

PENALTY MATRIX FOR VIOLATIONS

SMDC HEIGHTS



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Any violation by the resident, whether unit owner or tenant, of the foregoing rules and regulations shall be subject to the following schedule of penalties commencing with the starting penalty for the first offense and progressively increasing following further offenses. Unit owners are ultimately responsible for violations conducted by their tenants.

1	Written Citation
2	Php 500.00 fine
3	Php 1,000.00 fine
4	Php 5,000.00 fine
5	Php 10,000.00 fine and recommended for cancellation of privileges for a period of no less than a month and/or until the penalties are complied with

NOTES:

1. Violation ticket will be issued to the violator with or without their conformity and the penalty shall be included in the unit's monthly SOA (for House Rules violations) or will be deducted from the unit owner's deposited renovation bond (for Renovation Rules violations).

2. Proof of violation such as picture/s taken, Incident Reports and/or CCTV footages shall be provided to the Property Management Office by Security as evidence.

3. Verified complaint by a resident can be used as evidence for the issuance of violation ticket.

4. Only the Condominium Corporation's Board of Trustees is allowed to waive/decrease/pardon the violations and penalties.

5. It is understood that the penalties herein are in addition and supplemental to the rights and remedies of the Condominium Corporation as already provided in the By-Laws.

6. The penalties under this schedule will be reckoned on an annual basis starting from the date of the first offense.

7. Monetary penalties will form part of the monthly dues of the condominium corporation as "Other Charges". Non-payment will result in the amount incurring penalty interest in the same manner as unpaid dues.



A	USE OF SWIMMING POOL AND AMENITIES	STARTING PENALTY
1	Improper swimming attire	2
2	Eating/Drinking in the Pool and Pool Deck (per person)	1
3	Boarding the elevator with wet clothes (per person)	1
B	**USE OF COMMON AREAS**	
1	Tampering with the elvatators push controls & iinterior	3 Plus replacement and or repair f tampered materials
2	Disposal of garbage in the hallway, fire exit, etc.	2
3	Vandalism	3 Plus replacement and or repair f tampered materials
4	Smoking at common areas	2
5	Performing immoral or acts lasciviousness within the common areas	5
6	Unauthorized attraction of main door	3 PMO to give 15 days rectification allowance
7	Damage to property common area	3
C	**SECURITY AND SAFETY**	
1	Overtaking other moving vehicle on the same parts	1
2	Reckless driving causing damage at common areas	3 Plus actual damage(s) to be assessed and paid for by the driver/unit owner. Repairs to be undertaken by driver/unit owner based on PMO specifications
3	Carrying firearm or any weapon the common areas w/o valid permit to carry and authorization from PMO	3 Plus endorsement to proper authority
4	Carrying/possession of explosives (I.e. chemical, biological, etc.)	5 Plus endorsement to proper authority
5	Illegal Parking (parking on other slots on undersigned parking area)	3 Plus towing fee
6	Obstructing entrances, exits, passages, stairwells and lobbies	2 Plus towing fee
7	Tampering with Fire protection devices such as sprinkler, fire alarm and fire hose cabinets	4
8	Burning of trash/garbage within the building	3
9	Stealing of any property, including substituting or attempting to substitute property or equipment of the Condominium Corporation with another of inferior quality, lesser value or used item	5 Plus replacement of stolen property, endorsement to proper authorities and/or lawsuit
10	Intrusion at restricted area	2
11	Using the fire exit as service stairs	2
12	Fighting/inflicting bodily harm or injury to any person within the common areas	5

13	Bringing in or attempting to bring in, possession, use and/or trafficking of illegal and/or prohibited drugs, chemicals and other substances, including equipment and paraphernalia for the manufacture, use of trafficking of such illegal and/or prohibited drugs, chemicals and other substances within the property.	5 Plus endorsement to proper authority and/or lawsuit
14	Membership in any unlawful organization, organized crime or terrorist groups	5
15	Posing danger to lives and properties such as but not limited to the following: 1. Throwing of cigarette butts and/or other material from balcony material from balcony or window that may cause fall and fire hazards. 2. Improper installation of A/C drain and unmaintained drain that may cause slip hazard. 3. Recovery of Damages (Negligence resulting to Fire (left unit while heat-producing electrical appliances, cooking ranges, etc. still plugged) and negligence resulting to water leak)	4
16	Alarm and Scandal	5 5 (Recommended for cancellation of privileges for a period of no less than a month and/or until the penalties are complied with)
17	Disorder Conduct	3
18	Traffic Rules: 1. Reckless Driving 2. Smoke Belching 3. Practice Driving 4. Disregarding Traffic Signs 5. Engine on while parked	3
19	Use of Unit other than for residential purposes 1. Not Illegal Activities (e.g., ordering a spa, store selling regular items, etc.)	3
	2. Illegal Activities (e.g., prostitution den, selling of prohibited drugs, guns and ammunitions etc.)	Elevate to the Board
20	Failure to surrender visitor's pass/ lost visitor's pass	1
21	Transfer of items, appliances and furniture to another unit without proper authorization/documentation	2
22	Vehicles of Unit Owners with parking slots without the valid stickers that will access the parking area	1
23	Access to Parking areas for vehicles driven by unit owners without parking slots	1
D. UPKEEP OF UNITS		
1	Colored undersheet curtains, awnings and window guards at the exterior portion of then unit.	2
2	Clothesline or laundry at the balcony and exterior portion of window of the unit	2



3	Placing of objects (doormats, slippers , shoes, shoe rack, umbrella racks, doorbells) outside entry doors of the unit and/or hallways	1
4	Posting of signage at the exterior part of the unit	1
5	Bringing in and/or keeping flammable, combustible or explosive materials, including LPG	3
6	Install radio/tv antenna and placing of plant pot/s at the aircon balcony.	1
7	Cooking of food that produces heavy smoke and foul or smell odor at hallways	2
8	Main door of unit open during cooking	2
9	Cigarette smoke from the unit that seep to the hallway	1
10	Sounding of fire alarm caused by any activity in the unit	3
11	Loud music, shouting, and any loud noise in the unit (except If due to renovation or construction activities)	2
E. RENOVATION OF UNITS		
1	Minor renovation without work permit	3 Plus immediate work stoppage
2	Major renovation without submitting required	4 Plus immediate work stoppage
3	Failure to maintain the hallways cleanliness & orderliness during construction	3
4	Loitering of construction workers	2
5	Gambling/smoking within the building	2
6	Non-conformance with the approved plans, specifications and rules provided by the PMO	3
7	Working while the main door is open	2
8	Workers using passenger elevators	2
9	Working in improper attire (per worker)	1
10	Renovating with no sufficient fire extinguisher	3 Plus immediate work stoppage
F. DISRESPECT TO CONDO CORP / PROPERTY MANAGEMENT OFFICE STAFF Any act of disrespect, whether verbal, non-verbal, or through gestures, directed towards Condo Corp/PMO personnel, including but not limited to		
1	Use of offensive, abusive, or inappropriate language	1
2	Threatening or aggressive behavior	3
3	Any act that undermines the authority and dignity of on-duty	1
4	Derogatory or obscene gestures	3
G. OTHERS		
1	Throwing of any object from the window and/or balcony	2
2	Bringing in of pets and/or other animals within the building	3
3	Unauthorized solicitation in behalf of the Condominium Corporation and/or the PMO	5
4	Other violations not included in list	Penalties shall be determined by the PMO and with the approval by the Board of Trustees
5	Tampering and falsification of documents	5
6	Sub-leasing	4

Designed for **Ascent**

Built on SMDC's legacy of delivering city-centered communities, SMDC Heights represents the brand's next evolution in vertical development—crafted for individuals and families who value design, connectivity, and purposeful living. These high-rise communities are located in Metro Manila's most prominent business and lifestyle districts, where access enhances both quality of life and long-term investment potential.

