

A G E N D A

**Villa Rosario Condominium
ANNUAL HOMEOWNER'S MEETING
Saturday, March 30, 2019 at 9:30 AM on
Site behind the laundry room**

1. Roll Call
2. Proof of Notice of Meeting
3. Reading of Minutes of Preceding Meeting
4. Report of Officers
5. Election of Inspectors of Election
6. Election of Directors
7. Unfinished Business
8. New Business

MAILED

03.13.2019

117 e-copy

885 copies



701 S. Marine Drive
Tamuning, Guam 96931
Website: <http://www.guamproperties.com/>
Email: remco@quam.net
Business: (671) 647-5003
Fax: (671) 646-6604

March 13, 2019

2019 ANNUAL MEETING NOTICE!
Villa Rosario Condominium

This letter serves as notification that the Villa Rosario Annual Homeowners Association meeting has been scheduled for Saturday, March 30, 2019 at 9:30 A.M on site behind the laundry room. The agenda is enclosed for your review. Per the governing documents of the Homeowner's Association, each homeowner is required to register their current mailing address and telephone number with either the Secretary of the Board, or the Managing Agent. The Homeowners hired Century 21 Realty Management Company as the Managing Agent. We ask that you please fill out the attached contact information form and return it to our office as soon as possible.

If you are unable to attend the annual meeting, please fill out the attached proxy form as well, and have your selected proxy present it at the meeting as your representative. All Managing Agents must present written documentation as proof of authorization to act on behalf of the homeowner. This documentation must be presented at the annual homeowners meeting. Those attending the meeting are asked to provide a picture I.D. at check in time.

If you would like a representative from our office to act as your proxy, please fill out the proxy form and fax it to our office. It is important that you attend the annual meeting, as there will be discussion of issues that may affect you this coming year. If you have any questions or concerns regarding this notice or the issues addressed herein, please feel free to give us a call. **A Copy of the 2018 Annual meeting Minutes has been posted on the Villa Rosario Webpage (villarosarioguam.com). A Hard copy will be provided at the Annual meeting. The proposed annual budget for 2019 will be posted after the BOD meeting this week once approved. Hard copies will be available at the annual meeting and will be posted in the webpage (villarosarioguam.com) in advance to allow homeownership review prior to the meeting. SEE YOU THERE!!**

Sincerely,

Fred Aguon Jr.
Property Manager

Cc: board
File: annual 2019.VRC

Enclosures: Agenda, Homeowner Information, Proxy, and Declaration of Candidacy Forms



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Villa Rosario Condominium

PROXY

I, _____, the owner of unit(s) _____, do hereby appoint _____ to act as my proxy for the Annual Homeowner's meeting to be held Saturday, March 30, 2019 at 9:30 AM on site behind the laundry room or any date and time that may be rescheduled. My proxy holder shall hold all rights and privileges I may have and therefore may vote in my name for, or against, any resolution that may be offered.

 Homeowner's Signature

 Date

Note: *The proxy form must be mailed, emailed or faxed and received at Century 21 Realty Management office by Friday, March 29, 2019 before 3PM, or presented in person at the meeting.**

Please fax, mail or email your DECLARATION OF CANDIDACY to the following,

Fax: (671) 646-6604

Email: remco@guam.net or fredaguon@guamproperties.com

Mailing Address: Villa Rosario Homeowners' Association

P.O. Box 7988

Tamuning GU 96931



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DECLARATION OF CANDIDACY FORM
For the
2018 VRHA ANNUAL GENERAL MEETING
VILLA ROSARIO HOMEOWNERS ASSOCIATION
158 E. Nandez Ave, #124
Dededo, GU96929

I, _____, the owner of unit (s) _____ of Villa Rosario Condominium, do hereby declare my intent to run, and nominate myself for election to the Board of Directors of the VRHA at the Annual VRHA Meeting to be held at 9:30A.M. on Saturday March 30, 2019 and at any adjournment thereof.

 Homeowner Signature

 Date

Note: *The proxy form must be mailed, emailed or faxed and received at Century 21 Realty Management office by Friday, March 30, 2018 before 3PM, or presented in person at the meeting.**

Please fax, mail or email your DECLARATION OF CANDIDACY to the following,

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Tamuning GU 96931

*For approval during the 2019 annual meeting

Minutes of the Villa Rosario Homeowners Association
ANNUAL HOMEOWNERS' MEETING
March 31, 2018 – 9:30 a.m.
Pool Area

1. CALL TO ORDER

The meeting was called to order at 9:50 a.m. after a quorum of 45.485% was established.

Roll Call/Attendance:

Board Members: Laura Dacanay, Suzanne Perez, Tyler Mesubed

Absent: Joann Del Carmen

Non Board members: Fred Aguon, Jr. (Joann Del Carmen's proxy holder), C21 Property Manager & Rudy Perez, VR Resident Manager

2. PROOF OF NOTICE OF MEETING

The Annual Homeowners' meeting announcement was mailed to all homeowners on March 14, 2018.

3. APPROVAL OF MINUTES OF PRECEDING MEETING

RELATIVE TO THE APPROVAL OF THE MARCH 25, 2017 ANNUAL MTG. MINUTES

Motion: Jill Acda made the motion to approve the minutes as written.

Seconded by: Fred Aguon

Vote: Motion Carries by majority vote.

4. REPORT OF OFFICERS

President's Report – Laura Dacanay

Laura verbally presented her report. Her report was an open forum for homeowners to discuss issues.

1. Replacement Plants - Laura reported that the Board will look into purchasing some plants for the buildings. Some of the Ixora flowers that were planted last year died.
2. Grounds – Laura informed homeowners that the Board hired the same company that currently maintains the grounds to take over the Grounds Keeper duties. The board has had issues retaining Grounds Keepers because of the pay and hours. The company will be on the property 4 hours a day – 7 days a week. It costs more but if one person is out sick there will always be a replacement. Homeowners requested that the Groundskeepers wear a uniform to be more visible.
3. Paint Issues – Las Palmas Phase III had ordered too much paint for their last painting project. Villa Rosario has an opportunity to purchase the paint at a discounted price. Laura said Fred will look into where we can store the paint until we can paint the buildings and if it'll be good for the next year. She mentioned that the paint would cost roughly \$39,750 and that we received two quotes for the labor and they range from \$160K - \$170K. She mentioned that we may look at raising the common area fees since they have not increased since 1989. She also mentioned that a special assessment may need to take place to pay for the labor cost. She assured homeowners that the Board will keep them updated.
4. Tenant Issues – There have been three riots on the property in the past several months. Laura stressed the importance of being responsible Landlords and informing tenants of our rules. She mentioned that fines have been imposed on the homeowners of the units that were involved in the riots.

5. Pool Upgrades – The pool was re-grouted last year and the restroom was upgraded. Laura reported that for now we do not need to upgrade the pool area any further and that the money can be applied elsewhere. The previous Pool Contractor AMI, was changed out to Tropical Pools. The current pool and basketball court key will be changed out in April. Fred will send a letter to all Homeowners. The Key replacement cost will also increase due to the fact that pool keys are not being returned back to the Landlords, or at Escrow leaving new homeowners to pay for keys. She explained that the increased fee would encourage them to collect the keys when a tenant moves out OR when a unit is sold. Laura also explained that because of the fights in the pool area, alcohol and glass containers will no longer be allowed in the pool or playground areas. For clarification, when the pool is reserved for parties, the cabana area is reserved not the pool. Others can still enter and use the facility.
6. New Car Decals – New decals will be available at the Century 21 Office. Fred asked homeowners to place them under the tint so it can be visible to the Security Guards and Towing companies. Fred said he is working with a towing company to visit the property 24-hours a day to spot check parking decals. Laura mentioned that there is proper signage around the facility indicating where the guest parking is and that all cars parked must have a decal.
 - Homeowner Annie asked if 2 stalls can be assigned per unit. Laura explained that there is not enough parking stalls to do that.
 - Mrs. Prieta mentioned that cars park outside of the fence at the A bldg. blocking the entrance. Fred said he would place something there to block off the area.
 - A homeowner asked if contractors can park closer to their units for A/C repair, plumbing, etc. Fred said that is not a problem. They just have to place a sign on their dashboard or window indicating the unit number they are working on.
7. Playground Equipment – Laura said that we have a quote from a contractor to dismantle and dispose of the current playground structure. She proposed placing a volley ball court in replacement of the playground equipment. Homeowners asked that additional play sets for small children be purchased. Laura said the Board would like to put in a slide for older children as well.
8. Roof Leaks – Fred brought up this issue. He asked homeowners to help mitigate leaks by informing their neighbor above that there is water coming down from their unit most especially if it's late at night and there's nothing Fred can do for them at that time. The leak would then be taken care of the following day.
9. Pigeons – Pestex was hired to exterminate the pigeons. Fred reported that 15 birds have been disposed of so far.
10. Stray Dogs – There have been stray dogs on the property lately. Laura mentioned that the past Groundskeeper was able to catch two. There is one black dog that remains on the property near the D Bldg. Fred asked homeowners to inform their neighbors not to feed stray dogs and cats.
11. Pets - Homeowners questioned why there are some unit owners who have dogs. Laura explained that there are a few service dogs on the property. The owners have submitted their certificates to the Board. One unit owner asked if the Board can explore the pet policy to allow pets on the property. Laura said the Board will come up with a policy for homeowner's review.
12. Roof Top Access – Laura informed homeowners that the new Grounds company will install combination locks on the roof top ladders. When access is needed, the company will provide the combination code. It is up to the homeowners to ensure that their contractors are cleaning up after they are done installing /repairing their A/C's.

*For approval during the 2019 annual meeting

13. Tennis Court – Ken Dixon asked if he could play tennis at 6AM. Everyone was in agreement.

14. Basketball Court – Mrs. Prieta asked how many people can play on the court. Rudy informed everyone that each resident is allowed up to five guests not including household members. The pool is two additional guests not including household members.

Vice-President's Report

None. Vice President

Secretary's Report – NONE.

Treasurer's Report – NONE..

5. ELECTION OF DIRECTORS

*Nominations on the floor

- a. Suzanne nominated Laura Dacanay
Seconded by: Fred
- b. Bill Del Mundo nominated Terry Cuabo
Seconded by: Laura
- c. Fred nominated Joann Del Carmen
Seconded by: Laura
- d. Laura nominated Suzanne
Seconded by: Fred
- e. Fred nominated Tyler
Seconded by: Laura
*Tyler Declined
- f. Jill nominated Ed Tucker
Seconded by: Laura

RELATIVE TO CLOSING NOMINATIONS

Motion: Fred made the motion to close the nominations for the election of officers.

Seconded by: Jill

Those voting in favor: Majority Vote

RELATIVE TO THE NOMINATIONS OF DIRECTORS

Motion: Clyde Lemons made the motion to have the five people nominated be constituted as the Board.

Seconded by: Jill

Vote: Unanimous

*There were 5 nominations and 5 Board positions so the homeowners voted to forego the voting process.

6. UNFINISHED BUSINESS

- None

7. NEW BUSINESS

- **2018 BUDGET** – Homeowners reviewed the proposed budget and discussed the following:
- Property Insurance – the actual amount was more than what was budgeted. Laura explained that the payments are on a 10-month plan so one installment was carried over into 2017 causing the increase.
- Ground Maintenance – increased because of the extra guys that were hired to help paint and waterblast. The budget will increase with the new Grounds company taking over.
- Additional security guard – A guard was added from 6P-9P to deter non-residents from using the pool or courts. Homeowners asked if the additional guard can come in every other day for a period of three months to see if the situation improves with the non-residents. If it doesn't then we can go back to having the additional guard on the property 7 days a week. This will help save money.
- Roof Cleaning – scheduled for May at \$1,500.
- Pool Coping project \$65K – Laura asked homeowners for flexibility here since the pool does not need additional repairs at this time. This money can be used to purchase the paint for the buildings.
- Playground – Money was set aside to dismantle the current play structure and to turn it into a volleyball court. Additional play sets for toddlers and a slide for older children will be added.
- Terry Cuabo – asked to include a line item for additional CCTVs from the savings we will receive by cutting back on security.

MOTION TO APPROVE THE 2018 BUDGET

MOTION: Terry made a motion to approve the 2018 budget as long as there's room for some flexibility.

SECONDED BY: Jill

Those voting in favor: Majority Vote

8. MOTION TO ADJOURN

MOTION: Fred made the motion to adjourn the meeting.

SECONDED BY: Suzanne

Those voting in favor: Unanimous

*Meeting adjourned at 11:38 a.m.

Signed:

Laura Dacanay, 2017-2018 President _____

Suzanne Perez, 2017-2018 Secretary _____

Date Approved: _____

VILLA ROSARIO CONDOMINIUM
 c/o Century 21 Realty Management Co.
 P.O. Box 7988
 Tamuning, Guam 96931

2019 ANNUAL BUDGET

INCOME:			
CASH RECEIVED:	2018 Annual Budget	2018 Annual Actual	2019 Annual Draft Budget
1 Common Area Fees	\$291,000.00	\$296,762.00	\$291,000.00
2 Common Area Late Fees	\$0.00	\$2,410.00	\$0.00
3 Legal Costs Fee	\$0.00	\$0.00	\$0.00
4 Service Charge	\$0.00	\$40.00	\$0.00
5 Interest Earned	\$0.00	\$14.86	\$0.00
6 Penalties (Late fees & HRV)	\$0.00	\$4,595.00	\$0.00
7 Pool Key Replacement	\$0.00	\$125.00	\$0.00
8 Pool Reservation Fee: Non Refundable	\$0.00	\$0.00	\$0.00
9 Pool Reservation Fee Refundable	\$0.00	\$0.00	\$0.00
10 Parking Decal Extra	\$0.00	\$0.00	\$0.00
11 Reimb for Falcon Fire (50%) Unit A27	\$0.00	\$187.50	\$0.00
12 TOTAL CASH RECEIVED	\$291,000.00	\$304,134.36	\$291,000.00
13			
14			
DISBURSEMENTS			
FIXED EXPENSES:			
16 Property Insurance	\$69,505.80	\$69,505.80	\$69,505.80
17 Management Fee/ Resident Manager	\$33,600.00	\$33,600.00	\$36,000.00 \$200 increase per month
18			
19 Ground Maintenance:			
20 Grounds/Janitorial	\$28,179.35	\$30,226.85	\$34,320.00
21 Gush Service Pros	\$14,400.00	\$14,400.00	\$14,400.00
22			
23			
24			
25			
26			
27 Pool Expenses:			
28 Pool Maintenance	\$6,500.00	\$6,050.00	\$7,028.00
29 Additional Pool Expense & Chemicals	\$600.00	\$6,960.20	\$7,205.00
30 Pool Sanitary Permit	\$297.97	\$297.98	\$297.98
31			
32 Security Services:			
33 Security Guard & Alarm Monitoring plus Extra Guard 6pm to 9pm	\$40,014.00	\$50,034.79	\$57,423.12 combined
34 Extra Guard 6pm to 9pm	\$29,053.32	\$0.00	\$0.00 xtra guard
35 Refuse Collections			
36 Garbage Collection Gushan Waste	\$4,686.00	\$4,270.00	\$4,697.00 10% increase
37 Cardboard Collection Lugo	\$3,844.50	\$3,402.00	\$3,742.20 10% increase
38 Tipping Fees Gushan Waste	\$17,328.14	\$15,382.58	\$16,898.84 10% increase
39			
40 Tannite Treatment Pestox	\$3,307.00	\$1,200.00	\$1,200.00
41 SUB-TOTAL	\$251,216.08	\$235,310.20	\$252,704.94
42			
OPERATIONAL EXPENSES:			
44 Bank Charges	\$150.00	\$0.00	\$150.00
45 Property Tax	\$150.00	\$134.94	\$150.00
46 Income Taxes	\$18.00	\$18.00	\$18.00
47 Utilities - Electric			
48 Bldg A-00110717	\$3,320.00	\$2,935.43	\$3,228.98 10% increase
49 Bldg B-00110714	\$3,149.30	\$3,181.12	\$3,499.24 10% increase
50 Bldg C-00110715	\$2,979.90	\$3,105.60	\$3,416.16 10% increase
51 Bldg D-00110716	\$2,917.20	\$2,723.39	\$2,995.73 10% increase
52 Pool-00204014	\$5,528.60	\$5,714.62	\$6,286.09 10% increase
53 Security-00182033	\$1,910.70	\$1,978.98	\$2,176.88 10% increase
54 CA-00278488	\$1,412.40	\$1,548.78	\$1,703.66 10% increase
55 Water/ Sewer	\$7,006.95	\$4,572.68	\$5,258.59 15% increase
56 Telephone	\$3,000.00	\$2,569.24	\$3,000.00
57 General Repairs & Maint.	\$30,000.00	\$27,532.53	\$30,000.00
58 Building Lights	\$2,500.00	\$10,874.00	\$2,500.00
59 Typhoon Clean Up		\$360.00	
60 CCTV Cameras	\$2,000.00	\$1,018.00	\$0.00
61 Annual Roof Maintenance (Contractual)	\$1,500.00	\$0.00	\$0.00
62 Fire Extinguishers (Annual Inspection)	\$1,055.00	\$183.00	\$132.00
63 Fire Alarm System/Inspection	\$1,280.00	\$0.00	\$1,280.00 payment for 2018 was made on 2019
64 Wrt Stand Pipe/Fire hose Inspection	\$1,950.00	\$1,280.00	\$1,280.00
65 Audit 2018, 2019 (Deloitte)	\$4,000.00	\$3,958.35	\$4,000.00 2018, 2019 Audit
66 Tax Preparation/Filing (Deloitte)	\$312.50	\$312.50	\$320.00
67 Professional Fees - Legal (Boggs)	\$1,500.00	\$0.00	\$1,500.00
68 Postage & Reproduction	\$2,000.00	\$1,258.67	\$2,000.00
69 Supplies (Administrative)- Cost of Checks/CA Booklets	\$1,400.00	\$720.00	\$1,400.00
70 Supplies (Janitorial/Building)	\$2,500.00	\$496.34	\$500.00
71 Website Hosting/Server Management	\$720.00	\$720.00	\$720.00
72 Annual meeting expenses	\$550.00	\$311.88	\$550.00
73 Pool Key Replacement	\$500.00	\$480.00	\$500.00
74 Parking Decal Stickers	\$625.00	\$625.00	\$375.00 price decrease
75 Refund of Pool Deposit	\$0.00	\$830.00	\$0.00
76 Pool Furniture	\$500.00	\$0.00	\$500.00
77 Repair of Blower		\$125.97	\$0.00
78 Plants	\$1,000.00	\$0.00	\$1,000.00
79 Reimb. For Towing Service		\$545.00	\$0.00
80 Advertisement of Ground Maintenance	\$0.00	\$0.00	\$0.00
81 SUB-TOTAL	\$87,435.55	\$80,114.02	\$80,440.33
82			
83 TOTAL ALL EXPENSES:	\$338,751.63	\$315,424.22	\$333,145.27
84 Cash After Expenses	-\$47,751.63	-\$11,289.86	-\$42,145.27
85			
Other Items related to 2017 Income and Expenses			
Other Income:			
88			
89 Pool Reservation Fee (Refundable + Non Refundable)	\$0.00	\$2,000.00	\$0.00
90 Parking Decal Extra	\$0.00	\$3,680.00	\$0.00
91			
92 Grand total Other Income	\$0.00	\$5,680.00	\$0.00
93			
Other Expenses/Project			
94			
95			\$0.00
96 Pool Deck/Pool Materials/Security Cameras	\$85,000.00	\$40,750.00	\$27,250.00 Per annual meeting, 03/29/2014, was approved 2014
97 Playground Equipments/Installation	\$25,000.00	\$2,125.50	\$25,000.00
98 Grand Total Other Expense	\$90,000.00	\$42,875.50	\$52,250.00
99 Excess of Other Income over other expenses	-\$86,000.00	-\$37,195.50	-\$52,250.00
100 Operating account beginning bank balance	\$86,527.18	\$86,527.18	\$38,041.82
101 Ending Bank Balance Combined from Operating account & Other Income and Expenses	-\$51,224.45	\$39,041.82	-\$56,353.45
102			
Time Certificate Deposits			
103			
104 ACCOUNT#70-03-002016			
105 Beginning Balance	\$0.00	\$40,950.95	\$41,194.73
106 Interest		\$243.78	\$0.00
107 ACCOUNT#70-03-002016	\$0.00	\$41,194.73	\$41,194.73
108			
109 ACCOUNT#70-03-002017			
110 Beginning Balance	\$0.00	\$80,623.44	\$81,104.00
111 Interest		\$480.56	\$0.00
112 ACCOUNT#70-03-002017	\$0.00	\$81,104.00	\$81,104.00
113			
114 Grand Total VRHA combined account ending 12/31/2017	-\$51,224.45	\$160,340.55	\$65,945.28
	# unit	CIA per unit	
12-A	0.83%	200	2400
54-B	0.72%	175	9450
12-C	0.60%	145	1740
27-D	0.70%	170	4590
27-D1	0.66%	160	4320
9-E	0.77%	185	1665
1-Laundry	0.95%	85	85
			\$24,250.00
SPECIAL ASSESSMENT			
		Option A-200,000 12 monthly installment	Option C-134,600 6 monthly installment
12-A	\$ 1,971.25	\$ 2,075.00	\$ 1,396.48
54-B	\$ 1,710.00	\$ 1,800.00	\$ 1,211.40
12-C	\$ 1,425.00	\$ 1,500.00	\$ 1,009.50
27-D	\$ 1,662.50	\$ 1,750.00	\$ 1,177.75
27-D1	\$ 1,567.50	\$ 1,650.00	\$ 1,110.45
9-E	\$ 1,828.75	\$ 1,925.00	\$ 1,295.53
1-Laundry	\$ 831.25	\$ 875.00	\$ 588.88

VILLA ROSARIO CONDOMINIUMS

PET POLICY

EXHIBIT D

1. **POLICY.** All current and new Residents moving to the Villa Rosario premises are expected to adhere to the VHRA Pet Owner's Policy. Failure to do so will result in Fines OR the removal of the pet. Owners should be aware that if their dog attacks a person, those attacks may be reported to the proper law enforcement entities.
2. **PURPOSE.** The purpose in establishing this policy is to ensure that all Residents of Villa Rosario adhere to the VHRA policy.
3. **VRHA PROCEDURES:** All current and new Residents who own dogs will be required to register their animals at the Century 21 Office in Tamuning.
 - (a) **ANNUAL PET REGISTRATION.** Pet owners must register their pets annually at the Century 21 Office. The annual registration fee is **\$100.00** per pet.
 - (b) **IMMUNIZATION.** VRHA requires that all pets on the property be immunized annually against rabies and other diseases. At time of registration and renewal, Pet owners must show proof of up to date immunization.
 - (c) **PET LIMITATION.** No animal of any kind shall be bred in any unit. Domestic dogs, cats, fish, and birds may be kept as household pets. No more than TWO dogs or TWO cats, or one dog and one cat, may be kept as household pets.
 - (d) **PROHIBITED BREEDS.** The following breeds are prohibited: Pitbulls, Rottweilers, German Shepherds, Huskies, Alaskan Malamutes, Doberman Pinschers, Great Danes, Akitas, Boxers, Bull dogs and Chows. Any mixed breed of these dogs is likewise not permitted.
 - (e) **SIZE OF DOGS.** No dog may exceed 30 pounds. Dogs that exceed this weight limit and are registered at the time of this policy being implemented may be "grandfathered" in. **Exceptions:** Service Dogs – those specifically trained to help people with disabilities; and Comfort pets – those defined by the Fair Housing Act as an animal required for emotional/physical support as directed by medical experts.
 - (f) **VRHA LEASH POLICY.** ALL dogs must be on a leash and kept under proper control when outside in the common areas. Dogs are not allowed to be tied up anywhere within the VRHA grounds unless the Owner remains with the dog for the duration of time left outside. Additionally, pets may not be tied up outside of the units. The housing of pets is subject to termination by the Board of Directors if a pet becomes a nuisance or a pet Owner does not adhere to the pet policy.

- (g) **WASTE MATTER.** Pet owners are responsible for the removal of their animal's waste matter from anywhere on the VRHA grounds, including the outside of the fence area. Pet owners must carry a plastic bag to properly dispose of the waste matter when walking their pets. Waste matter must be placed in the dumpster. Residents must comply with this policy to ensure that children playing outside do not come into contact with waste matter as this may pose as a serious health hazard.
 - (h) **DAMAGES TO COMMON AREAS.** Pet owners are responsible for any and all damage to the common elements (including but not limited to, landscaping, flooring, walls, etc.) caused by their pets. Pets are not allowed to trample, dig or tear up landscaping, and are not allowed to relieve themselves in the planter boxes around the facility. Pet owners must pay all costs involved in restoring the damaged area(s) to its original condition. Cat litter may NOT be disposed of in toilets. VHRA has surveillance cameras on the property.
 - (i) **VISITING PETS.** Owners and tenants are responsible and bear liability for visiting pets, which are subject to the same restrictions as resident pets.
 - (j) Pets are NOT allowed in the playground and designated park areas where NO PETS ALLOWED signs are posted.
 - (k) Pets are NOT allowed inside the fenced area of our swimming pools.
 - (l) Pets shall NOT be abandoned. If the pet owner is moving out or leaving island, they are responsible for finding a home for the pet.
 - (m) **QUIET TIME.** Barking dogs fall under the Noise Section #5 in the House Rules. To paraphrase, "Quiet shall prevail from 10:00 P.M. until 8:00 P.M."
4. **NON-COMPLIANCE.** VRHA will apply penalties to those who do not adhere to this Pet Policy. 1st Offense will result in a **\$100.00** fine per violation. 2nd Offense will result in a **\$250.00** fine and 3rd Offense or more will result in a **\$500.00** fine per violation. The Board of Directors may also evict the pet if the Owners are not in compliance with the VRHA House Rules and Pet Policy.
5. **PENALTY FOR NOT REGISTERING PET.** A letter will be sent to the resident or homeowner of the unit where a known pet has not been registered allowing 10 days from the date of the letter to register the pet at the Century 21 Office. Once the 10 days have passed and the pet has not been registered, a penalty fee of **\$100.00** per monthly billing cycle will be assessed to the Homeowner's account of the violating unit and will be increased until such time the pet is registered. (refer to #4 Non-Compliance).

**VILLA ROSARIO CONDOMINIUMS
PET REGISTRATION**

UNIT # _____

HOMEOWNER / RESIDENT NAME: _____

CONTACT INFORMATION: _____
(Cell & Home)

Pet #1: Type: _____ Breed: _____ Color: _____

Weight: _____ Name: _____ Age: _____

Pet #2: Type: _____ Breed: _____ Color: _____

Weight: _____ Name: _____ Age: _____

***Initial here**

_____ Only the foregoing pet(s) are allowed. No substitutions. No other pet or animal shall be permitted in the Condominium Unit or at the complex by Pet Owner or Pet Owner's guests and invitees.

_____ Pet Owner agrees to pay the VHRA HOA an annual registration of **\$100.00** per pet. Payment is Non-Refundable.

_____ Pet Owner agrees to adhere to the VRHA House Rules and Pet Policy. (Policy will be provided at time of registration.)

_____ Pet Owner agrees to provide an updated immunization record each year at time of registration renewal.

INDEMNITY: Pet Owner shall indemnify, defend and hold harmless, Villa Rosario Condominium HOA, and their respective officers, directors, shareholders, members, managers, legal representatives, from any and all liabilities, claims, suits, demands, losses, damages, fines, penalties, fees, costs or expenses (including but not limited to, reasonable attorneys' fees, costs and expenses) arising by reason of any death, injury, damage or loss sustained by any person, including Pet Owner and Pet Owner's guest and invitees, as may be caused by Pet Owner's Pet or as may arise out of Pet Owner's failure to comply with the terms of this registration and

attached policy. Pet Owner understands and agrees that VRHA HOA will not be responsible for the injury, harm, or death of the Pet or any action that may result as a result of VHRA HOA exercising its rights pursuant to this addendum. In addition, Pet Owner agrees to hold VRHA HOA harmless from any claims should a pet escape from the Condominium Unit or become lost or missing.

I understand that by signing this registration I am in agreement to the terms and conditions of this Pet registration and accompanying Pet Policy.

Century 21, Managing Agent for Villa Rosario Condominiums

By: _____

Date: _____

Title: _____

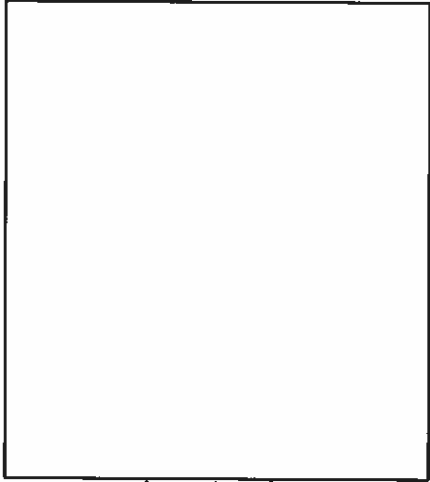
Pet Owner

Date: _____

Unit Owner

Date: _____

**VILLA ROSARIO CONDOMINIUMS
PET REGISTRATION**



(Pet Photo)

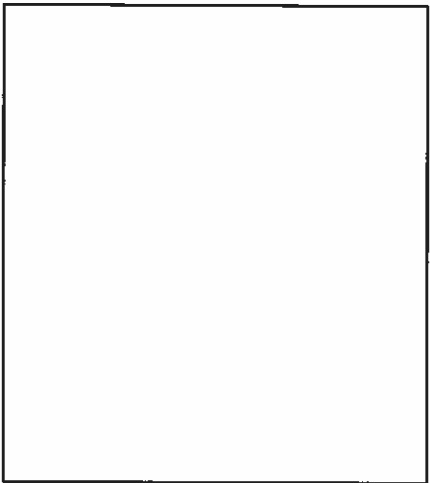
Tag No. _____

Pet Owner:

Phone Number(s):

Unit #: _____

***A copy of the current Pet Immunization record must be attached to this form upon approval.**



(Pet Photo)

Tag No. _____

Pet Owner:

Phone Number(s):

Unit #: _____

***A copy of the current Pet Immunization record must be attached to this form upon approval.**

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 a harmonious, pleasant, safe, and healthy environment in the condominiums. 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. Children must always be accompanied by an adult while in the Villa Rosario Common areas. Owners & tenants are responsible to notify the Property Manager of extended absences (30 days or more). Owners are also required to notify the Property Manager of any change in ownership and or tenants. All house rules, posted signs, posted pool rules, and pool & laundry facilities usage rules must be observed. The citation for any house rule violation will result in a **\$100** 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. **HOMEOWNER'S RESPONSIBILITIES REGARDING TENANTS:**
 - A. Homeowners are required to submit to the Property Manager a copy of a completed Resident Information Sheet signed by both homeowner and tenant agreeing to abide by the House Rules. A **\$100** charge per unit will be assessed every month until documents are provided. These are the options available to submit the completed information sheet: a) mail to the above association address, b) mail to Century 21 - 701 S. Marine Drive; Tamuning, Guam 96931; c) email to Century 21: remco@guam.net; OR d) drop in the Villa Rosario Resident Manager's drop box located on the side of the stairwell beside the mailboxes.

 - B. If a homeowner's tenant has been cited with three house rule violations, the board can start eviction procedures. Any and all eviction expenses, i.e. attorney fees, will be charged to the homeowner. The eviction process only pertains to tenants of homeowners not to homeowners.

 - C. If a homeowner or tenant repeatedly violates the house rules, VRHA will charge the homeowner **\$250** for every violation after the 1st violation. IF the violation is not remedied after the second violation, the fine will increase to **\$500** per violation thereafter. (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 the Villa Rosario complex. Homeowners will be assessed a fine (to be determined by the VHRA Board) 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 music, television sets, and musical instruments shall be kept down to a reasonable volume at all times so as to avoid disturbing neighbors. Quiet shall prevail from 10:00 p.m. until 8:00 a.m. This also applies to yelling, arguing, loud talking & laughing. Noise reports made to the Property Manager from repeat offenders will result in a house rule fine.
6. **PARKING:** For the complete VRHA Parking & Towing policy please refer to Exhibit B. 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 number. All bumpers without assigned numbers may be used by any owner/tenant with a valid VRHA parking decal. Residents must advise their guests/visitors to park only in the authorized "Guest" parking stalls located in the playground otherwise the vehicle may be towed at their own expense. Residents towing an unauthorized vehicle parked in their numbered stall must inform the Property or Resident Manager of the towing company. Motorcycles may not park 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 Property Manager/Century 21 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. It is understood that Homeowners/Tenants park their vehicles on the Villa Rosario premises at their own risk.
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 Property Manager. You may also find the listing at www.villariosario.guam.com. Textile items such as clothing, 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. This includes For Rent or "For Sale" signage.
8. **STAIRWELLS AND PUBLIC ACCESS WAYS:** Items of a personal nature including but not limited to, barbeque grills, shoes, furniture, bicycles, 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:** Trash and garbage should not be kept outside the unit doors and should be properly placed in the dumpsters for disposal. Metal objects such as carts & appliances, furniture, bed frames, mattresses, closet doors, tiles, sinks and toilets, bicycles, Xmas-trees, construction materials, or any large articles are not to be placed in, beside, or behind 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. Repeat offenders will be charged \$500 per violation and can be fined up to \$1000 until such time the violation is remedied.** No car batteries are allowed to be left near or inside the dumpsters, nor can they be left in any other common area. All trash must be placed inside the dumpster to avoid getting fined. Trash should not be placed on top of the closed lids. This may also result in a fine.

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. Repeat offenders will be charged **\$500** per violation and can be fined up to **\$1000** until such time the violation is remedied. 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. The trash fine will apply if owners/residents are caught littering on the property. Please use the proper trash receptacles at all times. 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. The minimum fine will be **\$500**, however, the VRHA Board will determine the final number based on the cost to repair the damage AND for the act itself.
14. **MALICIOUS ACTS:** These acts, which include but are not limited to, setting off the fire alarms in the buildings, damaging the fire alarm pulls, riots, and tampering with the power and water meters, carry a hefty fine of **\$1000 per malicious act**. The fine does not include the cost to repair damages that may occur with the tampering. Homeowners are held responsible for informing their tenants of our House Rules and ensuring that they understand the fines and consequences.
15. **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.
16. **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 and fees paid with the Century 21 Office at least 2 days prior to the party. **Guests shall not use the recreation areas and facilities unless accompanied by an adult host who is either a tenant OR homeowner.** The pool gate must be kept closed and locked at all times. Pool keys cannot be duplicated & replacement keys are **\$75.00** each. All posted pool rules must be followed. The pool and recreational areas are open from 8:00 a.m until 10:00p.m. Guests are limited to two (2) persons per condominium, unless approved by management. Barbequing is not 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.)
17. **PETS:** Villa Rosario has a NO pet policy. **Service dogs and/or comfort pets** with proper documentation may be considered if reviewed first by the VHRA Board. Service dogs are defined as dogs specifically trained to help people with disabilities, and comfort dogs are those defined by the Fair Housing Act as an animal required for emotional/physical support as directed by medical experts. Service & comfort dogs must be on a leash at all times when in the common areas. Owners must be responsible and clean up after their pet otherwise fines may be implemented. Dogs are not allowed in the VRHA recreational facilities. (Please refer to Exhibit A for more information).

18. **ALCOHOL & SMOKING:** No consumption of alcoholic beverages shall be permitted in the common areas including the parking area. Alcoholic beverages may be consumed at the pool only. Glass containers/bottles are not allowed. Smoking is also not allowed in the VR Recreational Facilities or in the stairwells.
19. **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.
20. **SECURITY:** To prevent vandalism and theft of vehicles at night - loitering, gatherings, partying, or meetings of any kind are not allowed in the parking lot or any other common areas between 10:00 p.m. and 6:00 a.m.
21. **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 any other reason 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 VHRA Board. Unit Owners must have contractors remove debris/old air conditioning units and parts from the roof top when the repair work is completed otherwise fines may be implemented. Contact the Property Manager at least 30 days in advance prior to any work being done to obtain the approval, requirements and to schedule roof top access.
22. **CONSTRUCTION/RENOVATIONS:** Construction or renovation activities that may generate loud noise (including but not limited to hammering, electric sawing, scrapping, drilling, etc.) is permitted only during the hours of 8:00a.m. to 6:00p.m. Monday through Saturday. Building materials shall not be stored in the common areas OR thrown into the Villa Rosario dump bins.
(Refer to Exhibit C for complete rules)
23. **HOUSE RULE CHANGES:** These house rules may from time to time be amended or altered by the VHRA Board for the safety, cleanliness, and welfare of the owners and tenants of VILLA ROSARIO CONDOMINIUMS.

VILLA ROSARIO HOMEOWNERS ASSOCIATION

 3/14/19

Laura Dacanay, President Date

VILLA ROSARIO CONDOMINIUMS
RECREATIONAL FACILITIES RULES & REGULATIONS

EXHIBIT A

Hours of operation: 8AM – 10PM Daily

1. The recreational facilities shall be defined as the basketball/tennis courts, and Pool. These facilities are strictly for the use of Villa Rosario Homeowners and Residents. Guests must be accompanied by the host Homeowner/Resident at all times. Host Homeowner/Resident must have the recreational facilities key in their possession at all times.
2. Homeowners/Residents are only allowed up to (5) guests in the recreational facilities 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 at all times with minors. This will help prevent bullying from occurring on the 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 five, they could be fined for doing so and may also be fined for any damage 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. No roughhousing or horseplay is allowed so as to avoid any injuries from occurring.
7. No alcohol or smoking is allowed in the recreational facilities.
8. Loud music so as to disturb neighboring units is not allowed. Volume must be kept to a reasonable level. Music containing explicit lyrics is also not allowed. Please be mindful that minors play in this area.
9. No skateboarding, roller blades, and bicycles allowed on the tennis court and basketball court.
10. No pets allowed in the recreational facilities.
11. Loitering in the facilities after 10p.m. is prohibited.
12. All trash must be disposed of in the garbage receptacles provided.
13. No vehicles are allowed in the playground area outside of the guest parking.
14. Anyone caught damaging the facilities will be prosecuted to the full extent of the law and will be fined. (see House Rule #14 Malicious Acts)
15. Violation of these rules will result in a fine up to **\$500** per incident and can be subject to being banned from the use of all Villa Rosario Facilities.

VILLA ROSARIO CONDOMINIUMS

VEHICLE DECAL & PARKING POLICY

EXHIBIT B

The following Vehicle Decal and Parking Policy has been adopted to promote a harmonious, pleasant, safe, and healthy environment in the condominiums. The cooperation of all owners, occupants & guests is required.

1. **DECAL:** Only vehicles with valid VRHA decals affixed at the designated location of the vehicle is authorized to park in the Villa Rosario Condominium premises.
2. **PARKING STALLS:** ALL parking stalls (numbered and un-numbered) are for residents with a VALID Parking Decal only.
3. **VISITOR/GUESTS:** Visitors/guests may park in the guest parking area located by the recreational facilities otherwise the vehicle may be towed as per the VRHA House Rules.
4. **ANNUAL FREE DECALS:** VRHA shall provide every unit homeowner with two (2) decals per calendar year at the beginning of the year.
5. **ANNUAL PURCHASED DECALS:** Any additional decal(s) may be purchased for a fee of \$100 per calendar year. There shall be no prorated fee for partial usage of the decal(s). A purchased parking decal does not guarantee availability of a parking space.
6. **VALID DECAL:** Each decal is good for one specific calendar year only.
7. **DECAL PLACEMENT:** The decal must be affixed at the lower corner of the driver's side front windshield of the vehicle and must be visible to security. For motorcycles/scooters, the decal shall be affixed upfront in a way that is easily visible to the security guard. Removable or non-permanent placement of the decal on a vehicle is not allowed.
8. **STALL ASSIGNMENT:** Numbered stall assignments will remain unchanged pursuant to the House Rules and HPR.
9. **TRACKING:** All visitor/guest vehicles (without a valid decal) may be tracked/documented (via license plate numbers) by the security guard, or Property Manager's representative, for the purpose of reporting and statistical analysis by the Parking Committee and/or VRHA Board.
10. **COMMERCIAL VEHICLES:** Commercial vehicles are not qualified to receive a VRHA Parking Decal. Commercial vehicles are referenced in the House Rules and shall be defined here as any type of motor vehicle used for transporting goods or paid passengers. This includes, but is not limited to, a single vehicle with a gross vehicle weight rating (GVWR) of 26,001 pounds or more; a vehicle that carries 11 or more passengers including the driver; and any size vehicle that transports hazardous materials which is required to be placarded.
11. **CHANGE OF VEHICLE:** If a resident/unit changes their vehicle(s) during the calendar year, a replacement decal(s) will be provided at no additional cost provided that the old decal is removed and turned into the Century 21 Office at such time they pick up a new decal.

- 12. TEMPORARY VEHICLE DECAL/PARKING CARD:** In the event that a vehicle is in the shop for repairs, a temporary parking card will be issued by Century 21 for a limited time of up to 15 calendar days provided valid documentation is submitted. Valid documentation must include the name of the shop and contact information. This will suffice to enable verification of authenticity of the request. The temporary vehicle parking card can be renewed upon request if the vehicle is not repaired within the initial period.
- 13. REPLACEMENT DECAL:** Pursuant to the House Rules, owners are required to notify the Property Manager of any change in ownership and/or tenants. Replacement of decal(s) as a result of such change in tenants/occupants are provided for free provided that the vehicle decals of the outgoing tenants/occupants are removed and turned into Century 21. Failure to meet the above responsibility of the owners and tenants in regards to change in tenants/occupants will result in no free replacement decal(s). Any and all other replacement decal requests will be provided at **\$100** each, regardless of how many months remaining within the calendar year.
- 14. ENFORCEMENT:** Parked vehicle(s) without a valid decal may be subject to be towed at vehicle owner's expense pursuant to the parking rule of the existing House Rules. The Property Manager and/or Security personnel assigned to our condominium complex can and will be enforcing the VHRA parking policy, and violators will be towed at their own expense.
- 15. PARKING POLICY UPDATES:** The Vehicle Decal and Parking Policy may from time to time be amended or updated by the Parking Committee based on statistical analysis of data collected pursuant to the "Tracking" paragraph of the policy.

**VILLA ROSARIO CONDOMINIUMS
CONTRACTOR/CONSTRUCTION RULES**

EXHIBIT C

1. **LOUD NOISE.** (Any noise that can be heard from another condo unit.) Construction or renovation activities that may generate loud noise (including but not limited to hammering, electric sawing, scraping, drilling, etc.) is permitted only during the hours of 8:00a.m. to 6:00p.m. Monday through Saturday.
2. **STAGING:** Building materials and debris may NOT be placed or stored for any period of time in any common areas (including but not limited to, playground area, hallways, stairwells, or parking areas).
3. **VEHICLE PARKING:** Contractors may park in the Unit Owner's assigned numbered parking between the hours of 8:00a.m. to 6:00p.m. Monday through Saturday. The Unit Owner must inform the Property Manager in writing (via email) of the Contractor's name, vehicle type and license plate number. Should Unit Owner fail to do this, subject vehicle may be towed at the Owner's expense for not following the Parking Policy. (Please refer to Exhibit B).
4. **LOITERING IN THE COMMON AREAS:** No employees or other personnel hired to perform any construction or renovation work shall be permitted to use or remain in the common areas including hallways, stairwells, etc. for personal use or other purposes.
5. **DEBRIS DISPOSAL:** All excess construction materials and debris must be properly disposed of in full compliance with applicable federal and Guam laws and regulations. None of the condominium trash bins may be used to store or dispose of excess construction materials or debris. These items must be promptly transported off-site.
6. **CLEANING AND REPAIRS OF COMMON AREA:** Any person/contractor producing any litter or mess (including, but not limited to dust, soil, tracking and/or defacing of common area surfaces) shall promptly remove, fix or repair the situation. Should this rule not be followed, the VHRA Board may opt to have the area repaired and bill the Unit Owner.
7. **RESPONSIBILITY FOR ADHERENCE TO RULES PERTAINING TO WORK PROJECT:** During any construction or renovation work, homeowners shall exercise daily and continual oversight to ensure that each of their tenants, contractors, subcontractors, agents and employees comply with these rules.
8. **DAMAGE LIABILITIES:** Homeowners shall be responsible and liable for any loss or damages to any part of Villa Rosario Condominium's common areas caused by their tenants, contractors, subcontractors, agent or employees.

158 E. Nandez Ave., VRHA# 142
Dededo, Guam 96929

Pool Reservation

Name: _____ Unit #: _____ Phone #: _____

Today's Date: _____ Reservation Date: _____ # of Guests: _____

Choose one of the following times: _____ 10a.m. - 4p.m. _____ 4p.m. - 10p.m.

Deposit

_____ General pool reservation - \$100 (\$50 Fee / \$50 Refundable)
*cash only

RULES

- All trash will be disposed of properly. (i.e. Cardboard to be placed in the appropriate receptacle; other trash to be placed in the dumpsters, etc.) Trash bags used in the pool area must be replaced.
- Pool facility usage is limited to Owners, Tenants, and Guests. All guests must be accompanied by the host (Owner or tenant) at all times. Those using the facilities must be in possession of a Villa Rosario pool key at all times. Children under the age of 18 must be supervised at all times.
- Noise must not disturb neighboring residents. No Disc Jockeys. Music with explicit lyrics is not advisable.
- Proper swimsuit attire is required. This includes infants.
- No running or horseplay allowed. No glass containers allowed. No damaging or abusing property. No climbing on fences, buildings, or railings. Keep the grounds clean. Dispose of your trash in the dumpsters and leave the area clean and the furniture orderly.
- Smoking is not allowed in the pool area.
- If you use the BBQ pit, please clear out the charcoal/wood and dispose of it properly and clean the grill(s).
- There is no parking allowed in the Fire Lane at any time. The fire lane is painted red and is located outside the pool entrance.
- If food is found inside of the pool as a result of your party, you will be assessed a \$200 minimum pool cleaning fee (separate from the deposit) for professional pool cleaning. Final price will be determined by the pool company.
- Individuals reserving the pool, along with all guests, must leave the pool promptly at 10 p.m. Failure to do so may result in the loss of the pool deposit.
- Please keep your reservation deposit receipt with you at all times during your party.
- All Villa Rosario rules and posted signs must be obeyed.

GENERAL

- There is no lifeguard on duty so you must swim at your own risk. Villa Rosario will not be held responsible for any accident incurred by Owners, Tenants, or Guests.
- Villa Rosario residents may swim and do laundry during your reserved time. You are reserving the cabana, not the swimming pool itself.
- If your guests park in assigned parking spaces, their cars may be towed at their own expense. Guest parking is located in the playground area. It only takes a moment to make sure that your guests are parked appropriately. Don't risk an unpleasant ending to their visit.
- At the end of your party, please contact the Resident Manager for inspection of the pool area. You will be charged for any damage to the property. In addition, if the pool area and the grills are not clean and orderly, you will lose your whole deposit. Any infraction of the rules may also result in the loss of deposit and a possible citation.

DECLARATION

I have read and understood these rules and provisions. I understand that I am responsible for the behavior of my guests. My guests and I will follow these rules.

Signature _____

Date _____

Time _____