



**Camella Lipa Homeowners' Association, Inc.**

Brgy. Tibig, Lipa City Batangas · HLURB Reg. No. 15447 · TIN No. 420-931-299-000

Official Website: <https://camellalipahoa.com> · Contact No.: +639171364374 ·

Email: [hoaofficial@camellalipahoa.com](mailto:hoaofficial@camellalipahoa.com)

**BOARD RESOLUTION NO. 2023-087**

**RESOLUTION TO IMPOSE VIOLATION, PENALTY AND FINES IN ALIGNMENT TO THE  
CAMELLA LIPA HOMEOWNERS ASSOCIATION, INC. BY-LAWS, DEED OF RESTRICTIONS AND  
GUIDELINES**

WHEREAS, in the meeting of the Board of Directors last November 4, 2023 of Camella Lipa Homeowners Association Inc., where a quorum was present and acted upon all throughout, the following proposals were made;

WHEREAS, the Camella Lipa Homeowners' Association, Inc. through its Board of Directors unanimously approved to impose violation, penalty and fines in alignment to the Camella Lipa Homeowners Association, Inc. By-laws, Deed of Restrictions and Guidelines;

WHEREAS, the Deed of Restriction cited that the DEVELOPER and/or the HOA may impose appropriate fines and penalties;

WHEREAS, in the Deed of Restriction Part 11 Section 11.3 Procedures and Penalties for Violation of Restrictions and House Rules:

(a) *In the event that any Homeowner, tenant or lessee of any Property, fails or refuses or neglects to comply with any condition, limitation, restriction or covenant herein contained involving an obligation other than the payment of money, or with the House Rules and Regulations, the DEVELOPER and/or the HOA shall formally notify the Homeowner concerned of such violation and shall be required to rectify or remedy such violation within such period of time fixed in the notice. If the concerned Homeowner failed to rectify or remedy the breach within the period of time, the DEVELOPER and/or the HOA may remedy such breach of violation or neglect, which may include the right to enter the Property to remove, demolish or repair any structure constructed in violation of this Deed of Restrictions, without being liable for trespass, grave coercion or any similar act, and assess against the concerned Homeowner all the expenses incurred by the DEVELOPER and/or the HOA without prejudice to the right of the DEVELOPER and/or the HOA to forfeit the Construction Bond (if there is any). In addition, the DEVELOPER and/or the HOA may impose, by way of penalty, in case of violation, liquidated damages upon the HOMEOWNER in such amount and in the manner prescribed by laws and the House Rules and Regulations or as may be determined by the DEVELOPER and/or the HOA. Any such assessment or damages, if not paid upon demand, shall constitute as lien upon the Property;*

(b) *The foregoing remedies shall be without prejudice to the right of the DEVELOPER and/or the HOA, or any person/entity duly authorized by the DEVELOPER, to resort to court action, at any time, in order to enforce the provisions of this Deed, or to avail of any other remedies which the DEVELOPER and/or the HOA may have under the Purchase Documents, under this Deed of Restrictions and under the law. In case of such litigation or court action, all costs and expenses, including attorney's fees, which may be incurred by the DEVELOPER and/or the HOA by reason thereof shall be charged upon the concerned Homeowner;*

Board Resolution No. 2023-87

**CAMELLA LIPA HOMEOWNERS' ASSOCIATION, INC.**

**Page 1 of 3**

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c) *In case of non-payment of the HOA Dues or any other charges assessed upon the Homeowner, the said HOA Dues or other assessed charges shall constitute as a lien on the Property, which lien shall be annotated on the title of the Property. The lien may be enforced by the DEVELOPER and/or the HOA through judicial and/or extra-judicial foreclosure of the Property, without prejudice to such other remedies which the DEVELOPER and/or the HOA may avail by virtue of this Deed of Restrictions or the law or under the Purchase Documents. For said purpose, the Homeowner hereby irrevocably grants the DEVELOPER and/or the HOA special power and authority to extra-judicially foreclose the Property;*

d) *In case of non-payment of the HOA Dues and/or any other assessments or violation of the provisions of this Deed of Restrictions, House Rules & Regulations and Design Guidelines, the DEVELOPER and/or the HOA shall have the right to (i) suspend the voting rights of the Homeowner; (ii) suspend the right of the Homeowner to use and enjoy Common Areas of Subdivision; (iii) suspend the entitlement of the Homeowner to membership rights or privileges; and/or (iv) to cause the disconnection of utilities services to the Property in accordance with the terms of agreement between the DEVELOPER and/or the HOA and the utility company concerned, until the HOA Dues and/or other assessments are paid or until the violation has been rectified to the satisfaction of the DEVELOPER and/or the HOA, without prejudice to such other rights which the DEVELOPER and/or the HOA may have under this Deed of Restrictions, House Rules and Regulations, Purchase Documents and under the law;*

WHEREAS, in the CLHOAI By—laws Article V Board of Directors Section 1. Powers and Duties of the Board of Directors;

1.3. *Collect reasonable charges for assessments, and after due notice and hearing by the board in accordance with the procedures as provided in the by-laws, and rules and regulations adopted by the board, charge reasonable fines for late payments and for violation of the by-laws, rules, and regulations of the association, in accordance with a previously established schedule adopted by the board and furnished to the homeowners;*

RESOLVED, that the Camella Lipa Homeowners' Association, Inc. through its Board of Directors unanimously approved to impose violation, penalty and fines in alignment to the Camella Lipa Homeowners Association, Inc. By-laws, Deed of Restrictions and Guidelines.

SIGNED this 16 NOV 2023 at Camella Lipa, Tibig, Lipa City, Batangas by the Board of Directors of Camella Lipa Homeowner's Association, Inc.

Board Resolution No. 2023-87

**CAMELLA LIPA HOMEOWNERS' ASSOCIATION, INC.**

**Page 2 of 3**

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Board Resolution No. 2023-87

**CAMELLA LIPA HOMEOWNERS' ASSOCIATION, INC.**

Page 3 of 3

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