners.
  - C. If a homeowner repeatedly violates house rules, VRHA will charge the homeowner \$50 for every violation after the 1<sup>st</sup> violation. (This fine is separate from the trash and recreational facilities posted rules and fines.) If the homeowner does not agree with a citation he/she can appeal to the board in writing. After receiving the written appeal he/she will be notified of the Board's monthly meeting schedule at which time the appeal will be heard. Refusal to pay charges will result in legal action.
  
3. **Occupancy Restrictions:** Each two bedroom condo shall have no more than FOUR (4) immediate family members, or no more than three (3) non-related occupants therein without the prior written consent of the board. Each three bedroom condo shall have no more than six (6) immediate family members, or four (4) non-related occupants without the prior written consent of the board. Each four bedroom condo shall have no more than eight (8) immediate family members or six (6) non-related occupants without the prior written consent of the Board.
  
4. **Homeowner's Responsibility Regarding Tenant(s) and their Guests:** All Home owners are responsible for the actions of their tenants and guests within Villa Rosario. Homeowners will be assessed a fine (to be determined by the Board of Directors) should their Tenants/Guests violate the house rules. All Homeowners are responsible to ensure that their tenant(s) are provided with a copy of the current house rules.
  
5. **Noise:** Volume of radios, television sets, records, CD players and musical instruments shall be kept down at all times so as to avoid disturbing neighbors. Quiet shall prevail from 10:00 p.m. until 8:00 a.m.

6. **Parking:** Each unit is assigned one parking stall. Parking bumpers with stenciled numbers may be used by only the owner or tenant assigned to that particular numbered stall. All bumpers without assigned numbers may be used by any owner/tenant or guest. Residents must advise their guests/visitors to park only in unassigned parking stalls or else the vehicle may be towed at their own expense by the resident who is assigned the stall. Residents towing an unauthorized vehicle parked in their assigned stall shall inform the resident manager the name of the towing company. Motorcycles may not be parked in the stairwells. Commercial type oversized vehicles shall not be parked or stored on the premises, nor shall boats or trailers be allowed to be parked on the premises. Any vehicle not registered, by filling out/or updating the Resident Information Sheet, with the resident manager is considered an unauthorized vehicle. All unauthorized or derelict (not moved in 5 days) cars, or other vehicles in any parking space shall be towed away at the expense of the vehicle owner and/or the Homeowner. No cars or other vehicles shall be repaired in the parking area.
7. **Exterior Appearance of Units:** No alterations, installations (including radio and TV aerials), or changes of any nature shall be made to the exterior surfaces or areas of the buildings nor shall window guards, awnings or shades, screen doors, or typhoon shutters be installed, unless approved by the board. List of approved screen/security doors and typhoon shutters can be obtained from the resident manager. Textile items such as clothes, blankets, and towels may not be hung on plants, railings, doorways or windows in such a manner as to be in view of persons outside the building. Nothing shall be thrown from the buildings. Each owner shall be responsible for the washing of their windows. No rugs shall be beaten on the walkways or stairways, nor dust, rubbish or litter swept from any unit into the common areas. Curtains and draperies shall be of a color that is aesthetically pleasing with the building. No aluminum foils allowed on the windows. Windows may be taped during typhoons only. The tape must be promptly removed after the typhoon. No commercial advertising of any kind is permitted.
8. **Stairwells and Public Access Ways:** Items of a personal nature including barbeque grills, shoes, furniture, brooms, and toys shall not be placed, kept, or stored outside the units. Nothing at any time shall be placed on the stairs, under the stairs, and other access ways. Plants are allowed only if inside a decorative pot (not to exceed 12" in diameter, be properly maintained, and must have a water catchment tray under the pot). The number of plants is limited to three. **Guam fire code requires free access to all units in case of emergency.**
9. **Trash:** Any trash and garbage should not be kept outside the unit entrance door and should be placed in the dumpsters for disposal. Metal objects such as carts & appliances, large bulky items such as furniture, bed frames, mattresses, construction materials and other debris removed from units, bicycles, Christmas trees, or any large articles are not to be placed in or beside the dumpsters. Each owner or occupant is responsible for disposing of such items at a Territory dump or by calling the Territory and/or private refuse collectors to haul them away. **Failure to comply with this house rule will result in a \$250.00 fine per violation.** No car batteries are allowed to be left near or in dumpsters, nor can they be left in any other common area. All trash must be placed inside the dumpster.
10. **Cardboard:** Cardboard boxes must be flattened before placing inside the Cardboard receptacles located near the trash dumpsters. Failure to comply with this house rule will result in a \$250.00 fine per violation. If the cardboard receptacle is full residents are asked to hold on to the flattened boxes until such time the receptacle is emptied.
11. **Litter:** Soda/beer cans, candy wrappers, fast food packaging, cigarette butts, etc. are not to be disposed of on Villa Rosario property. **Please use the proper trash receptacles.**
12. **Emergency Contact:** Occupants are required to notify management of the name, address, and phone number of the person and/or physician who should be notified in case of any emergency, or any other information reasonably required by management to enforce these house rules and to carry out its duties. Residents shall notify management of their respective forwarding addresses prior to leaving permanently.
13. **Damages to Property:** Damage to the premises shall be paid by the person causing such damage or by the parents of children, or hosts, causing said damage. This includes graffiti. Owners are ultimately responsible for any damage caused by their tenants.

14. **Hazardous Materials:** No machinery, refrigerating (other than air conditioners) or heating devices, nor any illumination other than electric lights shall be installed. Flammable fluids such as gasoline, kerosene, naphtha, or other explosives or articles deemed extra hazardous to life, limb or property shall not be brought into the buildings/premises.
15. **Use of Facilities:** The use of the recreation area, laundry and other facilities shall be limited to owners, occupants, and guests. Those utilizing the pool, tennis and basketball courts must have their key on hand at all times. Pool reservations must be made with the resident manager at least 2 days prior to the party. Guests shall not use the recreation areas and facilities unless accompanied by an adult host. The pool and recreational facility gates must be kept closed and locked at all times. Pool and recreational facility keys cannot be duplicated & replacement keys are \$25.00 each. All posted pool rules must be followed. The pool and recreational areas are open from 8:00 a.m until 10:00 p.m. Guests are limited to two (2) persons per condominium, unless approved by management. No barbequeing is allowed in stairwells or any other common area except at the pool side designated area.  
**\*\*Please refer to Exhibit A for the recreational facilities rules and regulations. Failure to comply with these rules and regulations will result in fines of up to \$500.00 per incident.**
16. **Pets:** No pets shall be kept in the units or on the premises.
17. **Alcohol:** No consumption of alcoholic beverages shall be permitted in the common areas including the parking area. Alcoholic beverages may be consumed at the recreation facilities (pool only), however, no glass containers are allowed.
18. **Safety:** All drivers are to drive slowly (5 mph) to guarantee the safety of all residents. Children shall not play on the stairs, walkways, or in the landscaped areas. Children shall not play in such a manner to become a nuisance to other residents, destroy property, or create danger to themselves or others. The curfew for minors begins at 10:00 p.m.
19. **Security:** To prevent vandalism and theft of vehicles at night loitering, gatherings, partying, or meetings of any kind is not allowed in the parking lot or any other common areas between 10:00 p.m. and 6:00 a.m.
20. **Air Conditioners:** No window air conditioners are allowed. All air conditioning piping must follow the existing pipe routing scheme for efficient roof maintenance. No drilling in the roof for anchors or anything else is allowed. Air conditioning pads must be extended with poured-in concrete following standard procedure for such work if installing an oversized air conditioner (outdoor unit). Any air conditioning installation other than replacing the existing system components with compatible components must be approved by the board. Contact the resident manager or the board well in advance, at least 30 days, to obtain the required documents.
21. **HOUSE RULE CHANGES:** These house rules may from time to time be amended or altered by the Board for the safety, cleanliness, and welfare of the owners and tenants of VILLA ROSARIO CONDOMINIUMS.

VILLA ROSARIO HOMEOWNERS ASSOCIATION



Laura Dacanay, President

7/15/11

Date

# **Villa Rosario Recreational Facilities**

## **Rules and Regulations**

### **Exhibit A**

Hours of operation:

Monday thru Sunday - 8AM to 10PM

1. The recreational facilities are for the use of Villa Rosario Homeowners and Residents. Guest(s) must be accompanied by the host homeowner/resident at all times. Host homeowner/resident must have the basketball/tennis court key in their possession at all times.
2. Homeowners/Residents are only allowed up to (5) guests in the basketball/tennis courts at all times. All others will be asked to leave the premises.
3. Minors are not allowed to vouch for outsiders/non-residents to play on the courts. An adult must be present. This will help prevent bullying from occurring on premises.
4. The basketball court fence door must be closed at all times. If anyone is caught opening the fence door for anyone outside of their party of (5), they could be fined for doing so and may also be fined for any damaged caused by said party. All users must possess a key to utilize the courts.
5. Children are to be supervised by an adult at all times.
6. The playground equipment is designed for the safe enjoyment of younger children ages 2-12 and should not be used by adults.
7. No roughhousing or horseplay is allowed.
8. No alcohol allowed.
9. No skateboarding, roller blades and bicycles allowed on the tennis and basketball court.
10. No Pets allowed in the facilities.
11. Loitering in this area after hours is not allowed.
12. Pls. dispose of all litter appropriately in the garbage receptacles.
13. No vehicles are allowed in the playground area.
14. Anyone caught damaging the facilities will be prosecuted to the full extent of the law and will be fined.
15. Violation of these rules will result in a fine of up to \$500.00 per incident and can be subject to being banned from the use of all facilities.