

HOUSE RULES

199 BEREA ROAD

The apartments at 199 Berea Road are for permanent tenants only. Each apartment is to accommodate not more than the following maximum occupants adults and children included:

- Two bed apartments allow for not more than 4 (four) persons
- One bedroom apartments allow for not more than 3 (three) persons
- Bachelor and studio apartments allow for not more than 2 (two) persons

Any additional persons over the permissible usage shall be deemed as overcrowding and a rental surcharge of R100-00 per day per occupant will be levied against the responsible tenants rental account.

Apartments and common areas shall be used for residential purposes only. Anyone operating any Commercial or Business activities will be in breach of Lease.

Minimum leases shall be for six months. Such tenant shall be interviewed by the letting agent and supervisor. Any tenant living at 199 Berea Road without a prior interview and lease agreement will be deemed illegal on the premises.

No repairs, drilling or hammering is allowed without the supervisors consent.

Repair work of any kind is to take place at the following times:

- 08:00 – 16:30 Monday to Friday
- 08:00 – 14:00 Saturdays

Windows are to be protected and kept closed during heavy winds. The tenant is responsible for any broken glass or repairs should they be damaged or injury / death to any person as a result of this.

Refuse is to be disposed of in the green bins provided in the courtyard.

The supervisor is responsible for ensuring that the common areas are cleaned once a week. The tenants are responsible to help ensure the building is kept clean. Littering or dropping cigarette butts is an offence.

A laundry room is provided for the washing of clothes

The hanging of washing over the balcony or corridor railing is prohibited. Tenants may utilise the washing line in the rear courtyard. Tenants are responsible for the safety of their own belongings and the Landlord accepts no accountability for the tenants' laundry.

No dogs or other pets are allowed in the building

No other animals or livestock may be brought onto the premises or slaughtered in the common area.

No braaing or open fires are permitted.

Tenants are responsible for the actions of their visitors. Visitors are not allowed to loiter or be in the common property without being accompanied by the tenants they are visiting. The entertainment of guests on the common property is not allowed.

Tenants and their visitors are not allowed to park their cars in the common yard area unless you have a dedicated parking bay that is allocated to your lease agreement.

No ball games or skateboards allowed. Children are not allowed to play in the common areas or run up and down the stairs and passageways. All children are to be supervised at all times and are the responsibility of their parents or tenant at 199 Berea Road.

No firearms or other weapons allowed on the premises.

The lighting or letting off of fireworks within the complex is prohibited.

Tenants are not allowed to store any form of flammable material or commit any other dangerous act within their apartment or in the common area.

Movement of furniture into or out of the building will be done at the following times:

- 08:00 – 16:30 Monday to Friday
- 08:00 – 14:00 Saturdays

Absolutely no noise or disorderly conduct of any nature will be tolerated in the building (Eg: loud music, loud TV, loud talking in the common areas and loud drunken parties). Any person breaking these rules will be warned verbally by the supervisor and can expect a letter and fine from the property management company.

Failure to comply with the house rules will result in the following penalties:

- First offence: R150-00 plus VAT
- Second offence: R450-00 plus VAT
- Third offence: R450-00 plus VAT and possible cancellation of lease.

Any legal costs incurred in implementing these house rules will be raised against the offending tenants rental account.

All serious complaints must be made to the management company in writing.

Please take note that the safety and security of the tenants comes first, so please ensure that no strangers are let into the building unless the person who they are visiting comes down to let them in.

Access to the Electrical Meter Room is strictly prohibited to all tenants.

REMEMBER SAFETY FIRST!