



FILHOMES 2 GENERAL GUIDELINES ON ENVIRONMENT, BEAUTIFICATION AND ECOLOGY FOR HEALTHY LIVING

Purposes, Goals, and Vision

Our core purpose is to promote, create, and maintain an environment conducive to healthy living in our community. This environment supports not only basic survival but also enables the population in and around the subdivision to thrive in a setting that fosters physical, mental, and social well-being.

Our goal is to make our community a pleasant place to live, free from known and frequently anticipated dangers and hazards of modern living. We aim to provide essential amenities for survival, leisure, and health while fostering an atmosphere of peace, harmony, and congeniality among the residents of our village.

Our vision is to build and maintain a clean, green, vibrant, fragrant, and pleasant living environment within our village, where everyone can enjoy a comfortable and secure existence, and where basic courtesy and everyone's right to privacy are acknowledged and respected.

We envision our environment in all its physical, social, and moral dimensions.

Policies, Rules, and Protocols

Use of Shared and Common Facilities and Amenities

These are places and facilities within our village that are considered common and available for use by all residents and guests. They include but are not limited to, the clubhouse, sports areas/facilities (basketball court, swimming pool, badminton court, tennis court, etc.), churches, houses of prayer and meditation, open spaces, subdivision gates, and others intended for the comfort, use, and enjoyment of all.

The following policies, rules, and protocols must be observed and followed in using and maintaining our common facilities and amenities:

1. Use basic facilities prudently to preserve cleanliness and order throughout the neighborhood (e.g., segregated trash bins, public restrooms, etc.).
2. Adhere to and respect the processes and procedures for general use and reservation of facilities for private purposes (e.g., swimming classes, parties, sports fests, etc.).
3. Pay any applicable fees for individual use and/or reservation of facilities for private group use.
4. Respect the rights of others, especially our neighbors, to a conducive and healthy living environment in our community.

Use of Vacant Lots and Streets

Definition: A vacant lot is a parcel of property that has no building and no person living on it. In some cases, a house on a vacant lot may have fallen in disrepair, burned, or demolished but with no one living there.

1. Vacant Lots may be used in a variety of ways, such as:
 - a) Maintained side yards of neighboring homeowners;
 - b) Community gardens;
 - c) Parks and playgrounds;
 - d) Off-street parking.
2. Vacant lots should never be used as storage areas for items such as:
 - a) Construction Materials and other Construction Equipment;
 - b) Combustible and other poisonous materials;
 - c) Old cars or stolen vehicles;
 - d) Litter and other solid waste;
 - e) Hazardous waste such as lead, cadmium, arsenic, asbestos, etc.

...or as a place for:

- a) Crime (drug dealing, prostitution, hiding places for criminals);
- b) Living area for domesticated animals, such as birds, goats, cattle, roosters and others;
- c) Extension of one's lot by making it a cooking, washing, or recreation area.

3. Should a vacant lot be used as temporary storage for construction materials during ongoing house construction, the new homeowner should:
 - a) Obtain a permit from the Clubhouse or FHA2 Amin Office to use the lot. The clubhouse shall seek permission/authorization from the registered owner of the lot before issuing a permit for temporary storage during ongoing construction;
 - b) Pay any required fees.
4. Vacant lots may not be used as off-street parking by neighboring home/lot owners without written permission from the vacant lot owner, a copy of which is filed in the FHA2 admin office. Neighboring lot owners are prohibited from building or establishing any structure on vacant lots for parking or storage without written permission from the vacant lot owner or the FHA2 Amin Office.
5. Any untoward incidents or accidents that may happen in a vacant lot will be the responsibility of the user or the person who caused the accidents or incidents unless the vacant lot owner has full knowledge of the circumstances leading to the accidents or incidents.

6. Vacant lots may be used for other purposes not expressly prohibited under these rules by first obtaining written permission from the lot owner, a copy of which is submitted to the FHA2 Admin Office as a supporting document for obtaining a Permit to Use a Vacant Lot. A homeowner may seek assistance from the FHA2 Admin office to obtain written permission from the vacant lot owner regarding the proposed use of said lot.
7. Penalties for unauthorized use of Vacant Lots for legitimate or allowable uses shall be as follows:
 - a) First Offense: Penalty of P500.00;
 - b) Second Offense: Penalty of P1,500;
 - c) Third Offense: Penalty of P3,000.

Penalties for illegal or disallowed uses of Vacant Lots will be higher as determined by the Board

8. Permits for the use of Vacant Lots for parking or for other purposes may be obtained from the FHA2 Admin Office by paying an annual fee of Five Hundred Pesos (P500.00) to be credited against assessed lot dues of vacant lot homeowner, less processing fees to be determined by the Board.

Parking Regulations

These parking rules are promulgated to ensure the safety and protection of all FHA-II residents, especially in times of emergencies, such as fires, earthquakes, or other natural disasters. Village roads have to be kept clean, and properly maintained and should allow easy passage for fire trucks, ambulances, and other emergency vehicles for rescue.

1. Parking of vehicles on the streets shall be allowed for all vehicles with valid FHA-II stickers as long as the parked vehicles do not obstruct traffic and cause inconvenience to other cars. Motorbikes with valid FHA-II stickers may be allowed to park on the streets for as long as they don't occupy more than one-third (1/3) of the width of the street.
2. For narrow streets, parking of cars on both sides will be allowed, however, 2-way traffic streets shall be converted to 1-way traffic. This is to allow a steady flow of traffic and to avoid head-to-head car congestion. To avoid obstructions of cars coming out from the garage, parking in front of the driveway and immediately across on the opposite side facing the driveway shall be strictly prohibited. For streets that cannot accommodate moving cars when both sides are with parked cars, existing Board Resolutions prohibiting no parking on both sides shall be retained.
3. Full vehicle parking on the street properly parked is allowed in the Christ the King Church premises and the Clubhouse where designated parking spaces are clearly marked or identified.

4. Parking shall not be allowed in No Parking Zones marked with No Parking markings with Red Paint. The following are strictly no Parking Zone Areas:
 - a) At least three (3) meter sideways immediately across the full width of the driveway;
 - b) Inside Village Parks or Village Open Spaces;
 - c) Four (4) meters, left and right, across a Fire Hydrant;
 - d) Street curbs, blind curbs, and other intersections;
 - e) In front of the driveways and immediately across on the opposite side facing the driveway;
 - f) Other areas or streets as identified by the Security and EBEC Committee.
5. Drivers are expected to park neatly and responsibly to ensure easy passage of other vehicles. Vehicles not properly parked shall be issued Traffic Violation Tickets and fined for illegal parking. All acts by the drivers shall be the responsibility of the homeowners' employers. Any vehicle parked illegally, which could endanger lives and properties, shall be towed to the impounding area of the Subdivision and penalized accordingly. Double parking or two vehicles parked too close side-by-side, blocking the passage of other vehicles, shall be NOT allowed.
6. So as not to disturb the neighborhood, vehicle owners are not allowed to listen to loud music or other radio shows while their vehicles are parked on the streets.
7. No vehicle, with engine and air-conditioning running, is allowed to park longer than ten (10) minutes to avoid life-threatening situations caused by smoke inhalation or worse, carbon monoxide poisoning. EBEC Police shall give warning or issue violation tickets violating this rule.
8. Parked vehicles are not to be used for illegal, immoral, or other unauthorized acts. Drivers and passengers of vehicles violating this rule shall be brought to the Security Office and subsequently to the Batasan Hills Barangay Hall or to the Quezon City Police Department precinct for booking. Any suspicious acts made inside parked vehicles may be reported to the Security Office for proper and immediate action.
9. Vehicles of guests of homeowners may be allowed to park on our streets, following EBEC parking rules but no longer than one (1) week without any penalty. Guests wanting to park on our streets longer than one (1) week should obtain permission from the FHA2 Amin Office, otherwise, the host or the vehicle owner shall be penalized for violating our parking rules.
10. Homeowners are encouraged to use vacant lots for parking but they should first obtain written permission from the lot owner, apply for Parking Permits from the FHA2 Amin office, and pay the corresponding fees. Homeowners who have been using neighboring vacant lots as their off-street parking are required to get Parking Permits from the FHA2 Amin Office, immediately upon the effective date of these new Parking

Rules. From time to time, village guards may check if those parking their vehicles on vacant lots have Parking Permits.

11. Passenger vehicles with valid FHA-II stickers may be allowed to park on streets for up to 24 hours only if they are being repaired, fixed, or cleaned, but these vehicles shall not be allowed to occupy more than half of the width of the street. Under no circumstances shall trucks or buses, or any vehicle with more than four (4) wheels shall be repaired or painted on the streets.
12. Parking of buses, mini-buses, trucks, dump trucks, and other construction vehicles such as bulldozers, payloaders, cement mixers, excavators, etc. are not allowed to park inside the village. Contractors of construction vehicles may obtain a Special Permit from the FHA-II Office to park their vehicles for ongoing construction. These vehicles shall be parked only in designated areas specified in the Special Permit.
13. Vehicles without valid FHA-II stickers are not allowed to do any repair work on the streets. Violators shall be fined P1,000 for each violation. Should the violator refuse to pay, the host homeowner shall be made to pay the fine or the vehicle may not be allowed to leave the Subdivision.
14. Painting of vehicles on the streets is strictly prohibited and shall be allowed only inside the premises of a homeowner's lot.
15. Homeowners repairing or cleaning their vehicles on the streets should clear the area of any debris, chemical spillage, or garbage within six (6) hours after the repair is completed. Vehicle owners shall not spill or dump oil or other chemicals on the streets, vacant lots, drainage, canals, or other waterways. No repair on the streets shall be allowed after 10 p.m. and before 6:00 a.m. to avoid noise.
16. No old or aging vehicle that is no longer used may be parked on the streets. Any old or aging vehicle parked longer than fifteen (15) days shall be towed to the Subdivision impounding area. The owner of said vehicle can only claim the vehicle after paying the corresponding penalties.
17. Homeowners' guests with vehicles entering our subdivision may park on our streets, subject to all EBEC parking rules. Homeowners are responsible for ensuring that his/her guests comply with EBEC Parking Rules.
18. Homeowners shall be responsible for his/her guests' vehicles that are violating Subdivision Parking Rules. Each illegally parked vehicle shall be fined depending on the gravity of the offense. If the guest refuses to pay the penalty, the homeowner shall be levied the cost of the penalty, which shall be added to the homeowner's dues.
19. Vehicle owners are urged to exercise extreme care and extra caution when parking on the streets. Any damage inflicted on the vehicle, especially those caused by irresponsible parking, is to be borne by the owner and not by the Subdivision.

20. The use of the streets, other than for passageway of vehicles and parking, such as for parties, shooting of films or movies, or other activities may be allowed only after obtaining a Special Permit from the FHA2 Amin Office, and only for a specified date and time.
21. Trucks, buses, or passenger vehicles used for commerce parked on our Subdivision streets or vacant lots shall not be used as sleeping quarters for workers or employees. Owners of these vehicles and or host homeowners shall be fined One Thousand Pesos (P1,000.00) for each violation.
22. No homeowner shall be allowed to appropriate for himself/herself or for his/her exclusive family use any street where parking is allowed. Parking on the streets shall be on a first-come first-served basis. However, the first priority shall be accorded to homeowners in parking across their lots.
23. Vehicles violating these Parking Rules shall be issued Traffic Citation Tickets, which shall be pinned on their front windshields and paid within one month in the FHA2 Amin Office. The list of Offenses with their corresponding Penalties shall be as follows:

For Illegal Parking and other Offenses

- a) First Offense: Penalty of P500.00;
- b) Second Offense: Penalty of P1,500;
- c) Third Offense: Penalty of P3,000.

For Violating truck/bus/passenger use for commerce

- a) Penalty of P1,000.00 for each violation.

For vehicle repair ban

- a) Penalty of P1,000 for each violation.

For dumping of oil or other chemicals and failure to clean debris

- a) The penalty of P1,000 to P100,000.00 (or higher) depending on the gravity of the offense, as determined by the Community Manager.

Management and Control of Pets and Animals

Pets are domesticated animals kept by households as part of the family for their own enjoyment, and sometimes, for protection as guardians. They are best kept within the premises of the household as they may potentially harm or be a nuisance to other homeowners. Homeowners are expected to be totally responsible for the upkeep and care of their pets.

While pets are generally allowed within the household premises, subject to regulation by the Association, homeowners are reminded that ours is a residential community, and animals other than pets are strictly prohibited.

1. Farm animals, including pigs, cows, goats, roosters, chickens, etc., and other game animals, including race horses, fighting cocks, etc. are strictly not allowed within the subdivision.
2. Pet dogs and cats are to be kept inside the house perimeters. When taken outside, pets must be accompanied by their owners/caregivers and must be on a leash. Accompanying caregivers must carry a poop pan or plastic bag on hand to scoop pet litter and avoid scattering them on streets or vacant lots. Sealed plastic poop bags must be dropped in garbage bins. Under no circumstances are pet owners allowed to leave pet poop or poop bags on the streets, sidewalks, vacant lots, or drainage systems.
3. Stray pets shall be impounded at the Barangay (Batasan Hills or Bagong Silangan) with whom the FH2-HOA shall execute a Memorandum of Agreement. Impounded pet owners may redeem their pets within two days, upon payment of penalty fees. Unredeemed stray pets will be disposed of by the barangay. Citizen or concerned homeowner arrest of stray pets is encouraged and authorized.
4. The penalty for the offense is as follows:
 - a. P500 for first offense;
 - b. P1,500 for second offense;
 - c. P3,000 for third and subsequent offenses.

Waste Management

Household wastes include solid waste, wastewater, and chemical/hazardous waste. Solid wastes are classified into biodegradable and non-biodegradable waste. Biodegradable wastes include kitchen waste, and yard waste, while non-biodegradable wastes include recyclable and residual waste. Wastewater consists of street runoff, gray water from household washing, bathing, and laundry, and black water from septic tanks.

Current policy on solid waste management calls for segregation of wastes, scheduled collection by the city government for biodegradable and recyclable/residual wastes, with special collection on request of yard wastes, bulk wastes such as tree cuttings, and fallen trees from storms, cyclones, and other natural calamities. Bulk wastes from construction debris are generally not collected and are to be privately disposed of by those directly responsible and concerned.

Presently, we rely heavily on the public garbage collection and disposal system, and households are expected to segregate solid wastes, which are subsequently collected by government contractors on weekly schedule. Biodegradable wastes are collected on Tuesdays and Saturdays, while recyclables are collected on Thursday.

Other than use of household septic tanks, we have no organized wastewater treatment, and we dispose black (septic tank) wastewater directly to the drainage system that flows to creeks and rivers and end up polluting Manila Bay and other water bodies in the metropolis. We also

contribute directly and indirectly to the clogging of waterways through indiscriminate throwing of garbage on the streets, and creeks around our subdivision.

While our long-term vision is to eventually achieve zero waste in the subdivision, and perhaps, eventually the whole country, our present options are limited to the following:

1. Provide color-coded garbage bins in strategic places to avoid indiscriminate throwing of trash on streets and waterways (creeks). Suggested color coding is as follows:
 - a) Black – biodegradable;
 - b) Green – yard wastes, tree trims;
 - c) Gray – recyclables.
2. Standardize the size and design of containers (preferably 30 gallons size). Bulk procurement under EBEC supervision is suggested to minimize cost. The cost of containers can be charged to homeowners for use by individual homes, and to Phase fund or FHA2 fund for community use in strategic places.
3. Homeowners are responsible for cleaning the street and assisting in the proper maintenance of storm drains, manholes, sumps, and culverts directly in front of their respective homes. Monitoring and reporting of observed damage or destruction of community facilities in their neighborhood is likewise deemed part of the homeowner's responsibility.
4. Homeowners are encouraged to engage in backyard composting, and recycling to reduce the volume of household wastes. EBEC can organize seminars and facilitate access to technical assistance for homeowners who want to put up vertical and horizontal urban farms in their backyards or neighboring vacant lots.
5. EBEC shall look into the feasibility and cost of setting up a centralized wastewater treatment facility in the subdivision as a long-term measure to reduce water pollution in the metropolis. Also on the pipeline is a feasibility study on self-managed solid waste management to achieve zero waste, while earning income to support our environment improvement programs and activities.
6. The penalty for an offense is as follows:
 - a) First Offense: Penalty of P500.00;
 - b) Second Offense: Penalty of P1,500;
 - c) Third Offense: Penalty of P3,000.

Beautification, Gardening, and Aesthetics

It is our collective wish to live in a pleasant, beautiful, and orderly community that reflects our core values and desires for sustained peace, serenity, and goodwill toward our fellow homeowners and guests. All homeowners are encouraged to take responsibility for creating a pleasant environment within their respective premises, while also collaborating with their neighbors to create a wider community environment that caters to everyone's needs and desires.

1. Setback rules and easement requirements must be strictly enforced. Sidewalks must be kept open for smooth pedestrian traffic, and household perimeter fences must observe legal boundaries.
2. Each household is responsible for keeping the front yard, street, and sidewalks clean and free of unsightly structures and debris that obstruct the flow of vehicle and pedestrian traffic along streets and sidewalks.
3. Plants, shrubs, and ornamentals planted in street easements are to be regularly trimmed and maintained. Yard wastes and cuttings must be packed in sacks or plastic bags not more than one (1) meter long, and put out for collection on the second and fourth Saturday of each month, subject to submission of an appropriate request to the Office of the Mayor of QC.
4. Lawns are to be well maintained and trimmed. This is the responsibility of homeowners.
5. Use of thorny vegetation along perimeter walls for added security is allowed but must be trimmed and regularly maintained.
6. Streets and sidewalks, including vacant lots, are to be free of pet litter at all times.
7. Color-coded garbage bins are to be put up in strategic locations to prevent street litter.
8. When setting up temporary structures, like parking spaces, external garages, or nipa huts on vacant lots, the homeowner must first seek permission from the lot owner, and structures should be properly designed and maintained as befits a quality village that we are proud of having.
9. Unsightly posters and announcements posted on trees, electric posts, and walls are not allowed and shall be removed.
10. Planting of trees, shrubs, and other ornamentals on sidewalks and easement is allowed, provided it does not obstruct pedestrian traffic.
11. Cutting of trees along sidewalks and open spaces requires securing a permit from the DENR, which could be facilitated by the community manager. Unauthorized cutting of trees shall be penalized.

12. Abandoned structures or unfinished houses left to rot attract illegal settlers, are fire hazards and are eyesores in the neighborhood. These should be reported to the community manager. Homeowners intending to leave or abandon their houses shall notify the community manager in writing, and pay a maintenance fee on top of regular association/lot dues for the appropriate maintenance work to keep the area clean. Penalty for failure to notify shall be imposed.
13. Vacant lots may be cultivated for gardening but limited only to temporary crops like vegetables, flowers, ornamentals, berries, and shrubs. Written permission shall be obtained from the vacant lot owner and a permit to use the vacant lot must be obtained from the FHA2 Amin Office.
14. The penalty for an offense is as follows:
 - a) First Offense: Penalty of P500.00;
 - b) Second Offense: Penalty of P1,500;
 - c) Third Offense: Penalty of P3,000.

Control of Noise, Air, and Water Pollution

Creating the environment that we want also entails an obligation to respect our fellow homeowners' needs and desires through the practice of norms and code of behavior for communal living that make up what is considered good manners and right conduct. More than just a code of ethics, however, the rules and policies we are promulgating are intended to secure our survival as a species. We have abused the earth and nature to the point of near exhaustion of their capacity to support our survival and livelihood. It is payback time, and the time is NOW.

1. Burning of trash is strictly prohibited. We already have more than enough smog to pollute the air we breathe.
2. Use of loud blaring stereos, musical instruments, equipment, including vehicular accessories, toys, gadgets, or any other instrument that shatters the peace in the community is strictly prohibited. Homeowners should respect the rights of their neighbors and the whole community to enjoy peace and quiet in their own homes.
3. Silence is to be observed after 10 p.m. Use of Karaoke and loud blaring stereo is strictly not allowed FROM 10:00 P.M. TO 7 A.M. Parked vehicles with loud and blaring stereo are not allowed.
4. The use of construction vehicles, equipment, or tools that create noise is allowed only from 8:00 in the morning to 5:00 in the afternoon, Mondays through Fridays. Construction work is discouraged on Saturday, for which a Special Permit is required. No construction work is allowed on Sundays.

5. Tricycles or motorcycles using 2-stroke engines shall not be allowed inside our subdivision as they create more noise, pollute the air, and are less fuel-efficient. We recommend the use of 4-stroke engines instead.
6. Throwing of trash in creeks, drainage, canals, and other waterways, is strictly prohibited. We are promoting the use of color-coded trash bins instead.
7. Dumping of chemicals, used oil, and other toxic substances on drainage, creek, and other waterways is strictly prohibited. Instead, these toxic substances should be disposed of in the manner prescribed by the Environmental Management Bureau of the Department of Environment and Natural Resources.
8. Penalty for violation of these Noise, Water, and Air Pollution Rules are as follows:
 - a. P500 for first offense;
 - b. P1,500 for second offense;
 - c. P3,000 for third and succeeding offenses.