

House Rules and Renovation Guidelines for *Fern at Grass Residences*

1. PROJECT NAME AND DESCRIPTION

Phase 2 of Grass Residences is known as "FERN at GRASS RESIDENCES" and developed by SM Development Corporation. The project is an exclusive two-tower construction and development within the 5-hectare Grass Residences Complex and located just beside SM City North EDSA. There is an exclusive bridgeway that connects FERN at Grass Residences directly to SM North Edsa, the Philippines' largest mall.

The project has a total of Three Thousand Nine Hundred Fourteen (3,914) Residential Units which are built on top of a shared podium structure. The parking is comprised of 2 basement levels and 3 podium levels. The Podium will contain: One Thousand Six Hundred Sixty Three (1,663) Parking Units, Nine Hundred Thirty Eight (938) square meters of commercial space, tower lobbies at the ground floor and amenities at the podium deck (6th Floor).

The project is in a prime location, highly accessible thru both Private and Public transportation, Parks and Recreational Areas, Medical Centers, Gov't Institutions, surrounded with Schools and Business Hubs, and connected to SM City North Edsa Transit Terminal and near LRT1, MRT, and NLEX.

2. ON AMENITIES AND COMMON AREAS

Common Areas refer to such areas within the project that are intended for the common use or benefit of all unit owners of FERN at GRASS RESIDENCES and are necessary and convenient to the existence, maintenance or safety of the community. These include the following:

- A. The Grand Lobby;
- B. All hallways on all floors in the residential towers, elevator lobbies, stairways, corridors, walkways, driveways, service rooms and emergency exits;
- C. The landscaped areas located at the ground floor of the Tower/s (as delineated in the Plans and Specifications), the use of which shall be reserved for Owners and Occupants of all Commercial and/or Office Units in the Tower;
- D. The landscaped areas located at the ground floor (as delineated in the Plans and Specifications), the use of which shall be reserved for Residential Unit Owners, Occupants or Guests;
- E. Roof deck area is not accessible to unit owners;
- F. Arcade, located within the Commercial portion of the Project/building, the use of which shall be limited only to the portion where the same is located;
- G. Residences Amenities and Building Facilities;

FERN AT GRASS RESIDENCES AMENITIES

- Sky Pavilion
- Lap Pool with Pool Deck
- Kiddie Pool
- Playground
- Picnic Areas
- Outdoor Lounge Areas
- Cabanas

SHARED AMENITIES WITH GRASS RESIDENCES PHASE 1

- Main Pavilion with Function Rooms
- Olympic-sized Swimming Pools
- Adult Pools
- Kiddie Pools
- 6 Taraflex Badminton Courts
- Covered Basketball Court
- Fitness Gyms
- Jogging Paths
- Children's Play Area
- Landscaped Gardens
- Cabanas

3. MURIATIC ACID - NOT RECOMMENDED AS CLEANING MATERIAL

Unit owners are enjoined not to use Muriatic Acid as a cleaning material in the unit (particularly in the kitchen and in the bathroom) since it is considered a highly corrosive chemical.

4. ON ELECTRICAL GUIDELINES UNDER SECTION-7 OF RENOVATION GUIDELINES

- A. Each unit shall be allotted with the following emergency load:

UNIT TYPE	REFRIGERATION (1) , LIGHTING (1), CONVENIENCE OUTLET (1)	TOTAL SUPPLY WITH MTS
1-Bedroom Unit w/ Balcony	364 Watts	6 AT (Amp CB)

UNIT TYPE	REFRIGERATION (1) , LIGHTING (1), CONVENIENCE OUTLET (1)	TOTAL SUPPLY WITH MTS
1-Bedroom End Unit w/ Balcony	364 Watts	6 AT (Amp CB)
1-Bedroom Unit (37.50 sqm)	364 Watts	6 AT (Amp CB)
1-Bedroom Unit	364 Watts	6 AT (Amp CB)
1-Bedroom End Unit	364 Watts	6 AT (Amp CB)
Studio Unit	364 Watts	6 AT (Amp CB)
Studio End Unit	364 Watts	6 AT (Amp CB)
Studio Unit with Balcony (6th Floor)	364 Watts	6 AT (Amp CB)

B. Under Branch Circuit Standards stated in Section 7.10.3, summarized below are provisions for separate branch circuit of Fixed Appliances:

TOTAL POWER SUPPLY PROVISION IN WATTS

UNIT TYPE	WASHING MACHINE	ELECTRIC COOKTOP & RANGE HOODS	ACU	WATER HEATER (Provision Only)
1-Bedroom Unit w/ Balcony	750 KW	1,080 KW	1,500 Watts (1.5 HP ACCU)	30 AT (Amp CB)
1-Bedroom End Unit w/ Balcony	750 KW	1,080 KW	1,500 Watts (1.5 HP ACCU)	30 AT (Amp CB)
1-Bedroom Unit (for 37.50 sqm Units)	750 KW	1,080 KW	1,500 Watts (1.5 HP ACCU) 1,500 Watts (1.5 HP ACCU)	30 AT (Amp CB)
1-Bedroom Unit	750 KW	1,080 KW	1,500 Watts (1.5 HP ACCU)	30 AT (Amp CB)
1-Bedroom End Unit	750 KW	1,080 KW	1,500 Watts (1.5 HP WACU)	30 AT (Amp CB)
Studio Unit	750 KW	1,080 KW	1,500 Watts (1.5 HP WACU)	30 AT (Amp CB)
Studio End Unit	750 KW	1,080 KW	1,500 Watts (1.5 HP WACU)	30 AT (Amp CB)
Studio Unit with Balcony (6th Floor)	750 KW	1,080 KW	1,500 Watts (1.5 HP ACCU)	30 AT (Amp CB)

C. Acceptable conduit types to be installed shall be as follows:

a. EMT		b. IMC	
15Ø, 20Ø, 25Ø	For all Exposed Works	15Ø, 20Ø, 25Ø	For Secondary Service Entrance, For all Exposed Works

D. Under Panel Board stated in Section 7.11.4, the total number of circuit breaker per panel is as follows:

TOTAL NUMBER OF CIRCUIT BREAKERS PER PANEL

UNIT TYPE	NUMBER OF CIRCUIT BREAKERS
1-Bedroom Unit with Balcony	Main: 1 - 70AT, 100AF, 1P, 10KAIC, 230V, 60Hz
	MTS CB: 2 - 6AT, 50AF, 1P, 10KAIC, 230V, 60Hz
1-Bedroom End Unit with Balcony	Main: 1 - 63AT, 100AF, 1P, 10KAIC, 230V, 60Hz
	MTS CB: 2 - 6AT, 50AF, 1P, 10KAIC, 230V, 60Hz
1-Bedroom Unit (37.50 sqm)	Main: 1 - 70AT, 100AF, 1P, 10KAIC, 230V, 60Hz
	MTS CB: 2 - 6AT, 50AF, 1P, 10KAIC, 230V, 60Hz
1-Bedroom Unit	Main: 1 - 63AT, 100AF, 1P, 10KAIC, 230V, 60Hz
	MTS CB: 2 - 6AT, 50AF, 1P, 10KAIC, 230V, 60Hz
1-Bedroom End Unit	Main: 1 - 63AT, 100AF, 1P, 10KAIC, 230V, 60Hz
	MTS CB: 2 - 6AT, 50AF, 1P, 10KAIC, 230V, 60Hz
Studio Unit	Main: 1 - 63AT, 100AF, 1P, 10KAIC, 230V, 60Hz
	MTS CB: 2 - 6AT, 50AF, 1P, 10KAIC, 230V, 60Hz
Studio End Unit	Main: 1 - 63AT, 100AF, 1P, 10KAIC, 230V, 60Hz
	MTS CB: 2 - 6AT, 50AF, 1P, 10KAIC, 230V, 60Hz
Studio Unit with Balcony (6th Floor)	Main: 1 - 63AT, 100AF, 1P, 10KAIC, 230V, 60Hz
	MTS CB: 2 - 6AT, 50AF, 1P, 10KAIC, 230V, 60Hz

5. STANDARD MEASUREMENT PROVISIONS TO CONSIDER

A. Point Of Access

ACCESS DOORS DIMENSION (w x h)

DOOR OPENING	DIMENSION
Elevator	1,100 mm x 2,100 mm
Passenger Elevator	1,100 mm x 2,100 mm
Main Door Opening (Typical)	900 mm x 2,100 mm
Main Door Opening (Studio Type)	800 mm x 2,100 mm
Sliding Door Opening (to Bedroom)	700 mm x 2,100 mm

B. Standard Unit turn-over dimension for fixed appliances

PARTICULAR	DIMENSION (mm)	REMARKS
Electric Range	W - (N/A)	Space for 2 Burner Electric Stove only
	D - (N/A)	

PARTICULAR	DIMENSION (mm)	REMARKS
Range Hood	W - (N/A)	Maximum Space for Range Hood
	D - 280 mm - 460 mm	
	H - 217 mm	
Refrigerator	W - (N/A)	Allotted space for up to 13 Cu Ft Refrigerator only
	D - (N/A)	
	H - (N/A)	
Washing Machine	Typical	Maximum of 540 x 540mm Dimension

C. Window type Air-Conditioning Unit Capacity

WACU BLOCK-OUT DIMENSION (WxDxH)

UNIT TYPE	DIMENSION (WxDxH)	CAPACITY	REMARKS
1-Bedroom Unit	700 mm x 500 mm	1.5 HP	
1-Bedroom End Unit	700 mm x 500 mm	1.5 HP	
Studio Unit	700 mm x 500 mm	1.5 HP	
Studio End Unit	750 mm x 500 mm	1.5 HP	
Studio Unit with Balcony (6th Floor)	700 mm x 500 mm	1.5 HP	

D. On Cabinet Maximum Load Capacity

LOCATION	CABINET TYPE	DIMENSION	MAXIMUM LOAD CAPACITY
Kitchen	Overhead Type	Not Part of Deliverables	Not Part of Deliverables
	Base Type	Varies Depending on the Unit Type	Maximum 50 kg per Compartment