



# Philippine Realty & Holdings Corporation

July 23, 2012

MP

Quezon City

Subject: Application for Amendment of the Master Deed with Declaration of Restrictions of Andrea North Condominium Project

Dear Sir:

Pursuant to Section 4 of the Condominium Act, as amended, of the Master Deed with Declaration of Restrictions of Andrea North Condominium Project, you are hereby notified that the application for the amendment of the Master Deed with Declaration of Restrictions of Andrea North Condominium Project will be filed by Philippine Realty and Holdings Corporation, owner/developer of the condominium project, before the Housing and Land Use Regulatory Board (HLURB) for the approval of the amendments to Section 7, Part I of the Master Deed. For your reference, we attached herewith a copy of the Resolution of the Board of Directors of Philippine Realty and Holdings Corporation approving the said amendments to the Master Deed.

This serves also the authority for Philippine Realty and Holdings Corporation to register the Amended Master Deed with the Registry of Deeds of Quezon City.

Thank you.

Very Truly Yours,

AMADOR C. BACANI  
President

## RESOLUTION

### **Resolution Amending Section 7, Part 1 of the Master Deed with Declaration of Restrictions of the Andrea North Condominium Project**

"RESOLVED, as it is hereby resolved, that the Board of Directors approve, as it hereby approves, the following amendments to Section 7, Part 1 of the Master Deed with Declaration of Restrictions of the Andrea North Condominium Project:

- a) The second paragraph of Section 7 (a), Part I of the Master Deed is hereby amended to read as follows:

**"The Management of the Condominium Corporation shall be vested in a Board of Directors of at least five (5) members".**

- b) Section 7 (b), Part I of the Master Deed is hereby amended to read as follows:

**"(b) All unit owners shall automatically become members of the Condominium Corporation, to the exclusion of others".**

- c) Section 7 (d), Part I of the Master Deed is hereby amended to read as follows:

**"(d) Membership in the Condominium Corporation is a necessary appurtenance of the unit. Therefore, the same cannot be transferred, conveyed, encumbered or otherwise disposed of separately from the unit and any transfer, conveyance, encumbrance or other disposition of a unit shall include the appurtenant membership in the Condominium Corporation. A unit owner which is a juridical entity may designate a natural person to represent such owner in the Condominium Corporation. Each member of the Condominium Corporation shall pay the**

**Corporation a one-time membership fee in such amounts to be prescribed by the Board of Directors of the Condominium Corporation. This amount may be increased from time to time by a resolution of the Board of Directors and shall be applied prospectively”.**

RESOLVED, as it is hereby further resolved, that the President, AMADOR C. BACANI, and/or any of the directors or officers of the Corporation be, as they are hereby appointed to represent the Corporation in the application for the approval of the foregoing amendments with the government agencies concerned, with full power and authority to sign the Amended Master Deed and all documents and papers necessary to give effect to the authority herein conferred;

RESOLVED, as it is hereby finally resolved, that the Corporate Secretary be, as he is hereby directed, to furnish the unit owners of Andrea North Condominium Project and the government agencies concerned a copy of this Resolution for their information and guidance.”