

Die Weides.

CONDUCT RULES

APPLICABLE TO OCCUPANTS AND THEIR VISITORS

SECURITY

Crime is widespread in Stellenbosch. Tenants/Occupants must at all times aim to enhance the security of the Building and other Occupants. **Occupants are responsible to ensure that:**

- Vehicle gates are completely closed before driving off;
- Pedestrian gates are completely closed after entering or exiting;
- Doors to the Building are completely closed and locked before leaving the Building;
- Pedestrian gates or other access points are not opened for unknown persons at any time;
- Bicycles are stored in the allocated area and locked and secured at all times.
- Lost keys/remotes/tags are reported to the Agent immediately. Lost, damaged or malfunctioning remotes is for tenant's own account;
- Sufficient electricity units are loaded onto the meter to ensure uninterrupted power supply to the gates and electric fence. This also applies when vacating the Premises over holiday periods;
- Faulty gates are reported to the Agent (office hours) or Remote Entry Systems (after hours)

NO DRUGS

The possession and use of drugs or narcotics is against the law and will be treated and reported as a felony. The possession or use of drugs or similar substances on the Premises is a breach of the Agreement and Tenants /Occupants violating this rule will be required to immediately vacate their Units and the Premises.

GENERAL

- No animals/pets are allowed;
- Only the Occupant may occupy the Unit;
- No hanging or placing of washing or any other items or signs are allowed on the balconies of a Unit or the Building that is visually unattractive when viewed from the Unit or the street;
- No loud music or conduct that causes a disturbance to other Occupants or neighbours are allowed. No noise between 22:00 and 08:00 daily;
- No furniture or fittings provided in the Unit may be removed from the Unit at any time;
- No storage of personal furniture in the communal areas;
- No nails, double-sided tape or press-stick to be used on walls.

Occupants must ensure that they at all times:

- keep their Units and the Communal Areas clean and tidy and remove refuse directly from their Units and the Communal Areas to allocated municipal bins in the refuse yard;
- use washing machines in a responsible manner and report any defects and malfunctioning immediately;
- do not damage, fit or install anything to the Communal Property or anywhere outside their Units;
- do not increase the risk of fire to the Premises or compromise the insurance on the Premises;
- do not interfere or cause damage to the electrical and plumbing services of the Premises and take all reasonable steps to stop blockages and obstructions in the drains, sewerage pipes and water pipes on the Premises;
- do not damage or use the emergency equipment, fire extinguishers or fire hoses for any other purpose than an actual emergency;

Any breach of a local authority rule/regulation is a criminal offence. This includes water restrictions as stipulated by the Municipality of Stellenbosch.

PARKING, VEHICLES AND BICYCLES

- Parking on the Premises is at your own risk.
- Residents may only park in parking bays allocated to them.
- If the Premises has visitor's parking facilities, visitors may only park there;
- If there are no visitors allocated parking areas, visitors may not park on the Premises;
- The cleaning of oil spills or brake fluid will be for the Occupant/Tenant's account;
- No dismantling or repairs to a vehicle are allowed on the Premises;
- Bicycles may only be parked in the bicycle racks provided and may be not be brought into the Building.

REPORTING OF FAULTS

Any issues related to maintenance must be reported to the Agent immediately from 09:00 to 16:00 or sent to admin@sapropnet.co.za Please refer to the website or Welcome Letter for all relevant after-hours and emergency numbers.

REPORTING TRANSGRESSION OF RULES

Any issues related to the transgression of these rules must be reported to the Agent immediately via admin@sapropnet.co.za

CHANGING ROOMS

An Occupant wanting to (for whatever reason) move from a Unit to another Unit (one that is not occupied) must email the Agent with the specific request. The Agent will do its best to accommodate the request, at an administrative fee of R1,000.00 per move.

PENALTIES FOR TRANSGRESSION OF THESE RULES

The Agent shall investigate complaints received against the transgressor and should it be valid, they will at their sole discretion (be entitled but not obliged) to enforce the following actions in respect of:

- a first complaint, to address a written warning to the transgressor or impose a fine of at least R300 against the Tenant/Occupant; or
- a second complaint, to impose a fine of at least R600 against the Tenant/Occupant; or
- a third complaint, to impose a fine of of R600 to R1200 against the Tenant/Occupant;
- or a fourth complaint to terminate the lease of the Tenant/Occupant and to take all such legal steps as may deemed necessary.

If the Agent, in its sole discretion, is of the view that the transgression of the Conduct Rules is of such a serious nature that it constitutes a breach of the Rental Agreement, the Agent may take such steps required to terminate the Rental Agreement without any previous complaints having been lodged and/or fines having been levied against the Occupant.

All fines will be due and payable on receipt of an invoice.

If, on the Termination Date of the Rental Agreement, any amounts/fines/ additional administrative fees are still due and unpaid by the Occupant, the Agent will be entitled to deduct such amounts due from the Deposit of the Tenant/Occupant, prior to refunding of any balance due to the Tenant/Occupant.

ADMIN FEE

All additional administrative tasks undertaken by the Agent will carry a 10 % handling fee.