**Deed of Restrictions**

KNOW ALL MEN BY THESE PRESENTS:



This **Deed of Restrictions (“the Deed”)**, an integral part of the terms and conditions of the Contract to Sell(“the Contract”) and Deed of Absolute Sale, is made and executed by and between:

**RAEMULAN LANDS, INCORPORATED**

Name

**The Club House Pacific Parkplace Village Governor’s Drive,**

**Barangay Paliparan I, Dasmariñas City, Cavite**

Principal Address

**CELESTINA SAMIN LOPEZ**

**Customer Advocacy Department Head – Residential Development Group**

Representative

a corporation duly organized and existing under the laws of the Philippines,

hereinafter referred to as the “**SELLER**”;

-and-

|  |
| --- |
| **${buyer\_name}** |
|  |
|  |
| **${buyer\_address}**  **${buyer\_spouse\_name}** |
|  |
|  |
|  |
| of legal age, ${buyer\_marital\_status}, Filipino, hereinafter referred to as the **"BUYER";** |

(together comprising the “Parties” to this Deed).

**W I T N E S S E T H:**

WHEREAS, the SELLER is the owner and the developer of $**{project\_name}** (**the “Project”**) located in ${project\_address}, with Certificate of Registration No. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ and License to Sell No. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_;

WHEREAS, the BUYER has offered to purchase a Unit in the Project,which is more particularly described below:

| Phase: ${phase} |  | Block Number: | ${block} |
| --- | --- | --- | --- |
| Lot Number: ${lot} |  | Lot Area: | ${lot\_area} sqm |
| Home Model: ${unit\_type} |  | Net Home Area: | ${floor\_area} sqm |

WHEREAS, this Deed shall cover all Units owned and purchased in the Project and shall apply to all occupants, tenants, guests and invitees of any Unit. The purpose of this Deed is to maintain and preserve the Common Areas, including the roads and open spaces and the overall positive character of the Project as well as to enhance and protect the value, desirability and attractiveness of the Projec**t** by establishing guidelines, rules and regulations;

WHEREAS, the BUYERagrees with all the terms and conditions of this Deed which shall be annotated in the Transfer Certificate of Title, and covenants to bind himself to faithfully comply therewith;

WHEREAS, the Deed shall apply and govern the Unit purchased upon BUYER’s execution of the Contract;

WHEREAS, the BUYER and/or his successor-in-interest understands that he becomes an automatic member of the Association and has the obligation to abide by this Deed, the By-Laws, the Village Rules and Regulations, and the Village Construction Guidelines laid down by the SELLER or Association in the interest of sanitation, security, aesthetics and general welfare of the Projectand of its Members**.**

NOW, THEREFORE, for and in consideration of the foregoing premises, and of the mutual covenants and stipulations set forth, the Parties agree to the following restrictions as a limitation of ownership over the Unit purchased:



1. **DEFINITIONS**
   1. “Deed” – shall mean this Deed of Restrictions as well as any amendment or supplement thereto.
   2. “Contract to Sell or Contract” – is the legal document executed by and between SELLER and BUYER for the sale and purchase of a Unit. It involves the fulfilment of the delivery of the Unit by the SELLER upon payment by the BUYER of the Total Contract Price agreed upon (the “Contract”).
   3. “Deed of Absolute Sale” – refers to the legal document executed by and between SELLER and BUYER for the sale and purchase of a Unit, upon full payment of the Contract Price agreed upon.
   4. “HLURB” – shall mean the Housing and Land Use Regulatory Board.
   5. “SELLER” – refers to Raemulan Lands Incorporated or any successor, successor-in-interest, or assign.
   6. “BUYER” – refers to one, or more persons, who has signed a Customer Purchase Application and has executed the Contract, or such equivalent documents, with the SELLER, for the purchase of a Unit in the Project.
   7. “Project” – refers to the \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, a residential subdivision located \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, with Certificate of Registration No. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ and License to Sell No. \_\_\_\_\_\_\_\_\_\_\_\_\_\_ issued by the HLURB, together with such additional property as is subjected to this Deed, subdivided or to be subdivided into Lots including all structures thereon.
   8. “Unit” – refers to a parcel of land in the Project, whether improved and constructed on with a Dwelling Unit or not, which may be independently owned and conveyed and which is intended for use and occupancy as a residence for a single family. The term shall not include Common Areas or property dedicated to the public. It pertains to both the “lot” and “house & lot” unit within the Project.
   9. “Common Areas” – shall comprise all the lands, buildings, community facilities and parts of the Project, other than the Units, which are for the general use of the whole Project or necessary or convenient to the existence, maintenance or safety of all the Owners and Buyers. This includes the Village Amenities, Linear Parks (if there are any), roads, pathways and other open spaces.
   10. “Village Amenities” – shall comprise of the swimming pool, clubhouse, basketball court, playground (if there are any), main gate and other open spaces within the Project which are to be turned over by the SELLER to the Association.
   11. “Lot” – portion of a subdivision or any parcel of land intended as a unit for transfer or ownership for building development. This excludes the Common Areas.
   12. “Dwelling Unit” – refers to a building or structure on the Lot which is used as residence and designed for or occupied by a single family.
   13. “Articles” – shall mean the Articles of Incorporation of the Association, including all amendments thereto as registered with HLURB.
   14. “By Laws” – shall mean the By-Laws of the Association as well as any amendment thereto as registered with HLURB.
   15. “Village Construction Guidelines” – refer to the implementing rules on all issues particularly related to the construction activities which are adopted by the SELLER or Association and applicable to all parts of the Project.
   16. “Village Rules and Regulations” –refer to the implementing rules of this Deed (other than those related to construction) to be adopted by the SELLER or Association and applicable to all Owners and Buyers of Units in the Project.
   17. “Association” – refers to the \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Homeowners’ Association Inc. (\_\_\_\_\_\_\_HAI), a non-stock, non-profit corporation, its successors and assigns which shall, to the extent allowed by law, hold title to the Common Areas described herein and such additional common areas as may be conveyed to the Association, in accordance with the provisions of this Deed and the By-Laws.
   18. “Board of Directors” or “Board” – refers to the body responsible for the administration of the Association, to be selected in accordance with the By Laws.
   19. “Member” – shall mean a member of the Association, who may either be an Owner or a BUYER of a Unit in the Project.
   20. “Owner” – refers to one or more persons, who holds the registered title to any Lot. For purposes of membership to the Association and the exercises of rights and privileges appurtenant to such membership, the SELLER shall be considered as Owner of all Lots registered in its name and shall have the right to cast as many votes as there are Lots under the SELLER’s name until such time that title to the Lots has been transferred to a buyer.
2. **PROPERTY RIGHTS**
   1. The BUYER of a Unit in the Project shall acquire ownership of such Unit subject to the terms and conditions of the Contract and Deed of Absolute Sale conveying the Unit from the SELLER to the BUYER, or to the terms and conditions of any subsequent conveyance under which the BUYER takes title to the Lot and subject further to this Deed.
   2. In accordance with the Contract, the BUYER may take physical possession of the Unit on the date indicated in the Notice for Unit Move-In and upon signing of the Affidavit of Final Acceptance in accordance with the rules and guidelines set forth by SELLER, and provided further the BUYER is not in breach of the corresponding Contract attached to this Deed, and not in default or in arrears of payment. All stipulations in the Contract shall continue to be binding and enforced unless the Unit purchased is fully paid.
   3. Every Owner or BUYER shall have a right and nonexclusive easement of use, access, and enjoyment in and to the Common Areas subject to the following:
3. This Deed, the Articles, By-Laws, Village Rules and Regulations and any other applicable contracts or documents;
4. Any restrictions or limitations contained in any deed conveying such property to the Association;
5. The right of the Board to adopt rules regulating the use and enjoyment of the Common Areas;
6. The right of the Board to suspend or cause the suspension of the right of an Owner or BUYER to use recreational facilities or private amenities or Village Amenities in the case of any continuing violation of the Deed, any applicable Supplemental Deed, the By-Laws, Village Rules and Regulation or Village Construction Guidelines and other rules adopted by the Board of the Association after notice pursuant to the By-Laws;
7. The right of the Board to impose reasonable membership requirements.
   1. Any Owner or BUYER may extend his right of use and enjoyment to the members of his family, permitted lessees and social invitees, subject to reasonable Board regulation. An Owner or BUYER who has the right to and does lease his Unit shall be deemed to have assigned all such rights to the lessee of such Unit.
   2. Access to and the use of Common Areas is strictly subject to the rules and procedures of the SELLER or Association.
   3. All persons, including all Owners and BUYERS, are hereby advised that no representations or warranties, either written or oral, have been or are made by the SELLER or any other person or entity with regard to the nature or size of improvements to, or the continuing ownership or operation of the Common Areas. No purported representation or warranty, written or oral, in conflict with this Section shall be effective without an amendment to this Deed executed by the SELLER.
   4. Rights to use the Common Areas will be granted only to such persons, and on such terms and conditions, including charging of reasonable fees as may be determined by the SELLER or Association. The SELLER shall have the right, from time to time in its sole and absolute discretion and without notice, to amend or waive the terms and conditions of use of the Common Areas and to terminate use rights altogether.
8. **HOMEOWNERS’ ASSOCIATION**
   1. Homeowners’ Association
      1. The SELLER shall initiate the formation of an Association with due regard to this Deed and the Contract for the purpose of managing all the amenities, services and utilities,

enhancing the value of the Unit and holding title to certain areas in the Project which may have been designated as areas for common use.

* + 1. The Association shall maintain itself as a non-stock, non-sectarian, non-profit and non-political entity for the management, operation, administration, maintenance, sanitation, beautification, security, safety, and general welfare of the residents of the Project.
  1. Functions of Association
     1. The Association, through its Board, shall be the entity responsible for the management, operation, administration, maintenance, operation and control of the Common Areas and all improvements thereon. Except as otherwise specifically provided herein, all costs associated with maintenance, repair and replacement of the Common Areas shall be a common expense to be allocated among all Units. For this purpose, the Association is hereby authorized to levy dues and assessments against each Unit in accordance with Section 3.5 hereof.



* + 1. Except as otherwise provided in this Deed and the By-Laws, the Association shall be the primary entity responsible for the administration and enforcement of this Deed, Village Rules and Regulations, Village Construction Guidelines and such rules as may be established and adopted by the Board. The Association may impose sanctions for violations of this Deed, the By-laws, Village Rules and Regulations, and Village Construction Guidelines in accordance with the procedures set forth in the By-Laws, including reasonable monetary fines and suspension of the right to vote.
    2. The Association shall perform its functions strictly in accordance with this Deed, Village Rules and Regulations, Village Construction Guidelines, Articles of Incorporation and By-Laws, PD 957, Magna Carta for Homeowners Association and other applicable and pertinent laws.
  1. Membership
     1. Every registered Owner or BUYER of a Unit within the Project, whether a natural or juridical person, shall be an automatic member of the Association.
     2. From the date of execution of the Contract, the BUYER shall automatically become a Member of the Association.
     3. Membership in the Association shall not be transferable separately from the Unit to which it pertains and a transfer or conveyance of a Unit shall automatically include the transfer and conveyance of membership in the Association.
     4. A Member of the Association is prohibited from withdrawing his interest in or membership from the Association, until such time he sells, conveys, or transfers his title (in Fee Simple) over the Lot in accordance with the pertinent provision on transfer in Section 3.7 hereof. In such an event, the successor-in-interest shall at all times be bound by this Deed and other related documents.
     5. There shall be one (1) membership for each Unit.
     6. If a Unit is owned by more than one (1) person, all co-owners shall share the privilege of such membership, subject to reasonable Board regulation and the restrictions on voting set forth in the By-Laws; and all such co-owners shall be jointly and severally obligated to perform the responsibilities of owners.
     7. The membership rights and privileges of the Owner or BUYER who is a natural person may be exercised by the Member himself or the Member’s spouse.
     8. The membership rights and privileges of the Owner or BUYER which is a corporation, partnership or other legal entity may be exercised by any officer, director, partner, or trustee, or by any other individual designated from time to time by the Owner in a written instrument provided to the Secretary of the Association provided that no more than one (1) representative shall be appointed at the same time without written consent of the Board.
     9. The Member and his successor-in-interest, hereby accepts automatic and unconditional membership in the Association and shall abide by its Articles, By-Laws, amendments to this Deed, Village Rules and Regulations, Village Construction Guidelines, and such rules and regulations promulgated for the general interest and welfare of the Project, including the enforcement/imposition of fees to fund such purposes.
     10. The BUYER may assign some of his rights under the Contract and such other related agreements and their amendments previously executed with the SELLER (or his predecessors-in-interest, as the case may be) to the Association. This shall be done through a written notice of such assignment to the Association.
  2. Voting and Special Power of Attorney
     1. A Member recognizes that the right to vote for the Board of the Association is a potent power to protect the Member’s interest in the Project.
     2. Except as otherwise specified in the By-laws, the vote for each Lot shall be exercised by the Member. Members shall have one (1) equal vote for each Lot in which they hold interest. There shall be only one (1) vote per Lot.
     3. In any situation in which a Member is entitled personally to exercise the vote for his or her Lot and there is more than one (1) Owner or BUYER of a particular Lot, the vote for such

Lot shall be exercised as such co-Owners or co-Buyers determined among themselves and advise the Secretary of the Association in writing prior to any meeting. Absent such advice, the Lot’s vote shall be suspended if more than one Person seeks to exercise it.

* + 1. In the event the BUYER is unable to attend any meeting, the BUYER hereby appoints the SELLER as his attorney-in-fact with full power to vote on behalf of the BUYER at any meeting of the Homeowners’ Association. Further, the BUYER, his heirs, assigns and successors-in-interest, acknowledge that this special power of attorney (SPA) in favor of the SELLER and SELLER’S Representatives shall be valid and effective until full payment of the Total Contract Price and Miscellaneous Fees or upon loan take out, to the full satisfaction of the conditions of the Contract to Sell. This SPA, however, shall cease immediately upon happening of any of the following events:

1. Donation of the parks, roadways, open spaces and all other common areas of the Project to the Association and/or to the local government with jurisdiction over the Project in accordance with P.D. 1216 Section 32 and other pertinent laws and their implementing rules and regulations;
2. Written permanent revocation of the SPA by the Owner, Member or BUYER, once the Unitis fully paid.
   1. Association Dues and Other Assessment Fees
      1. The Association is hereby authorized to levy and collect dues and assessments against each Unit. There shall be three (3) types of assessments for Association expenses: (a) **Association Dues (the “Dues”)** to fund the monthly expenses incurred or anticipated to be incurred by the Association for the general benefit of all Units, including, but not limited to, the cost of grass cutting, garbage collection, landscaping, repair and maintenance of the Common Areas, as well as the administrative cost of providing utility and security personnel in the Project; (b) **Special Assessments** to cover expenses not covered by the Association Dues such as major repairs within the Project and the upgrading and construction of the Project’s existing facilities; and (c) **Specific Assessments** as described in Section 3.5.2.
      2. The Association shall have the power to levy Specific Assessments against a particular Unit, as follows:
3. To cover the costs of providing benefits, items, or services to the Units or occupants thereof upon special request of the Owner or BUYER pursuant to a menu of special services which the Board may from time to time authorize to be offered to Owners or BUYERS (which might include without limitation, landscape maintenance, handyman service, pest control etc.), which assessments may be levied in advance of the provision of the requested benefit, item or services as a deposit against charges to be incurred by the Owners or BUYERS;
4. To cover costs incurred in bringing the Unit into compliance with the terms of this Deed, any applicable Supplemental Deed, the By-Laws, the Village Rules and Regulations and Village Construction Guidelines, or costs incurred as a consequence of the conduct of the Owner or BUYER or occupants of the Unit, their licensees, invitees, or guests provided the Board shall give the Owner or BUYER prior written notice and an opportunity to present in a general assembly before levying a Specific Assessment under this subsection.
   * 1. The amount of Dues shall be specified later by the SELLER or Association and the obligation to pay such shall commence on, the earlier of: (a) execution of the Contract to Sell or; (b) incorporation of the Association and every month thereafter. Special Assessments shall be determined and paid in such manner and on such dates as the Board may establish. Specific Assessments shall be levied against specific Units, as may be applicable, in accordance with Section 3.5.2 hereof and shall be paid in such manner and on such dates as the Board may establish.
     2. Delinquency in the payment of Dues and other assessments shall be dealt with corresponding penalties set forth in Section 3.6 and in accordance with the By-Laws as well as pertinent rules and regulations to be promulgated by the Association from time to time.
     3. All Dues and other assessments authorized under Section 3.5.1 shall constitute a continuing lien against the Unit against which they were levied until paid unless otherwise specifically precluded in this Deed. The lien shall also secure payment of interest, penalties, late charges and costs of collection (including attorney's fees). Such lien shall be superior to all other liens except the liens of taxes, assessments and other levies, which by law would be superior. The Association may enforce such liens, when delinquent, by suit, judgment, and foreclosure.
     4. Each such assessment, together with the interest, penalties, late charges, costs and reasonable attorney’s fees, shall run with the Unit and its transferee shall be liable for such assessments and other charges due at the time of the conveyance.
     5. No Owner or BUYER may exempt himself or herself from liability for assessments, by non-use of the Common Areas, abandonment of his or her lot, or any other means. The obligation to pay assessments is a separate and independent covenant on the part of each Owner or BUYER. No diminution or abatement of assessments or set off shall be claimed or allowed for any alleged failure of the Association or Board to take some action to perform some function required of it, or for inconvenience or discomfort arising from the making of repairs or improvements, or from any other action it takes.

Notwithstanding the preceding paragraph, the SELLER, pending the complete turn over of the Common Areas to the Local Government Unit (LGU), and having the responsibility for the maintenance and upkeep of the Common Areas, shall be exempt from payment of Association dues or any fees that may be assessed or charged for the use of Common Areas.

The SELLER’s exemption from payment of Association dues shall continue despite the turn over by the SELLER to the Association of any part of the Common Areas or any facility of the subdivision project.



* + 1. Subject to the SELLER’s superior right to enforce the terms of its contract with BUYERS of Units in the Project, the Association shall have the right to cause the sale of the Unit or the BUYER’s rights thereon to satisfy any unpaid assessments under this Article and such right shall constitute a lien on the corresponding Lot's title. For the purpose of enforcing this lien, the Owner or BUYER hereby grants the SELLER or Association and their respective duly authorized representatives an irrevocable special power of attorney with full power to cause the annotation of the lien under this paragraph in the title to the corresponding Lot. Such irrevocable special power of attorney also grants the SELLER or Association to take hold of the Unit and any improvements thereon and sell the Unit and improvements or its rights thereon at a private sale or public auction upon failure to pay assessments under this Section. The SELLER or Association shall apply the proceeds of the sale against the Owner’s or BUYER’S outstanding obligations to the SELLER or Association. The remainder of the proceeds, if any, less taxes, shall be returned to the Owner or BUYER.
    2. The SELLER or Association may bid for the Unit at the foreclosure sale and acquire, hold, lease, mortgage or convey the Unit. While the Unit is owned by the Association following the foreclosure: (a) no right to vote shall be exercise on its behalf; and (b) no assessment shall be levied on it. The SELLER or Association may sue for unpaid Common Expenses and costs without foreclosing or waving the lien securing the same. The sale or transfer of any Unit shall not affect the assessment lien or relieve such Unit from the lien for any subsequent assessments.
  1. Delinquent Members of the Association
     1. The Board, pursuant to the Contract executed by the BUYER for the Lot purchased, By-Laws, Village Rules and Regulations and Village Construction Guidelines adopted by the Association, declare any member delinquent on the following grounds:

1. Default in the payment of obligations to the SELLER for a period of thirty (30) days;
2. Default in the payment of Association Dues and various assessments specified in this Deed and the By-Laws, for a period of thirty (30) days from receipt of a written demand. The list of delinquent members shall be posted in the bulletin board;
3. Repeated violations of any provisions in the Articles of Incorporation, By-Laws, this Deed, Village Rules and Regulations, Village Construction Guidelines, and such rules and regulations promulgated by the Board of the Association, as well as their amendments; and
4. Exhibiting conduct detrimental or inimical to the best interest of the Association and the Project community, in general.
   * 1. Any member declared as a delinquent under Section 3.6.1.1, shall be governed by the provisions of R.A. 6552, otherwise known as the “Realty Property Installment Buyers Act”.
     2. The following penalties, in addition to such other penalties and liabilities as may be provided in this Deed, shall be imposed upon any Member who has been declared delinquent and while under such status:
5. Disqualification from participating in activities of the Association, from casting votes in an election or any matter requiring the votes of Members, and from holding any appointive or elective office in the Association;
6. Disallowance/suspension of use of any facilities and amenities of the Project;
7. Disconnection of water line and other utilities without need of court order;
8. Disallowance/suspension of availment of services for security, sanitary, and maintenance, including but not limited to, garbage collection and unimpeded ingress or egress through the gates of the Project.

The above penalties shall likewise apply to any Member or Buyer who fails to pay monthly loan amortizations to the Home Mutual Development Fund (Pag-IBIG Fund, National Home Mortgage Financing Corporation, and/or other financial institutions.

* + 1. In addition, the delinquent Member’s rights and privileges to use the facilities or to avail the services or utilities provided by the Association, including unimpeded ingress and egress through the gates of the Project or regular collection of garbage, shall be suspended and/or curtailed.



* + 1. Any unpaid Association Dues, Special Assessments or Specific Assessments of a delinquent member as defined under Section 3.6.1., shall constitute a lien on the title of the Lot corresponding to the Unit purchased which may be foreclosed as in an extrajudicial foreclosure of mortgage in accordance with Section 3.5.8 and Section 3.5.9 hereof.
    2. For non-payment of Association Dues, Special Assessments, Specific Assessments and such other fines as may be imposed on delinquent members, an interest of three percent (3%) per month shall be imposed on the outstanding obligation until fully paid.
  1. Subsequent Transfers
     1. Each Member shall be required to advise the Association of the sale, disposition or transfer of property to another party at least fifteen (15) days prior to the date of execution of the agreement covering such sale or lease or other disposition.
     2. All successors-in-interest, assignees and transferee, including occupants, tenants, guests, and invitees of the Member shall be bound by all covenants and stipulations stated in this Deed and all pertinent documents relative hereto. It shall be the duty of the Member to inform his successors-in-interest, assignees and transferees of any unpaid dues, assessments, billings or liens which obligations shall automatically pass on to such successors-in-interest, assignees and transferees.
  2. Management of Common Areas and Village Amenities
     1. The management, operation and maintenance of the Common Areas of the Project (e.g. Village Amenities, Linear Parks, roads, pathways, and other open spaces) shall, in due time, be transferred or delegated, in whole or in part, to the Association, without abatement of the proprietary rights of the SELLER. The SELLER may assign to, or delegate to, another individual or entity at its sole option, the management, maintenance, operation and control of the Common Areas prior to the turnover to the Association. Thereafter, the Association, through its Board, shall be the entity responsible for management, maintenance, operation and control of the Common Areas and all improvements thereon, in accordance with Section 3.2 hereof. The Association may likewise delegate to another individual or entity at its sole option, the management, maintenance, operation and control of the Common Areas. It should be understood that all rights and obligations set forth under this Deed pertaining to the SELLER, may, in due time, be transferred to the Association.
     2. In case the SELLER expands the Project by adding one or more phases, in accordance with Section 10.5 hereof, the buyers of these additional phases shall be allowed to use the Common Areas as well.
  3. Turn Over of Facilities to the Association or Local Government Unit
     1. At any time after the completion of the Project’s Common Areas, the SELLER may, at its option, donate the facilities to the Association and/or the local government unit pursuant to the provisions of P.D. 957, P.D. 1216 and other pertinent laws, rules and regulations.
     2. The SELLER, at its option, may likewise turn-over the management of the Project to the Association.

1. **UTILITIES GUIDELINES**
   1. The installation, connection, use, operation and maintenance of utilities within the Project shall be subject to the guidelines, affirmative and negative covenants, easements and restrictions as are hereby provided.
      1. The Owner or BUYER shall secure all necessary permits prior to connection to any utility line.
      2. The Owner or BUYER shall not be allowed to install a deep well on any Lot nor on any portion within the Project to draw underground water.
      3. The Owner or BUYER shall not be allowed to install any drainage outlet outside the premises of his Unit without prior written approval of the SELLER.
      4. The SELLER shall assign the exclusive management and supervision of the water systems to the local water district. The local water district, in turn, will be charging a “Water Fee” based on the Owner or BUYER’s monthly water consumption.
      5. The Owner or BUYER or any other person shall have no authority to tap into the water mains without prior written approval from the SELLER.
      6. The Owner or BUYER shall not be allowed to install booster pumps or similar devices directly connected to the Project’s water system. Violation hereof shall give the SELLER the right to discontinue providing water service to the BUYER.



* + 1. If permitted by the SELLER, the height of an overhead water storage tank shall not exceed 7.5 meters, measured from the original finish grade line to the topmost portion of the tank. The water storage tank shall be located within the 2.0-meter rear setback of the Lot with a minimum clearance of 0.75 meter from the fence and/or firewall.
    2. Sewage and waste shall be disposed of by means of adequate septic tanks and kept in sanitary conditions.
    3. All entrances for electricity, CATV, water, telephone and all other utilities shall be installed into the building by means of underground conduits from the utility service entrance of the Unit. The Owner or BUYERshall secure the prior written consent of the SELLER prior to the installation of any utility.
    4. All excavations for the above purposes undertaken on sidewalks, streets and planting strips shall be back-filled and restored to its original state by the Owner or BUYER not later than seven (7) calendar days from the time the activity conducted is already completed. Where the Owner or BUYER fails to do so, the SELLER shall undertake the same and the cost incurred thereof shall be assessed against the specific Unit of the non-compliant BUYER.
    5. The BUYER understands and agrees that the SELLER will not provide temporary electricity upon acceptance of the Unit, unless deemed necessary by the SELLER.
    6. It is the BUYER’s sole responsibility to comply with the documentation requirements necessary to apply for individual electrical and water connection. SELLER shall not be responsible for any damage or inconvenience caused by an electric or water utility company including but not limited to delay in the installation of individual connection and service interruption.
  1. The SELLER shall have the sole option and discretion to select the utility manager, operator, and provider in the Project, and for this purpose, may enter into such agreement with any utility provider. Every Owner or Buyer or any person occupying a Unit shall be bound by such agreement between the SELLER and the utility provider.

1. **COMMON AREA GUIDELINES**

The Association, upon turnover of the Common Areas within the Project by the SELLER, shall be responsible for their upkeep and maintenance, subject to the following guidelines and restrictions which shall apply to all Owners and BUYERS:

1. Village Amenities, pathways, road lots and other open spaces of the Project provided by the SELLERshall not be used nor converted for any other purpose other than for which they are originally intended.
2. In case the Common Areas have not yet been turned over to the Association, the Owner or BUYER shall pay the corresponding fees for the use of these to the SELLER.
3. Architectural finishes of Common Area facilities/structures and Village Amenities built by the SELLER should not be altered without the express prior written approval of the SELLER.
4. These shall include exterior finishes such as color schemes and material specifications.
5. Additional common structures should not be erected in the Common Areas without express prior written approval of the SELLER.
6. Existing signages of the SELLER that may have been installed by the SELLER prior to the Association’s incorporation must not be removed for the entire life of this Deed and/or the Project. However, the SELLER may remove and/or refurbish these signages as may be deemed fit upon proper coordination with the Association.
7. Although landscaping along planting strips fronting a saleable lot are encouraged, no landscaping or improvements shall take place except in compliance with the following guidelines:
   1. For groundcover, use Carabao grass *(Paspalum Conjugatum)* or Peanut plant *(arachis hypogea)* are allowed;
   2. For shrubs, only Bougainvillea, Mixed San Francisco, and Orange Lantana are allowed;
   3. Only the types of trees specified by the SELLER based on plan may be used.
8. **USE AND OCCUPANCY GUIDELINES**
   1. The BUYER warrants that the Unit shall be used solely for residential purposes and shall not be used for immoral and illegal activities; or any activity that shall diminish the value of the Unit and the Project; and disrupt or endanger the safety, security and overall welfare of the Project. The BUYER further undertakes in good faith to ensure peace and serenity within the Unit and the Project’s neighborhood/community.



* 1. The following activities **are prohibited** within the Project, unless authorized by the SELLER or Association in writing and subject to such conditions as may be imposed by the Board:

1. Subdivision of one (1) Lot into two (2) or more Lots; however, upon full payment, two (2) or more Lots may be consolidated into one (1). Two (2) or more Lots may be consolidated and subdivided into a greater/lesser number of Lots; provided that, none of the resulting lots shall be smaller in area than the smallest lot in the Project. For the purposes of applying the provisions of this Deed, a consolidated lot shall be considered a single Lot. In all cases, the consolidated-subdivision plan shall be duly approved by the SELLER and the proper government office or agency and duly registered in the Registry of Deeds;
2. Use of a Lot as an access or right-of-way to any adjacent lands outside of the Project;
3. Construction of multiple Dwelling Units on one (1) Lot. There shall be only one (1) Dwelling Unit per Lot which shall be used for a single-family dwelling;
4. Any business, trade, home occupation or similar activity within a Dwelling Unit; provided that, the practice of one’s profession such as legal, medical and dental services/consultations may be allowed only for members of the family residing within the Dwelling Unit; provided further that, no traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood;
5. Posting or erection of advertising signs even within the premises of the Lot purchased, unless prior approval by the SELLER is obtained;
6. Cutting, removing, relocating or altering any property of the SELLER, including but not limited to trees**,** common equipment, facilities/structures and landscape, whether found within or outside the boundaries of the Unit of the Owner or BUYER, without the prior written approval of the SELLER. Undue damage to the property of the SELLER or Association resulting therefrom shall be immediately repaired, reconstructed, replaced or restored to its original state to the satisfaction of the SELLER or Association and at the expense of the Owner or BUYER. The SELLER orAssociation shall demand and collect from the Owner or BUYER the actual cost necessary to restore the damaged property to its original state as Specific Assessment, plus penalty to be determined by the SELLER or Association;
7. Construction, erection or placement of trailer, tent, barn, garage or other out-building on any Unit at any time as a residence, whether temporarily or permanently;
8. Erection of tent or any temporary structure to be used as garage cover and/or cover for service area and lanai of the Unit;
9. Raising, breeding or keeping of livestock or poultry of any kind;
10. Keeping the premises of the Unit unmaintained. The Owner or BUYER must at all times keep the Unit in a clean, safe and hygienic condition. Where the Unit is unoccupied, the Association may perform such maintenance responsibilities and the Owner or BUYER shall be charged a monthly “Property Maintenance Fee” for grass cutting, security and other related expenses. Said fee shall be included in the BUYER’s monthly Association Dues;
11. Installation of clothesline that is exposed to public view particularly in front of the house. Clothesline must be installed inside fences, at the rear or side, in such a manner that it is not exposed to public view. Under no circumstances should clothesline be installed at any vacant Lot within the Project or within the Common Areas;
12. Construction of barbeque pits or any permanent structure that abut the fence of the Lot;
13. Storage of highly combustible or dangerous materials like gasoline, helium, gunpowder, explosives within the Project except in commercial areas and only upon prior authorization by the SELLER or Association.
    1. Only domesticated pets may be kept within the premises of the Unit provided, they are not kept, bred or maintained for any commercial purposes and in commercial quantities. The SELLER or Association reserves the right to regulate the introduction, number, species and maintenance of such domestic pets and other animals or require removal thereof within the premises of the Unit or the Project, if necessary. It is the pet owner’s responsibility to keep the surroundings clean and free of pet debris. All animals must be properly tagged for identification and vaccinated against rabies.
    2. The SELLER makes no warranty other than those provided by law, and shall not be held liable for construction, collapse, destruction or deterioration of the Dwelling Unit due to *force majeure*, fortuitous events, cause or conditions beyond the control of the SELLER, or due to alterations by the Owner or BUYER of the original structure of the Dwelling Unit, nor shall the SELLER be liable for minor defects and deterioration of the Dwelling Unit or any portion thereof due to depreciation of materials, wear and tear, exposure to the elements, and/or neglect by the Owner or BUYER.
    3. Any buyer, homeowner, registered resident or authorized occupant of a Unit who has committed any illegal, immoral, nusiance or hazardous act as defined by law or by the rules and regulations issued by the SELLER or the Homeowners’ Association, notwithstanding that no case has been filed against the perpetrator, may be forever banned from the village premises through a notice from the SELLER, or the resolution by majority of the Board of the Homeowners’ Association, or upon petition by thirty percent (30%) of the homeowners with right to vote and in good standing.
       1. The petition of the homeowners shall be submitted to the President of the Homeowners’ Association, or any authorized representative of the Homeowners’ Association, who shall issue a notice to the buyer, homeowner, registered resident or authorized occupant within three (3) days from the time of submission of the petition.
       2. In case of a resolution by the majority of the Board, the Board shall immediately send a notice to the concerned buyer, homeowner, registered resident, or authorized occupant within twenty four (24) hours from the issuance of the resolution or at the soonest possible opportunity to send notice.
       3. If the concerned buyer, homeowner, registered resident, or authorized occupant cannot be located or is not present in the condominium premises, the notice shall be sent via mail or courier to his/her other known address. In such case, the notice shall be deemed received within fifteen (15) days from the time of mailing.
       4. In addition to the other penalties provided under this Contract on default, cancellation, termination of contract and ejectment, as well as the Deed of Restrictions, Village Rules and Regulations and other issuances by the SELLER and/or the Homeowners’ Association, the buyer, homeowner, registered resident, or authorized occupant who has been banned from the condominium premises shall suffer the following penalties or consequences:
14. He/she shall forever be barred from entering the premises of the Project;
15. He/she shall not be allowed to personally access his/her Unit and to retrieve any property found in the Unit or in the village premises without proper clearance from and permission by the SELLER or the Homeowners’ Association;
16. He/shall be ejected from his/her Unit and must immediately vacate the same without need of demand. This notwithstanding, he/she shall have the right to dispose his/her Unit within sixty (60) days from notice of being banned. In case he/she fails to dispose of his/her Unit, the SELLER is hereby given special power to dispose the Unit. The SELLER may likewise acquire such Unit at its option. The ejectment and disposal of the Unit shall be without prejudice to the settlement of whatever liability chargeable to the Unit or the owner, such as but not limited to, monthly amortization, association dues, and other fees and charges.
17. **BUILDING, ARCHITECTURE AND SETBACK**
    1. The BUYER shall construct his Dwelling Unit on the Lot at a minimum cost of Fifteen Thousand Pesos Per Square Meter (Php15,000/sq. m.) or One Million Pesos (Php1,000,000.00), whichever is higher. The said minimum house cost shall be increased annually commencing on the date of execution of the Contract at a rate of TEN PERCENT (10%) per annum. The said cost shall be subject to review and adjustments by the SELLER.
    2. The BUYER must use durable materials, properly finished and of a type of architecture that is in harmony with the concept or theme and surrounding landscape of the Project unless otherwise approved by the SELLER. The BUYER further agrees to comply with existing laws, rules and regulations (e.g. National Building Code of the Philippines, Fire Code of the Philippines, etc.) governing the design and construction of the said house.
    3. In case the SELLER shall construct a house for sale to its buyers, the SELLER shall not be required to deposit or pay any construction bond or such other fees that may be assessed or collected in connection with construction works to be conducted within the Project.
    4. Other Provisions
       1. For the mutual interest of the SELLER and BUYER and for purposes of maintaining and enhancing the image and value of the Project, all new construction of Dwelling Unit; as well as improvements, renovations, refurbishments, maintenance repairs, repainting, alterations, extensions or expansions of the Dwelling Unit shall be subject to prior written approval of the SELLER or Association. The SELLER or Association has the right to disapprove request for improvement, alteration, extension or expansion which does not conform to any of the provisions of this Deed and Village Construction Guidelines or any

amendments on the restrictions/rules which may be passed by the SELLER in the future for the common welfare of the Project and homeowners.

* + 1. All new construction of Dwelling Unit; as well as improvements, renovations, refurbishments, maintenance repairs, repainting, alterations, extensions, or expansions of the Dwelling Unit, if approved, must be in consonance with the architectural design and materials, structural safety, landscape and space allocation of the Project and must respect the set limitations on the use and improvement of the house and setback requirements. 
    2. The SELLER shall not be held liable for any damage, defect, deterioration and/or destruction on the Unit resulting from any construction, as well as improvements, renovations, refurbishments, maintenance repairs, repainting, alterations, extensions or expansions by the BUYER without approval from the SELLER or Association.

1. **CONSTRUCTION GUIDELINES**
   1. The BUYER must secure a copy of the Village Construction Guidelines from the SELLER or Association.
   2. The BUYER must submit the following requirements before undertaking any new construction of Dwelling Unit; as well as improvement, renovations, refurbishments, maintenance repairs, repainting, alteration, extension or expansion of the Dwelling Unit:
2. Submit a Letter of Intent to the SELLER or Association, as may be applicable;
3. Secure approval from the SELLER or Association of proposed construction activity based on plans;
4. Submit seven (7) sets of complete plans and specifications of proposed new construction of Dwelling Unit; or improvement, renovations, refurbishments, maintenance repairs, repainting alteration, extension or expansion to the SELLER or Association at least thirty (30) calendar days before the start of the construction;
5. Secure building permits from pertinent government agencies and submit the same to the SELLER or Association before the start of construction;
6. Sign a Construction Agreement with the SELLER or Association;
7. Pay Construction Bond to the SELLER or Association based on the following schedule as set forth in the Village Construction Guidelines:

New Construction - Php 75,000.00 lump sum per lot

Major Renovation and Expansion - Php 50,000.00 lump sum per lot

Minor Renovation & Repairs - Php 10,000.00 lump sum per lot

1. Secure Construction Worker’s Identification Cards (ID). These IDs shall be worn at all times within the Project’s premises;
2. Secure Notice to Construct from SELLER or Association, as may be applicable.
   1. All Contractors are required to build and maintain a temporary enclosure made of blue sacks with wooden frame high enough to contain the entire work area both for ground floor and second floor; and up to the attic as may be applicable.
   2. Materials delivery will only be allowed upon issuance of the Notice to Construct.
   3. Construction and/or renovation work and pullout of excess materials and equipment shall be allowed from 8:00am to 5:00pm, Monday to Saturdays. These are designated as Regular Working Hours.
   4. Garbage, debris and other construction waste must be hauled out by the Contractor twice a week to avoid accumulation. A gate pass duly approved by the Village Administrator or the Board must accompany each pullout.
   5. All tapping of utilities must be done in accordance with approved connection standards. There should be only one drainage outlet per Dwelling Unit.
   6. The BUYER commits to arrange for the repair of any damages within the Project resulting from the construction activities or from any misconduct of their workers.
   7. When the BUYER constructs his house on the wrong Lot, the BUYER shall immediately remove the same at his own expense.
   8. If the BUYER fails to comply with any of the provision in this Deed, the Village Construction Guidelines, the Village Rules and Regulations, the SELLER or Association through its authorized representative, has the right to stop any construction–related activity and shall refuse entry of any construction materials within the PROJECT.
   9. Construction Bond shall be refunded to the BUYER within sixty (60) calendar days after submission of written request for refund. This is done after completion of the construction activity, rectification of any noted defects and violations, and any other construction-related commitments to the Board, if any. It shall be less whatever damages resulting from the construction activity and deduction resulting from non-payment of outstanding obligations to the Association, in this order.
   10. Fines shall be imposed upon the BUYER for any violation by construction personnel based on the Village Construction Guidelines and Village Rules and Regulations. A Violation Notice will be given to the Contractor and the BUYER every time a violation has been noted. These fines shall be deducted from the Construction Bond. With these violations may mean forfeiture of the entire Construction Bond.
   11. Forfeiture, however, does not relieve the BUYER from revising/modifying/altering his violations to conform to the prescribed clearances and restrictions.
   12. In the event the BUYER defaults in his monthly payments to the SELLER and/or Association, the SELLER or Association has the right to stop any ongoing construction of the BUYER in his Unit, until BUYER is able to update his outstanding obligations to the SELLER and/or Association.
3. **PENALTIES AND FINES**

The various dues, assessments, penalties and fines imposed under this Deed for violations of specific restrictions are due and demandable immediately upon issuance of official notification by the SELLER or the Association, as may be applicable, of the particular violation. If the dues, assessments, penalties and fines are not paid within the time provided in the notice or, in the absence of such set time, within a reasonable period, the SELLER or the Association, shall, and the Owner or BUYER and his successor-in-interest hereby agrees, that such unpaid fines shall be annotated by the SELLER or the Association in the Transfer Certificate of Title as liens on the Lot.

1. **MISCELLANEOUS PROVISIONS**
   1. Perpetual Right of Access and Other Easements
      1. The BUYER agrees and recognize that the SELLER, its authorized representatives, successors, assigns, affiliates sister companies, partners, and/or such other persons or entities authorized by the SELLER, including the homeowners/unit owners/residents of any new or existing development project adjoining, contiguous or proximate to the herein Project, which are owned and developed by the SELLER, its successors, assigns, affiliates,

sister companies, or partners, shall have a right of perpetual access and other easements through or on the Project or any part thereof pursuant to the Deed of Restrictions.

* + 1. In addition, the amenities, facilities, drainage and other easements that may be found on the Project, shall be available for the use, enjoyment and access by the SELLER, its authorized representatives, successors, assigns, affiliates, sister companies, partners, and/or such other persons or entities authorized by the SELLER, including the homeowners/unit owners/residents of any new or existing development project adjoining, contiguous or proximate to the herein Project.
    2. Whenever the SELLER, its authorized representatives, successors, assigns, affiliates, sister companies, partners, the homeowners/unit owners/residents of any new or adjacent development project, and any person or entity authorized by the SELLER, shall exercise the rights referred to in the next preceding paragraphs, the BUYER agrees that it will not oppose the said exercise of such rights. Accordingly, no written consent or conformity is needed from the BUYER.
  1. Interpretation of Restrictions
     1. In case of conflict between the provisions of the Contract, this Deed, the Village Construction Guidelines, and the Village Rules and Regulations, the provisions of this Deed shall prevail.
     2. If there shall be conflict in the interpretation of the provisions of this Deed, the reasonable interpretation of the SELLER shall prevail.
  2. Enforcement of Restrictions
     1. The foregoing restrictions may be enjoined and/or enforced by court action by the SELLER or Association and the BUYER or Owner, as may be applicable.
     2. The BUYER binds himself to comply with all laws, ordinances and regulations regarding sanitation, safety and other orders which the Department of Health or any other agency of the Government, local or national, may have promulgated or hereafter promulgate for the proper protection of the public.
     3. Whatever consideration or forbearance the SELLER or Association may concede to the BUYER as not exacting strict compliance with any of the terms and conditions of this Deed, as well as any other condition that the SELLER or Association may give to the BUYER with regard to the obligations of the latter, shall not be interpreted as a renunciation or waiver in case of any default on the part of or non-compliance by the BUYER of any right, cause, action or sanction herein in favor of the SELLER or Association. 
     4. The BUYER agrees not to sell, cede, encumber, transfer his Unit or right over it, or in any manner do any act which will violate this Deed without prior written approval of the SELLER or Association and until the stipulations of this Deed shall have been fulfilled. The BUYER binds himself not to cut or alter, remove, displace or in any way interfere with any monument or other evidence of boundary upon said Lot purchased or to allow others the commission of any of the aforesaid acts, without previous written approval from the SELLER or Association.
     5. It is understood that all expropriations, which might hereafter be made on the Unit purchased or any fraction thereof, shall be for the sole account of the BUYER and shall not in any way affect his obligations in favor of the SELLER under the Contract to Sell.
  3. Annotation of Restrictions
     1. This Deed or any agreements or documents concurrently executed herewith, and in any portion hereof/thereof, or any amendment hereto/thereto shall be annotated on the Transfer Certificate of Title covering the Lot purchased as a limitation of ownership; provided, that, the lack of or absence of prior knowledge of such annotation shall not prevent such restrictions from being enforced against any person claiming any interest in the concept of an owner over the property, unless the enforcement is expressly and formally waived by the SELLER.
     2. Subject to the provisions on “Subsequent Transfers in Section 3.7”, the Member commits and obligates himself or his successors to faithfully comply with and incorporate these restrictions as part and parcel of the Deed of Absolute Sale.
  4. Terms of Restrictions

This Deed, Village Rules and Regulations and Village Construction Guidelines together with the agreements or documents concurrently executed herewith, shall not be considered as changed, modified, altered or in any way amended by the acts of tolerance or even in action on the part of the

SELLER. The SELLER reserves the right to amend, modify or add any provisions to this Deed, as may be allowed by law.

* 1. Annexation
     1. From time to time, the SELLER shall have the right to acquire, develop and improve adjacent real properties to the Project for the purpose of incorporating them into the Project without the necessity of seeking prior approval from the Association.
     2. All existing memoranda of agreement entered into by the SELLER on any right-of-way, etc. shall be honored for the entire life of this Deed and/or the Project.
  2. Other Provisions

Subject to the approval of appropriate government agencies, nothing in this Deed shall limit the rights of the SELLER, who is the developer of the Project, to expand, re-design and re-develop the Project or any unsold lots or undeveloped roadways within the Project or to utilize any roadways, utilities, facilities, for purposes of its expansion/alteration/improvement.

* 1. Suit by Agency

In any event the SELLER sues or is sued under this Deed or other agreements pertinent to the Unit purchased which may have been concurrently executed and after proper proceedings succeeds in its cause of action(s) or defense/s; the BUYER agrees to pay the SELLER as attorney’s fees a reasonable sum which in no case shall be less than THIRTY THOUSAND PESOS (Php30,000.00) if the case is filed in the Municipal or Metropolitan Trial Court, FIFTY THOUSAND PESOS (Php50,000.00) if the case is in or reaches the Regional Trial Courts, and a further sum of FIFTY THOUSAND PESOS (Php50,000.00) if it reaches any of the higher courts, and in addition, the cost and expenses of litigation and other damages actual, or consequential, to which the SELLER may be entitled by law.

* 1. Separability Clause

In case of one or more of the provisions contained in this Deed shall be declared invalid, illegal or not enforceable in any respect by competent authority, the validity, legality and enforceability of the remaining provisions contained herein shall not in any way be affected or impaired thereby.

IN WITNESS WHEREOF, the PARTIES, through their authorized representatives, as the case may be, have caused their respective signatures to be indicated below to show their full acceptance of the provisions of this Deed.

| **RAEMULAN LANDS, INCORPORATED** | |
| --- | --- |
| SELLER | |
| TIN: 008-283-996 | |
| By: |  |
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|  | |
| **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_** | |
| **CELESTINA SAMIN LOPEZ** | |
| Customer Advocacy Department Head | |
| TIN: 105-802-623 | |
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| \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ | \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ |
| ${buyer\_name} | ${buyer\_spouse\_name} |
| BUYER | SPOUSE |
| TIN: {buyer\_tin} | TIN: {spouse\_tin} |
|  |  |
| **SIGNED IN THE PRESENCE OF:** | |
|  |  |
| **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_$witness1\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_** | **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_$witness2}\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_** |

PRINTED NAME & SIGNATURE PRINTED NAME & SIGNATURE

**ACKNOWLEDGEMENT**

REPUBLIC OF THE PHILIPPINES )

PASIG CITY ) S.S.

BEFORE ME, a Notary Public, this \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ for and in the City of Pasig, personally came and appeared the following persons, with their community tax certificates, to wit:

| **Name** | **Document No. / Date Issued / Place of Issue** | **Competent Evidence of Identity** |
| --- | --- | --- |
| ${buyer\_name} | ${buyer\_tin} |  |
|  |  |  |

known to me and to me know to be the same persons who executed the foregoing Deed of Restrictions and they acknowledged to me that the same is their free and voluntary act and deed of the corporation represented herein.

This Deed of Restrictions consists of \_\_\_\_\_\_ pages including the references figures and this page whereon acknowledgement clause is written and signed by the parties and their instrumental witnesses on each and every page hereof, sealed with the notarial seal, pertains to the limitation of ownership over the parcels of land within the \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, General Trias City, Cavite.

Witness my hand and seal on the date and place first above written.

Doc No.: \_\_\_\_\_\_\_\_\_\_;

Page No: \_\_\_\_\_\_\_\_\_\_;

Bk. No.: \_\_\_\_\_\_\_\_\_\_;

Series of \_\_\_\_\_\_\_\_\_\_\_.