

HOUSE RULES AND REGULATIONS

The rules of conduct shall be binding on the lessee/occupants as well as on any visitor and worker and forms part of your contract.

This means that steps must be taken against a lessee/occupant not complying with the rules.

It is therefore important that you, as a lessee/ occupant, are well conversant with the provisions of the rules.

All lessee's/occupants is jointly and severally responsible for the property.

The following rules are pertinently brought to your attention:

1. ANIMALS, REPTILES AND BIRDS

A Lessee/occupant of the property/ section shall not, keep any animals.

2. REFUSE DISPOSAL

A Lessee/occupant shall:

Maintain in a hygienic and dry condition a receptacle for refuse within his section.

- a. Ensure that refuse is placed securely in such receptacle, or in the case of tins or other containers, that such tins or containers are completely drained
- b. No building or garden refuse allowed in receptacle.
- c. The Lessees/occupant is responsible for placing of such receptacle.
- d. No refuse may be left on any portion of the premise/ common property whether in a container or not.

3.VEHICLES

The lessee/occupant shall ensure that their vehicles and the vehicles of their visitors and guests, do not drip oil or brake fluid on to the common property or in any way deface the common property.

- a. Vehicles of the lessee or their guests may only be parked in areas specifically designated for this purpose.
- b. No vehicles may be parked on the grassy areas.
- c. No owner/occupant shall be permitted to dismantle or effect major repairs to any vehicle.
- c. Vehicles may not travel in excess of 10km/h on any portion of the common property. Visitors not complying may be requested to park outside property boundaries.
- d. The owner may cause to be removed or towed away, at the risk and expense of the owner of the vehicle, any vehicle parked, standing or abandoned on the common property.

4. DAMAGE, ALTERNATIONS OR ADDITIONS TO THE COMMON PROPERTY

4.1 A Lessee/occupant of a section shall not mark, paint, drive nails or screws or the like into, or otherwise damage, or alter, any part of the common property without first obtaining the written consent of the owner.

- 4.2 Notwithstanding sub-rule (1), an owner or person authorised by him may install:
- a. Any locking device, safety gate, burglar bars or other safety device for protection of his section; or
 - b. Any screen or other device to prevent the entry of animals or insects, provided that the owner have first approved in writing the nature and design of the device and the manner of it's installation.
 - c. A Lessee/occupant shall not construct or place any structure or building on his exclusive use area or common property without the prior written consent of the owner, and which will affect the scale of insurance premium, paid by the owner. Alterations and or additions for the lessees/occupant account/insurance.
- 4.3 The lessee shall not use his section, exclusive use area or any part of the common property, or permit it to be used, in such a manner or for such purpose as shall be injurious to the reputation of the property.

5. SIGNS AND NOTICES

No occupant of a section, used for residential purposes, shall place any sign, notice, billboard or advertisement of any kind whatsoever on any part of the common property or of a section, as to be visible from outside the section, without the written consent of the owner first having being obtained.

6. LAUNDRY

An occupant of a section shall not, without the written consent in writing of the owner erect his own washing lines, nor hang any washing or laundry or any other items on any part of the building or common property so as to be visible from outside the buildings, or from any other sections. Washing so hung out to dry is at the sole risk of the person doing so.

7. STORAGE OF INFLAMMATORY MATERIAL AND OTHER DANGEROUS ACTS

An occupant shall not store any material, or do or permit or allow to be done, any dangerous act in the buildings or on the common property which will or may increase the rate of the premium payable by the owner on any insurance policy.

8. ERADICATION OF PESTS

The lessee shall keep his section free of white ants, borer and other wood destroying insects and to this end shall permit the owner, the managing agent, and their duly authorised agents or employees, to enter upon his section from time to time for the purpose as may be reasonably necessary to eradicate any such pests. The cost of the inspection, eradicating any such pests as may be found within the section, replacement of any woodwork or other material forming part of such section which may be damaged by any such pests shall be borne by the lessee of the section concerned.

9. ADDITIONAL RULES

9.1 Residents must supervise their children and the children of their visitors so that no damage or nuisance is caused to the common property or other occupiers.

9.2 No persons are allowed to play with or damage the post-boxes, plants, shrubs,

trees, gate/mechanism and/or swimming pool equipment. Any damage due to such action will be charged to the relevant lessee's account.

9.3 The lessee is responsible for their visitor's actions. Any damages caused by such persons shall be for the lessee's account.

No hobby or any other activity on the common property permitted which causes a nuisance for other tenants.

9.4 Occupiers are responsible for their servant's actions.

9.5 No fireworks, crackers, rocket, firearms, airguns or any other instruments to be discharged on the property.

9.6 No excessive drinking, noise use of drugs, or the trading of drugs is allowed on said property.

9.7 No parties allowed on said property without the written permission of private accommodation, the owner and the neighbours, and without supervision of the parents.

9.8 If the student do not co-operate we could have to inform the parents, and eviction could be implemented

10. CIVILITY AND RESPECT

In the interest of the complex and working relations with all residents it is essential that we co-operate to maintain and improve the property, also to ensure that the manner in which we use the facilities on the property does not create a danger for other people or the property.

11. WATER & ELECTRICITY ACCOUNTS

Where applicable only the amount collected will be paid to the authorities/service providers

It's is the responsibility of the lessee/occupant to pay all outstanding amounts payable to the authorities/service providers.

***** It is not the Responsibility of PRIVATE ACCOMMODATION to settle your account or buy excess electricity