



DATE : 9 JANUARY 2025

TO : ALL PCVHAI MEMBERS

FROM : THE ADMINISTRATION OFFICE

SUBJECT : IMPORTANT NOTICE REGARDING SHORT-TERM RENTALS

CIRCULAR NO. : PCVHAI-CIRCULAR-2025-01-001

Dear Valued Homeowner,

This letter addresses the important matter of short-term rentals, specifically those facilitated through platforms like AirBnB, within our Village.

The Board of Directors wishes to reiterate that “short-term rentals are strictly prohibited” within our community as per Section 3.1.3.E in the Deed of Restrictions (DOR) which states that:

“No Lot shall be used as a distribution point for commerce or in pursuit of any business, commercial purpose or industrial operations especially a sari-sari store, cold store, grocery store, eatery, funeral parlor, hospital, boarding house, transient use, hotel, day care center, nursery school, any kind of educational institution, private clinic, and any kind of medical office and institution, bar, or any other commercial business. No machinery, appliance or structure shall be placed, maintained or operated on any Lot, the purpose of which is to carry or facilitate the carrying on of commercial business/es of any kind.”

Further, Section 3.1.6 of the DOR also states that:

“No Owner shall be permitted to rent or lease his Lot for a period of less than thirty (30) days, and no Owner may rent or lease less than his entire lot. No owner shall be permitted to have his lot occupied by any person/s other than the Owner and his family unless with written consent of LPC or the Association, as the case may be. Each rental/lease arrangement; including rental for TV shows and movies shall be in writing and shall provide that the terms of arrangement shall be subject in all respect to the provision of this Deed, and that any failure by the tenant or lessee to comply with the terms hereof shall constitute a default under such agreement. Further, any such lease shall be subject to the approval of LPC or the Association, as the case may be; provided such consent shall not be unreasonably withheld.

The occupant, tenant, or lessee shall be jointly responsible with the Owner for the compliance with this Deed.”

Short-term rentals can have a significant negative impact on our community, including:

1. Security Concerns. Increased transient traffic poses potential security risks to residents and their properties.



**PLAYA CALATAGAN VILLAGE
HOMEOWNER'S ASSOCIATION, INC.**

The Hilltop Clubhouse, Brgy. Sta. Ana, Calatagan, Batangas
09285510948 / 09157469526

2. Privacy Issues. Frequent turnover of guests can compromise the privacy and peace of mind enjoyed by long-term residents.
3. Maintenance and Wear & Tear. Short-term rentals often result in increased wear and tear on common areas and individual properties, potentially leading to higher maintenance costs for the community.
4. Impact on Property Values. The presence of short-term rentals can negatively impact the overall desirability and property values within our exclusive community.

The Board is committed to upholding the DOR and maintaining the peaceful and exclusive character of our village. We kindly request your full cooperation in adhering to this policy.

Consequences of Violation

Any homeowner found to be engaging in short-term rentals may be subject to:

1. Fines – to be determined by the board.
2. Legal action to enforce compliance.

We understand that this may impact some homeowners' individual plans. However, the Board believes that this policy is essential to protect the interests and well-being of all residents.

We encourage you to review the relevant sections of the DOR for a comprehensive understanding of this policy. If you have any questions or concerns, please do not hesitate to contact the HOA office at 0928-5510948, 0915-7469526 or via email at playacalatagan_village2017@yahoo.com

Sincerely,

PCVHAI Board of Trustees