

# Subdivision Rules & Guidelines

## 1. Homeowner's Responsibilities

As a resident of *The Rise at Monterrazas*, each homeowner is expected to uphold community standards to maintain a safe, clean, and harmonious environment. The following are the key responsibilities:

- **Dues & Fees:** Ensure timely payment of association dues, maintenance fees, and other charges to support community operations.
  - **Property Upkeep:** Maintain the cleanliness and appearance of your home, including your front yard and exterior.
  - **Garbage Disposal:** Follow the subdivision's waste disposal schedule and segregation policies.
  - **Respect for Common Areas:** Treat shared spaces (sauna, pools, gym etc.) with care and follow the respective facility guidelines.
  - **Visitor Registration:** Inform security of any guests or service providers entering the subdivision.
  - **Adherence to Rules:** Comply with all subdivision policies to promote a peaceful and orderly community.
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## 2. Noise Regulations

To ensure a peaceful neighborhood, residents must adhere to noise control policies:

- **Quiet Hours:** Loud noises (e.g., music, parties, construction) are not allowed from **10:00 PM – 6:00 AM**.
- **Music & Gatherings:** Any event with amplified music must end by **10:00 PM** or be held inside a soundproofed area.
- **Construction Noise:** Renovation and construction work should only be conducted from **8:00 AM – 5:00 PM**, Mondays to Saturdays.
- **Vehicle Noise:** Avoid revving engines or honking excessively within the subdivision.

 **Violations may result in fines or warnings from the Homeowners' Association (HOA).**

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## 3. Pet Policies

The subdivision welcomes pets but requires responsible ownership:

- **Leash Requirement:** Pets must be on a leash in public areas.
- **Waste Disposal:** Owners must clean up after their pets; designated pet waste bins are available.
- **Barking Control:** Excessive barking, especially during quiet hours, should be managed.
- **Vaccination:** All pets must be vaccinated.

📌 **Violations may lead to penalties or restricted access for pets to certain areas.**

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#### **4. Renovation & Construction Guidelines**

To maintain community aesthetics and safety, all construction and renovations must follow these guidelines:

- **Approval Requirement:** Homeowners must submit renovation plans to the HOA for approval before starting any work.
- **Work Schedule:** Construction is allowed only from **8:00 AM – 5:00 PM**, Mondays to Saturdays. No work is allowed on Sundays and holidays.
- **Noise & Dust Control:** Contractors must implement noise reduction and dust control measures.
- **Waste Management:** Construction debris must be properly disposed of and not left on sidewalks or common areas.
- **Safety Compliance:** Workers must follow subdivision safety protocols, including the use of ID passes and proper attire.
- **Exterior Modifications:** Any changes to the home's facade must align with the subdivision's architectural guidelines.

📌 **Failure to comply with these policies may result in penalties or work stoppage orders.**

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#### **Enforcement & Penalties**

Violations of subdivision rules may result in:

- **First offense:** Verbal or written warning.
- **Second offense:** Fine or penalty as determined by the HOA.
- **Repeated violations:** Legal action or community service requirements.

📌 **All residents are encouraged to report violations to the HOA for resolution.**