



Estate Rules

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ESTATE RULES

The Estate Rules have been established and is subsequently issued by the landlord to each tenant.

IT IS IMPORTANT FOR A BASIC UNDERSTANDING OF THE OPERATION OF THE ESTATE THAT EVERY TENANT IS THOROUGHLY FAMILIAR WITH ALL THE INFORMATION CONTAINED HEREIN.

The tenant undertakes to comply with the contents of this schedule in its entirety, as it forms part of the agreement of lease concluded with the landlord.

USEFUL TELEPHONE NUMBERS

Estate Management (Estate Manager, Rental, Accounts, etc.)	Tel:	011-300 8700
Landlord/Developer – Clidet No 69 (Pty) Ltd	Tel:	011-300 8700
	Fax:	086 616 0107
Water & Sewer – Joburg Water	Tel:	011-375-5555
Electricity – City Power	Tel:	011-375-5555

SECURITY

Estate Security Main Control Room To be provided

All matters concerning security must be directed through this number

Security control will deal with emergencies, visitor's access, notification of pending visitors and/or service/repair providers, after-hour breakdowns. If necessary, tenants will be able to be put through to the gate.

Protection Services (NLC – Fire, Ambulance & Police)	Tel:	To be provided
SA Police – Sandton	Tel:	To be provided
Flying Squad	Tel:	10111

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1. DEFINITIONS

For purpose of the Estate Rules and with regard to the use of amongst others the common facilities, the following definitions shall apply:

- **“accompanied guest”** – means a guest in the company of a tenant;
- **“CEHOA”** – means the Crowthorne Estate Home Owners Association Non Profit Company and includes the developer and landlord, where and when applicable;
- **“common facilities”** – means all facilities which form part of the estate and which are intended for the shared use of all tenants in the estate, which may include all or any of a clubhouse, gate house, gym, swimming pool, tennis courts, including such additional facilities as the landlord, developer and/or CEHOA may determine from time to time;
- **“common property”** – means any part of the estate, including the road servitudes as well as park even zoned as private open space, intended for the benefit of all tenants;
- **“council”** – means the local authority having jurisdiction over the estate;
- **“developer”** – means Clidet No 69 (Proprietary) Limited, Registration Number : 1992/002246/07, or any other subsidiary or related person (as herein defined), and includes its successors in title;
- **“employee”** – means domestic staff and nannies, excluding contractors and construction workers;
- **“estate”** – means Crowthorne Luxury Apartments situated within the township known as Carlswald Estate Extension 21;
- **“exclusive use areas”** means those areas of the common property which are intended for the exclusive use by a tenant of a specific unit (i.e. enclosed gardens in respect of ground floor units and allocated parking bays);
- **“landlord”** means the developer;
- **“management”** – means for purposes hereof, the landlord or the managing agent appointed by the landlord or the board of directors of CEHOA;
- **“managing agent”** – means the person appointed by the landlord, from time to time, to undertake the management of the estate;
- **“occupier”** – means a guest or house sitter who resides in a unit which is subject to a residential lease agreement;
- **“person”** – means any person, company, close corporation, trust, partnership or other entity whether or not having separate legal personality;
- **“services”** – means the supply of water, sewerage, refuse removal, electricity, telecommunications, gas, television cables, security, maintenance of common property, garden maintenance and such other utilities or services as are provided by the supplier of services to the estate, from time to time;
- **“the property”** means the township known as Carlswald Estate Extension 21; and
- **“unit”** – means a residential unit forming part of the estate.

2. INTRODUCTION

Welcome to the estate where privacy, comfort and security are of paramount importance.

Landlord's value system:

- Consideration, tolerance and respect for others;
- Good neighbourliness;
- Aesthetically pleasing environment; and
- Ethos of adherence to the Estate Rules and ensuring that Tenants and guests do the same.

3. THE DEVELOPER

Clidet No 69 (Pty) Ltd is the developer of the property and subsequently the landlord of all the units in the estate.

4. THE ESTATE

Crowthorne Luxury Apartments' common facilities consists of amongst others, a swimming pool, play parks, tennis court, walking trails, outdoor fitness equipment, other community facilities, roads and infrastructural services. The estate is enclosed by a solid security wall and electrified fence, with access points controlled through a guarded gate.

5. COUNCIL (Local Authority)

The City of Johannesburg Metropolitan Municipality (“City of Johannesburg”) is responsible for the provision of amongst others, water, sewer and electricity. Your electricity consumption will be payable to City of Johannesburg or the landlord, depending on the metering system applicable at the time.

6. MANAGEMENT

The estate will be managed by the landlord or the managing agent.

The CEHOA is a legally registered association which may hold ownership of the common property, to which is assigned the managing and running thereof to the benefit of all tenants and residents. The CEHOA and its operation are legally bound by its registered memorandum of incorporation, the contents of which are to be incorporated herein by reference.

7. SERVICES/FACILITIES

7.1 General

Utility services are provided in good faith and in the belief that they will be adequate. Every effort is made by the different authorities and departments to provide their services on a continuous non-stop basis. However, no guarantee is nor can it be given that all services will operate fully throughout every 24 hours year in and year out. Outages do occur and such temporary inconveniences do not empower tenants to reduce required payments to the landlord.

7.2 Security

The estate is covered by contracts between a single security company and the landlord. The developer has provided a high level security infrastructure and arrangements namely a security wall with electrified fence, controlled and guarded access gate.

Visually unidentifiable but electronically encoded proximity cards/discs allow for controlled movement through the gate and boom. Access by card/disc to the estate is limited to tenants, registered domestic staff and other authorized and security-cleared persons.

All access to and from the estate must be by access card/disc or by signed standard entry slip or by numbered temporary card. Special application for temporary access cards (for a limited period) for guests/occupiers legitimately staying with residents may be made by the responsible tenant to the landlord and a non-refundable deposit may be required to be paid to the landlord.

It must be remembered that there are many persons, other than tenants who, of necessity, have to be on the estate - gardening workers, delivery people, repair servicemen and others. It is therefore obvious that security consciousness should still be maintained at all times.

Security is a shared responsibility. If you wish security to be maintained to the highest level possible, then the co-operation of every tenant is absolutely essential via strict individual compliance with requirements and via sensible awareness at all times. Tenants must report to security any suspicious or unlawful occurrence immediately it is seen or suspected.

Tenants may not employ unknown casuals and/or other categories of casual workers in the estate, but should they occasionally be required they must be recorded in and out at security, given a numbered temporary card and escorted by the tenant from and to the gate.

The security supervisor should be advised in advance whenever possible of the pending arrival of visitors to a particular tenant/occupier including vehicle registration numbers if known. Visitors to the estate will be required to sign in at the gate of entry. Where visitors arrive unannounced, the guard is under instruction to telephone the tenant/occupier being visited in order to seek permission to allow the visitors access to the estate. In the event of tenants/occupiers not being connected to this system or if no contact can be made, visitors will, of necessity, have to be declined entrance to the estate.

Security is of paramount importance. Every time security protocol is not followed and regulations broken, it makes it easier for criminals and others to do the same.

The gatehouse will be manned 24 hours per day. The security company is appointed by the landlord.

Security personnel have a difficult and unenviable task. Everyone's support and co-operation is expected. Tenants/occupiers should display a positive and supportive attitude towards the security staff.

Every tenant/occupier must also request visitors to adhere to the security protocol and treat security personnel in a co-operative and courteous manner.

Access cards for tenants/occupiers must be purchased from the landlord. An application form obtainable at the gatehouse is to be completed and cards will be issued after the required payment is received. Strict control over the cards must be maintained to prevent their misuse and under no circumstances shall cards be issued to casual visitors. It is the responsibility of all tenants/occupiers to ensure that all lost cards are reported immediately. Access cards are not transferable.

Should your rental be in arrears, the landlord reserves the right to immediately bar all access cards in your possession without notice, until all arrear rental are paid. Furthermore and in such an event, all visitors will also be denied access until the said rental is paid.

Every tenant/occupier must also ensure that employees in his or her employ adhere specifically to the security stipulations contained herein. Anyone not adhering to the security regulations will be denied access to the estate.

Domestic staff and others must enter in accordance with the designated security provisions in force at the time of entry.

All or any attempted burglaries, any boundary wall or fence climbing and indeed any act of a suspicious nature must be reported immediately to the security gate.

7.6 Domestic Workers

Every domestic worker prior to being engaged to work in the estate must be registered by the tenant with security and issued with a proximity disc for access and an identity card. When a domestic employee is discharged, the tenant must immediately inform the landlord and security gate to allow cancellation of the access card.

7.7 Garden Maintenance

The estate is laid out to a properly planned and horticulturally designed theme. All common area gardens and open spaces, islands in the roadways, water features and walking trails are maintained by the gardening contractor which is appointed by the landlord.

Maintenance of enclosed gardens will be carried out throughout the estate by a contractor appointed by the landlord. The level of maintenance to enclosed gardens as carried out under the landlord's jurisdiction is of a basic general nature only.

It should be noted that trees and shrubs, etc., may not be cut down or removed under any circumstances whatsoever without the landlord's prior written consent.

8. ESTATE RULES

The purpose of these rules is to promote and protect all tenants' rights to fully enjoy the benefits of amongst others the recreational amenities of the estate. A clear understanding and observance of these rules is essential to the wellbeing of the tenants/occupiers and smooth operation of the facilities and recreation areas of the estate.

With regard to the interpretation of these rules, the decision of the landlord is final and binding.

Tenants are reminded that it is their responsibility to ensure that all of their invitees, guests, family members and employees comply with all the rules.

It is understood that each tenant will be responsible (financially and otherwise) for the conduct of his/her visitors and employees in the estate at all times.

8.1 Good Neighbourliness

All tenants, occupiers and visitors of tenants or occupiers have a responsibility towards other tenants, the buildings, common property and the equipment of the estate.

8.2 Animals, Reptiles and Birds

8.2.1 A tenant and/or occupier of a unit shall not, without the consent in writing of the landlord, which approval may be unreasonably withheld, keep any animal, reptile or bird in a unit or on the common property.

8.2.2 No slaughtering of animals, whether for religious, sacrificial or any other purposes is permitted in a unit or on the estate.

8.3 Landscaping / Gardens and Common Gardens

8.3.1 None of the landscaping elements in the estate may be removed or altered without the permission of the landlord.

8.3.2 Gardens and plants on the common property are for the enjoyment of all tenants and occupiers and no willful damage will be tolerated.

8.3.3 Flowers in the common property gardens (the area outside enclosed gardens) may not be picked.

8.3.4 No Wendy houses are permitted on the estate.

8.3.5 Damage to the curbside, traffic signs, lampposts and other road markings will be for the account of the offender or the legal guardians of minors. Payments of such repairs will be levied against the monthly rental account of the tenant responsible for the offender in question, payable to the landlord.

8.4 Clubhouse Area

8.4.1 The clubhouse is specifically subject thereto that only tenants and occupiers with paid up rentals will qualify for use of the clubhouse.

- 8.4.2 Music may be played in the clubhouse subject to the following restrictions:
- 8.4.2.1 The playing of music shall be in the most considerate way possible and in such a way as to not cause a nuisance to other tenants.
- 8.4.2.2 Should the stated music be deemed to be causing a nuisance, the perpetrator will be requested to immediately stop the music, failing which he or she may be escorted from the estate.
- 8.4.2.3 The playing of music in the clubhouse or surrounding area shall cease at the following times:
- Friday and Saturday – 22:00
 - Monday to Thursday – 20:00
 - Sundays – Music may not be played at the clubhouse or the surrounding area. The clubhouse is also not available for bookings.
- 8.4.2.4 The clubhouse shall be vacated and locked by no later than the following times:
- Friday and Saturday – 23:00
 - Monday to Thursday – 21:00
 - Sundays – 18:00.
- 8.4.3 The keys to the clubhouse shall be returned to the managing agent or duly authorised representative of the landlord.
- 8.4.4 Without exception the use of bicycles, skateboards, roller blades and/or roller skates in the clubhouse or the common property is prohibited.
- 8.4.5 Should any person fail to adhere to the swimming pool and clubhouse area rules, a fine will be levied, which will be decided by the landlord from time to time and notice shall be given to any change to such fines, which will be set by the landlord.

8.5 Lapa and Swimming Pool Area

- 8.5.1 The lapa and swimming pool area are for the exclusive use of tenants and occupiers of the units only. Guests must be accompanied by a tenant and/or occupier. Discretion must be used by tenants and occupiers with regard to the number of guests to avoid monopolizing the pool area.
- 8.5.2 Tenants and occupiers and their visitors must leave the lapa and swimming pool area clean and tidy after use.
- 8.5.3 Children under the age of 12 (twelve) years of age must be supervised by a person over 18 (eighteen) years of age without any exception.
- 8.5.4 People using the swimming pool must be properly attired in a proper swimming costume. Swimming in underwear and/or in the nude is prohibited.
- 8.5.5 No diving into the pool is permitted. No running within the enclosed pool area is permitted.
- 8.5.6 No glass objects or bottles are permitted in the swimming pool area.
- 8.5.7 No alcohol may be consumed in the lapa or swimming pool area.
- 8.5.8 No illegal substances may be smoked or used in the lapa or swimming pool area.
- 8.5.9 The gate to the swimming pool must be kept closed at all times.
- 8.5.10 No animals or pets are allowed in the swimming pool area.
- 8.5.11 The landlord may at its discretion give permission for exclusive use of the lapa and swimming pool area. This can be arranged through the managing agent or the duly authorised agent of the landlord.
- 8.5.11.1 A printed notice is to be attached to the gate of the lapa/swimming pool area to inform the tenant that the area has been booked for the day. This should be posted early in the morning of the function.
- 8.5.12 No loud music is permitted in the area of the lapa/swimming pool area.
- 8.5.13 Using the lapa/swimming pool area does not give anyone the right to be a nuisance to other people or tenants.
- 8.5.14 The cut off time for using the lapa/swimming pool area will be 20:00 on a Friday and Saturday, and 19:00 during weekdays.
- 8.5.15 No chairs, tables, equipment, braai utensils, toilet paper, etc. will be supplied.

8.6 Refuse Disposal

A tenant and/or occupier of a unit shall-

- 8.6.1 maintain in an hygienic and dry condition, a receptacle for refuse within his or her unit, his or her exclusive use area or on such part of the common property as may be authorised by the landlord in writing;

- 8.6.2 ensure that before refuse is placed in such receptacle it is securely wrapped, or in the case of tins or other containers, completely drained;
- 8.6.3 under no circumstances discard refuse and food into the receptacles provided without refuse bags;
- 8.6.4 not deposit refuse, litter, debris, boxes, furniture, etc. on the common property at any time, save as is herein provided;
- 8.6.5 cardboard boxes are to be flattened and placed in the bin area for collection;
- 8.6.6 for the purpose of having the refuse collected, place such receptacle within the area and at the times designated by the landlord; and
- 8.6.7 when the refuse has been collected, promptly return such receptacle to his or her unit or other area referred to in paragraph 8.6.1.

8.7 Sewers and Waste Pipes

Any blockage in sewers and waste pipes which serve one unit only, i.e. within or between a unit and pipes which serves other units is the responsibility of the tenant of the unit concerned and the cost of clearing the blockage will be for the account of such tenant. Foreign objects such as nappies, newspapers, sanitary towels, toys, etc. should not be flushed down toilets.

8.8 Balconies and Patios

- 8.8.1 Washing may not be hung over balconies, on patios, in windows or on any part of the unit visible to other units or from outside the estate. A tenant and/or occupier of a unit shall not erect his or her own washing line(s). Washing and laundry may only be hung on a clothes horse.
- 8.8.2 No object may be visible or protrude from the building.
- 8.8.3 No object or refuse of any nature to be thrown from balconies.
- 8.8.4 Only garden furniture, gas braais/barbeques and/or plants may be kept on balconies and patios.
- 8.8.5 Balconies and patios may not be used as storage space.
- 8.8.6 Tenants and occupiers must keep balconies and patios tidy at all times, fold away clothes horses and put same inside the unit when not in use.

8.9 Children

- 8.9.1 Children are subject to the estate rules in the same way as adults.
- 8.9.2 Tenants and occupiers must supervise and control their children and their visitors' children in order to avoid damage to the common property and inconvenience to other tenants and occupiers.
- 8.9.3 Tenants and occupiers will, at all times, be held responsible for the acts of their children and their visitors' children.
- 8.9.4 Children are not permitted to play in the road with a ball, ride a bicycle, scooter, push bike, toys and the like.
- 8.9.5 Children are not permitted to play on the staircases or anywhere near the buildings or near the cars or leave their toys, shoes, clothing items and bicycles lying around anywhere on the common property.
- 8.9.6 Tenants and occupiers shall properly supervise their children, their children's friends and children of their visitors so that no provision of these estate rules is infringed, that no nuisance is caused to any tenant and/or occupier, and that no damage is caused to the property of any tenant and/or occupier or to the common property or any unoccupied unit.
- 8.9.7 Any child under the age of 12 years shall be accompanied by an adult when making use of the swimming pool.
- 8.9.8 No children under the age of 12 years is allowed to play anywhere on the common property without the supervision of an adult over the age of 18 years.

8.10 Staff

- 8.10.1 Domestic and other staff working at the estate may neither loiter nor congregate on the common property.
- 8.10.2 All staff is to be registered with the security company. Names and identity numbers are to be supplied.
- 8.10.3 Tenants and occupiers must ensure that their staff are not unduly rowdy at any time, and that they understand and comply with the estate rules.
- 8.10.4 The landlord reserves the right to take steps to refuse access of any employee of a tenant and/or occupier of the estate.

- 8.10.5 It is the responsibility of the tenant to inform the managing agent and security in writing that a domestic worker is no longer in their employment so as to ensure that their access to the estate is cancelled.

8.11 Vehicles

- 8.11.1 The maximum speed limit within the estate is 20 km per hour.
- 8.11.2 Vehicles must enter or leave the estate as quietly as possible. No revving of engines, hooting, screeching of tyres or loud music from car radio systems is allowed.
- 8.11.3 No tenant and/or occupier shall park or stand any vehicle upon the common property, grass verge or embankment, or permit or allow any vehicle to be parked or stood upon the common property, without the consent of the landlord in writing.
- 8.11.4 The landlord 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 without the landlord's written consent.
- 8.11.5 Tenants and occupiers of units shall ensure that their vehicles, and the vehicles of their visitors and guests, do not drip oil or brake fluid on the common property or in any other way deface the common property. The tenant contravening the provisions hereof will be charged for the clean-up costs.
- 8.11.6 No tenant and/or occupier shall be permitted to dismantle or effect major repairs to any vehicle on any portion of the common property, an exclusive use area or in a unit.
- 8.11.7 No quad bikes or motorbikes are to be ridden on the walking trails or within the estate except when traveling between the tenant's unit and the main gate for purposes of entering and exiting the estate.
- 8.11.8 Caravans, boats, trailers, quad bikes, trucks (of any tonnage) or any other motorized recreational vehicles are not allowed to be driven, parked or stored at any time on the common property.
- 8.11.9 Parking is subject to the express condition that vehicles are parked at the parker's risk and responsibility. Neither the CEHOA nor the landlord shall be responsible for any damage to person or property in the parking areas, howsoever caused.

8.12 Interior of Units

- 8.12.1 No structural alterations may be made to the interior of units.
- 8.12.2 A tenant may not affect any alterations or additions to the electrical installation or conduits, the water connections or the plumbing installation, nor any structural alterations whatsoever to the unit.
- 8.12.3 Damage occurring to fixtures and fittings within the unit, i.e. windows, carpets, tiles, built-in cupboards, stoves and the like. will be repaired at the tenant's cost.

8.13 Damage, Alterations or Additions to the Common Property

- 8.13.1 A tenant and/or occupier of a unit shall not mark, paint, drive nails or screws or the like into, or otherwise damage, or alter a unit or any part of the common property without first obtaining the written consent of the landlord.
- 8.13.2 No extensions, alterations or improvements to the exterior of any unit, including awnings and security gates shall be affixed or made. Should any improvement be fitted by the tenant, the tenant will be fully liable for the installation, maintenance and upkeep and for any damage or loss whatsoever to the common property or the unit. No costs will be carried by the landlord or CEHOA.
- 8.13.3 A tenant and/or occupier shall not add to the unit, extend the patio, construct any carport or covering or build any braai on any part of the common property or exclusive use area.
- 8.13.4 No tenant and/or occupier is allowed to erect their own TV aerials or satellite dishes. The units are equipped with communal aerials and dishes and only these are permitted. Tampering with the TV aerials, wireless network installation or satellite dish is not permitted.
- 8.13.5 No tenant and/or occupier is allowed to install air conditioning units.
- 8.13.6 Should any damage of whatsoever nature be caused to the common property by a tenant, his or her guests or employees, the tenant shall be liable to reimburse the landlord for the cost of repairing such damage.
- 8.13.7 If the landlord instructs a firm of attorneys in connection with or arising out of an infringement by a tenant of the provisions of the estate rules, the tenant shall be liable to reimburse the landlord on demand for all legal costs incurred in respect thereof.

8.14 DSTV / Top TV / DTTV and SABC (if applicable)

- 8.14.1 Should a tenant be in arrears with rental and charges, apart from the tenants that have an agreed payment plan, the landlord will disconnect all those units on the 8th day of every month. Should the 8th fall on the weekend or public holiday, then the next working day will be applicable.
- 8.14.2 A re-connection fee of R500,00 is applicable. Once payment has been made on the outstanding rental, charges and the reconnection fee, and the proof of payment has been e-mailed to the landlord, then only will the landlord attend to re-connect the unit(s).
- 8.14.3 Should anyone tamper with the box to reconnect their unit other than the landlord, a fine of R5 000,00 will be levied on that unit's account.

8.15 Exclusive Use Areas

- 8.15.1 No sheds, zozo huts, jungle gyms, gazebos, boats, caravans, vehicle relics to be erected or store at any time except with the written permission of the landlord.
- 8.15.2 Exclusive use areas are to be kept in a tidy and in a hygienic condition at all times.
- 8.15.3 Exclusive use areas include enclosed gardens, patios and allocated parking bays.

8.16 Appearance from Outside

The tenant and/or occupier of a unit used for residential purposes shall not place or do anything on any part of the common property, including balconies, patios, stoeps and gardens which, in the discretion of the landlord, is aesthetically displeasing or undesirable when viewed from the outside of the unit.

8.17 Fire Protection

8.17.1 Electricity Supply

Under no circumstances may tenants or occupiers tamper with or have work done on the electrical apparatus that serves the common property. Any electrical faults detected on the common property must be reported to the landlord.

8.17.1 Electrical and Gas Apparatus in Units

Fans, heaters, stoves, kettles, lights and other household appliances must be checked regularly and maintained by the tenant and when necessary, be repaired by a registered technician. Appliances should be used under supervision and not left on unnecessarily. After switching off at the sockets, plugs should be pulled out where possible when not in use. All plumbing and electrical work shall only be effected by qualified and where applicable, licensed or registered workmen and with the prior written consent of the landlord.

8.17.2 Open Fires and Braais

Braais must always be held with due consideration to neighbours and are prohibited in units that do not have exclusive use gardens, patios as well as on the common property, except where facilities have been provided. Matches and lighters should be handled with care and kept out of reach of children. It is strictly prohibited to throw cigarette stubs out of windows or over balconies; this could start a fire. All inflammable liquids must be kept in a safe place.

8.17.3 Fire Hose /Extinguishers

8.17.3.1 The use of fire hydrants or fire hose reels to wash cars is not permitted under any circumstances. These have been installed to deal with fire emergencies. Abuse of this equipment is not only inconsiderate but against council by-laws and therefore illegal. Any contravention will lead to a fine being imposed as set out in rule 8.17.4.2.

8.17.3.2 It is strictly prohibited to use the fire hose reel for gardening or domestic purposes or for any other purpose whatsoever, other than for the use of fires. Anyone caught will be subjected to a fine of R4 000,00 per occurrence.

8.17.3.3 Tenants and occupiers or visitors may not park in front of or near a fire hydrant or fire hose at any time.

8.18 Pathways and Driveways

- 8.18.1 It is not permitted to ride bicycles, roller skates or skateboards, or play games of whatsoever nature on the roads, paths or on the driveways.
- 8.18.2 Nor may bicycles, roller skates, skateboards or any other paraphernalia be left on any part of the common property, other than provided for. Roadways and walkways must at all times be kept clear. These areas shall not be used by the tenants, occupiers or their visitors for playing ball or any other games, or for picnics or braais.
- 8.18.3 Tenants, occupiers and/or their visitors may not congregate on the common property, in the roadways or walkways or in the parking areas.

8.19 Noise

- 8.19.1 Human noise or the use of radio's, TV's, musical instruments and other sound producing devices shall not be played or used in such a manner as to interfere with any tenant's enjoyment of his or her unit or of the common property at any time.
- 8.19.2 Automobile hooters and alarms shall not be sounded on the common property at any given time, nor any loud music / radio or any other sound producing devices.
- 8.19.3 Silence must be maintained as follows:
 - 8.19.3.1 Friday and Saturday – between 22:00 and 9:00; and
 - 8.19.3.2 Sunday to Thursday – between 20:00 and 7:30.
- 8.19.4 Tenants and occupiers are to ensure that they do everything in their power to limit noise levels.
- 8.19.5 Tenants and occupiers are advised that should they breach these rules after a first and final written warning, a fine will be imposed and raised against the tenant's rental account.

8.20 Signs and Notices

No tenant and/or occupier of a unit, 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 unit, so as to be visible from outside the unit, without the written consent of the landlord first having been obtained.

8.21 Littering

A tenant and/or occupier of a unit shall not deposit, throw, permit or allow to be deposited or thrown, on the common property any rubbish, including dirt, cigarette butts, food scraps or any other litter whatsoever.

8.22 Laundry

A tenant and/or occupier of a unit shall not, without the consent in writing of the landlord, erect his or her own washing lines, nor hang any washing or laundry or any other items on any part of the building or the common property so as to be visible from outside the buildings or from any other units.

8.23 Storage of Inflammatory Material and other Dangerous Acts

- 8.23.1 A tenant and/or occupier shall not store any material, or do or permit or allow to be done, any other dangerous act in the building or on the common property which will or may increase the rate of the premium payable by the landlord on any insurance policy.
- 8.23.2 The setting off of fireworks is strictly prohibited in the estate.
- 8.23.3 The use of firearms for recreational purposes other than self-defense or emergencies will be met with criminal charges. In addition thereto, the perpetrator will be fined a minimum of R10 000. Non-payment may result in legal action to obtain eviction orders.
- 8.23.4 No weapons, firearms, pellet guns, catapults or bows and arrows may be discharged on or over the estate.
- 8.23.5 No stones or other solid objects may be thrown on the estate.

8.24 Renting of Units

- 8.24.1 All tenants of units and other persons granted rights of occupancy are obliged to comply with these estate rules, notwithstanding any provision to the contrary contained in any lease or any grant of rights of occupancy.
- 8.24.2 A tenant shall not allow his or her unit to be occupied on a permanent basis or for the duration of the lease by more than the following number of persons:

8.24.2.1	One bedroom	-	2 Persons
8.24.2.2	Two bedrooms	-	4 Persons
8.24.2.3	Three bedrooms	-	6 Persons,

and no unit shall permit more than 2 vehicles to be kept within the estate, which vehicles must be registered on the Crowthorne Luxury Apartments Register, and which vehicles, further, must be parked in the designated parking bays for that unit only.

8.25 Eradication of Pests

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

8.26 Business Practices

- 8.26.1 No tenant and/or occupier of a unit shall place any sign, notice, billboard or advertisement of any kind whatsoever on any part of the common property or a unit, so as to be visible from outside the unit, without the written consent of the landlord first having been obtained as regulated by the council by-laws.
- 8.26.2 Hawkers will not be allowed into the estate at any time.
- 8.26.3 A tenant shall not use his or her unit or allow his or her unit to be used for any purpose that is injurious to the reputation of the estate.
- 8.26.4 No business, profession or trade may be conducted in any unit or on the common property except with the prior written permission of the landlord.
- 8.26.5 Unless the written consent of the landlord is first obtained-
 - 8.26.5.1 no auctions or garage, car-boot or jumble sales may be held; and
 - 8.26.5.2 no advertisements or publicity material may be exhibited or distributed, on the common property.

8.27 Loss, Damage or Injury

- 8.27.1 The landlord, its directors, shareholders, members, employees, agents, representatives and/or appointees are not responsible for any loss, damage or injury that may be suffered or incurred within the individual units or the common areas by any tenant or occupier and/or staff and/or visitors.
- 8.27.2 Tenants are not covered for contents in their units by the insurance policy taken out on the building, and are therefore advised to take out suitable insurance cover.

8.28 Contravention of Laws and Estate Rules

- 8.28.1 If, as a result of a breach by a tenant of these estate rules or any other obligation(s) to the landlord, the landlord may instruct an attorney to initiate court proceedings against the defaulting tenant, who shall be liable for all costs and charges of whatsoever nature, incurred by the landlord, on an attorney-and-client scale, as a result of such proceedings.
- 8.28.2 Tenants and occupiers shall not contravene or permit the contravention of any law, by-law, ordinance, proclamation, statutory regulation or the conditions of any license relating to or affecting the occupation of the estate or the carrying on of business in the estate or the conditions of title applicable to their unit or any other unit.
- 8.28.3 The landlord shall be entitled to apply the estate rules consistently and dispassionately. However, the managing agent or duly authorised representative of the landlord may exercise their collective discretion in applying these estate rules, if it would be reasonable, fair and just to do so.

8.29 Payment of Rental and Amenities

- 8.29.1 Payment in full of rental and charges must be received by the landlord by no later than the first day of each month.
- 8.29.2 Interest is payable on late payment at a rate determined by the landlord from time to time.
- 8.29.3 Any account older than 30 days will have legal action instituted against them for the recovery of all outstanding debt and the costs of the legal action will be for the account of the tenant.
- 8.29.4 The landlord reserves the right to disconnect the services to any unit if the account of the specific unit is over 30 days or more in arrears.
- 8.29.5 Disconnection and reconnection fees for services to any unit will be billed to the account in question.

8.30 General

- 8.30.1 The landlord shall have the right to take any action deemed fit to prevent any infringement of these estate rules.
- 8.30.2 The landlord reserves the right to take steps to refuse access of any visitor of a tenant and/or occupier of the estate.
- 8.30.3 No alcohol may be consumed anywhere on the common property, nor may any illegal substance be smoked or used anywhere on the common property.
- 8.30.4 No activity or hobby that could cause aggravation, nuisance or a security risk to fellow tenants is allowed.
- 8.30.5 The fining structure applicable to the estate is annexed hereto as Annexure "A", the contents of which are to be incorporated herein by reference. The landlord is authorised to levy and enforce the fines as set out in Annexure "A" in addition to any other rights it may have herein or in law, including its remedies contained in the residential lease agreement concluded with the tenant.

9. SEVERABILITY

Each and every provision of the estate rules shall be deemed to be separate and severable from the remaining provisions of the estate rules. If any of the provisions of the estate rules is found by any court of competent jurisdiction to be invalid and/or unenforceable then, notwithstanding such invalidity and/or unenforceability, the remaining provisions of the estate rules shall be and remain of full force and effect.

10. SPECIFIC GUIDELINES

10.1 Maintenance

Common property - gate houses, gates, perimeter fence and community facility buildings are all maintained by the landlord. Individual units - the maintenance of a unit internally and externally including all railings, fencing and roof is the responsibility of the landlord, however it is expected of all tenants to maintain the interior and exterior of their units to the high standard expected in the estate. In the case of default, the landlord at its discretion may order a contractor to carry out suitable maintenance and charge the tenant accordingly.

10.2 Household/Appliance Repairs

General repair of appliances in a unit, is the responsibility of the tenant. In an effort to assist tenants, the landlord keeps a list of available repair firms and contractors who have indicated their willingness to carry out repairs. This list is maintained as a service but without obligation or guarantee from the landlord.

11. LEGAL ASPECTS

11.1 Indemnity

Neither the CEHOA nor the landlord shall be liable to any tenant for any injury or damage of any description which the tenant or his or her family or any employee or servant or any relative, friend, acquaintance, visitor, invitee or guest of the tenant and/or occupier may sustain physically to his or her property, directly or indirectly, in or about the common property or individual unit or in or about the parking bays or in or about any part of the estate and/or grounds in which the common property or units are situated or for any act done or any neglect on the part of the landlord or any employees, servants or agents of the landlord. Neither the landlord, nor the managing agent or duly authorised representative of the landlord accept any responsibility or liability whatsoever in respect of the receipt or non-receipt and delivery or non-delivery goods, postal matters or correspondence.

11.2 Open Spaces

All open spaces as indicated on the layout shall be maintained by the landlord for the use, benefit and enjoyment of all the tenants within the estate. This however does not override any of the conditions and/or regulations contained herein.

11.3 Use of Roads & Open Spaces

Each tenant is hereby granted an irrevocable, non-exclusive right to use the roads and open spaces subject to the provisions of this document and all rules promulgated by the landlord. It is solely for tenants, their family members and guests. It is not for the benefit of members of the public at large, and terminates automatically upon a tenant no longer renting unit from the landlord. In the event of a corporation, partnership, trust or other such entity being a tenant, then such entity shall file with the landlord a certificate duly executed by such entity designating one family, which shall have the benefit of such to use the roads and/or open spaces and/or unit.

11.4 Management of Roads & Common Areas

Roads will be the responsibility of the landlord. Subject to the aforementioned, the landlord shall exercise all rights on the open spaces including, without limitation the right to reserve or grant further servitudes upon or under any part of the open spaces and the landlord shall administer, manage, operate, maintain, repair and replace as necessary all of the open spaces as well as any improvements thereupon. The landlord may promulgate rules and regulations and can hereafter modify, alter or amend any rules and regulations with regard to the enjoyment of the open spaces.

11.5 Reconstruction of Improvements

The landlord will promptly repair and reconstruct damaged improvements on open spaces in accordance with the manner in which such improvements were originally constructed immediately prior to such damage.

12. USEFUL INFORMATION

Landlord/Developer:

Clidet No 69 (Pty) Ltd
P O Box 70406
Bryanston, 2021
Tel: 011-300 8700
Fax: 011-300 8790 / 086 616 0107

Rental Agent:

Francis Monareng
Cell: 082 806 1769

FINING STRUCTURE FOR CROWTHORNE LUXURY APARTMENTS

The below outline of the fining structure will be applied to tenants that do not abide by the estate rules and are repeat offenders.

The landlord is authorised to impose a minimum fine of R1 000,00 that will be charged against the tenant's rental account, should a tenant and/or occupier (including staff, visitor, guest and/or family member) be in breach of any of the estate rules, and after due and proper notice, in writing, has been given to the defaulting tenant and/or occupier.

Should a tenant and/or occupier in occupation of a unit continue to breach the estate rules after the first fine of R1 000,00 has been charged, the landlord may at its sole and absolute discretion, increase the value of any subsequent fines.

Subject to the Estate Rules, the fines subsequent to a first and final written warning are as follows:

Fine Subsequent to First and Final Written Warning		
1.	A person gaining access to the estate with another individual's access card/possession of illegal access cards	R1 000,00
2.	Damages to any part of the estate	R5 000,00 plus damages
3.	Illegal parking (including parking in front of or near a fire hydrant or fire hose, parking on grass, in het incorrect parking space and speeding)	R1 000,00
4.	Use of the fire hose reel for gardening or domestic purposes or any other use, other than for the use of fires	R4 000,00
5.	Willful transgression of any of the estate rules	R2 000,00
6.	Unauthorised alterations or additions	R2 000,00 and required changes and documentation
7.	Excessive noise on Sunday to Thursday after 20:00 and/or on Friday and Saturday after 22:00	R2 000,00
8.	Washing/laundry on washing lines, walls, grass, anywhere on the common property or hanging over balconies	R1 000,00
9.	Littering and dumping of rubbish	R2 000,00
10.	Storing of items on balconies and patios	R2 000,00
11.	Ignorance to signs and warnings – any transgression of warnings on signage – no warning letter required – fine will be imposed immediately	R2 000,00

- The landlord may increase the values of the fines recorded above dependent on the frequency of the transgression.