



MEMORANDUM

DATE : JANUARY 22, 2026
TO : ALL PCVHAI MEMBERS
FROM : PCVHAI ADMINISTRATION OFFICE
SUBJECT : RESTRICTION ON PUBLIC USE OF THE VILLAGE SWIMMING POOL
CIRCULAR NO. : PCVHAI-CIRCULAR-2026-01-02

Village swimming pools are private amenities and are not for public or commercial use. The pools are funded, maintained, and insured exclusively through homeowners' dues. Under the HOA's governing documents, pool use is strictly limited to homeowners and their registered guests, and any business, instructional, paid, or commercial activity is expressly prohibited.

Allowing public or commercial use would violate the governing documents, constitute unauthorized use of HOA property, and undermine consistent enforcement of Association rules. The Board has a fiduciary duty to protect HOA assets and must enforce these restrictions without exception.

Public or commercial access exposes the HOA to significant legal, financial, and regulatory risks. HOA insurance policies typically exclude coverage for public or commercial use, and any injury or accident involving non-residents or business activity could result in uninsured liability and direct claims against the Association and individual Board members. Failure to restrict access may also be considered negligence and could lead to regulatory violations.

In addition, public or commercial use would increase maintenance costs, accelerate wear and tear, raise insurance risks, and require homeowners to subsidize non-members. It would also negatively affect safety, security, and resident enjoyment by increasing overcrowding, reducing availability, complicating rule enforcement, and diminishing the privacy of a homeowner-funded amenity.

For these reasons, continued restriction of village swimming pool use to homeowners and their registered guests is required to protect the Association, ensure safety, maintain fairness, and uphold the Board's fiduciary responsibility.

For your guidance and strict compliance.


ELEANOR G. BUGTONG
VILLAGE MANAGER

CLUBHOUSE RULES AND REGULATIONS

- Wristbands must be worn at all times while inside the resort premises.
- Children below twelve (12) years old should be accompanied by an adult at all times. Likewise, a person with disability (PWD) must be accompanied by the parent or guardian at all times.
- Everyone is expected to observe to wear proper swimming attire. Appropriate swimming attire shall include swimming trunks, bathing suits, and board shorts. T-shirts, walking shorts, athletic shorts, "maong" shorts, cotton fabric shorts/attire and basketball shorts are not allowed.
- Infants are required to wear plastic pants or swim diapers in the pools.
- Swimming while intoxicated is strictly prohibited.
- Spitting, spouting water, blowing of the nose, and/or discharging of bodily wastes in the beach and resort premises are strictly prohibited.
- Swim only on the prescribed swimming zones as marked by buoys. No swimming beyond the buoys. The management assumes no responsibility for any untoward incidents beyond the prescribed swimming zones.
- To preserve the exclusive appeal of the beach club, bringing in of foods contained ("kaldero, kawali, kaserola", sack, rice cookers, etc.) is not allowed. Rice is available at the restaurant concessionaire for your convenience.
- Drinking waters contained in big 5-gallon water containers with faucet is not allowed. Only clear water containers or waters contained in coolers and jugs are allowed.
- Corkage fee shall apply on all alcoholic beverages that are brought inside of the resort.
- The members/guests may opt to order their food and beverages at the various concessionaires in Calatagan South Beach without any additional corkage fee.
- Use of cabanas, picnic tables, and griller are on a first-come-first-serve basis with applicable charges. No charcoal is available or sold at the resort.
- Materials that may pose a danger to other pool users and are of hazardous by nature such as metals, hard plastics, sharp objects, glass that may break are not allowed in or near the pool.
- Running, pushing, and playing rough games is strictly prohibited while inside of the resort. Management will not be held liable for any untoward incidents caused by these activities.
- Persons having an infectious or communicable disease are prohibited from loitering in the pool and the beach area.
- Vaccinated pets are allowed inside the resort premises and shall be leashed at all times. It is the members or guests' responsibility to clean/scoop and dispose properly any waste from their pet/s.
- Collection of sea creatures such as starfish, small fish is strictly prohibited by the Management. Avoid possible contact with sea urchins and corals as they can cause serious injuries.
- No littering. Dispose trash into the bins located within the resort premises.
- Soaps or similar materials are not allowed to be used in the beach area and swimming pool areas.
- Noise should be maintained at minimum volume level within the twenty (20) meters radius of source to avoid any inconvenience to other members/guests. For overnight campers, noise should be toned down at 10:00PM onwards.
- Pitching of tents at the designated area is only allowed from 5:00PM onwards and should be folded by 8:00AM the following day. No tents are allowed to be pitched during the day.
- Any physical damages on the Beach Club facilities or amenities caused by the guests shall be chargeable to the guest.
- The management reserves the right to evict members and/or guest/s who shall violate these rules for the safety of others.
- The management reserves the right to alter the rules and regulations without prior notice as deemed necessary.