

HOUSE RULES

1. INTRODUCTION

- 1.1 The Premises shall be referred to herein as "the Residence" and shall include the Building and the Communal Areas, save where the context indicates the contrary.
- 1.2 In order to allow all to enjoy Residence, the Landlord created the following Rules to the benefit of all Tenants. Note that these Rules may be amended from time to time and you will be notified of any additional Rules or variation to current Rules. These Rules form part of your Lease Agreement ("Agreement") and should be observed by all Tenants and their visitors.
- 1.3 All Tenants and their visitors need to abide by the Rules as stipulated in the Terms and Conditions of the Agreement or the Tenant will be issued with a warning and a fine and may at the discretion of the Landlord lead to termination of the Agreement. The continued transgression of Rules may result in termination of the Agreement.

2. SECURITY

- 2.1 The Landlord cares for all our students and we will therefore endeavor to ensure, as reasonably practical, the safety and security of the students living with us. This being said, it always remains the responsibility of the Tenant to ensure his/her safety, as well as that of their visitors. The Landlord cannot be held responsible for any loss or damage to your personal items including vehicles or motorcycles.
- 2.2 For the safety of Tenants, the Landlord has CCTV cameras throughout the residence, which is monitored by the Landlord security. We also have biometric access at the entry points to the Residence and at the entrance of all apartments. Right of admission to the Residence is reserved by the Landlord and any unauthorized person may be removed by the Security.
- 2.3 You may not leave any person, be it a parent, sibling, partner or friend unattended in any part of the residence, including your Room or apartment. Your Room and apartment are to be locked at all times when you are not there. You may not give your access card to anyone. Should you lose your access card, you will be charged R150.00 (one hundred and fifty Rand) to make a replacement access card.
- 2.4 We strive to ensure a safe and secure community environment, unfortunately you will find that theft may still occur. To ensure the safety of your belongings, all doors must be kept locked. Do not leave valuables unattended in Communal Areas. All exit doors are to remain closed and anyone wanting to enter the Residence needs to do so at the Main Entrance on Lovers Walk Road and shall be required to report to the reception area at the Umpire Building.
- 2.5 You are responsible for your own insurance.

3. VISITORS

- 3.1 While you enjoy your stay at the Residence, you may have visitors, provided that no visitors shall be permitted between 2am and 7am. Each Tenant is allowed a maximum of 2 (two) visitors at a time. Before gaining entry to the Residence, all visitors must leave identification that is satisfactory to Security at the Visitors Entrance.
- 3.2 No visitors can overnight at the Residence.
- 3.3 All visitors must be signed in and the Tenant must collect their visitor, another Tenant may not sign them in. The Tenant must escort their visitors out and ensure they are signed out correctly. Failure to do so will result in a R25 (twenty five Rand) penalty fine for each visitor not signed out.
- 3.4 Your visitor and their safety is the responsibility of the Tenant. All visitors need to adhere to the Rules and policies set out in the Terms and Conditions of the Agreement. Any damage or disturbance caused by a visitor will be the responsibility of the Tenant who signed them in and such Tenant will be held liable for any damage and/or loss caused by such visitor.

4. MAINTENANCE AND CLEANLINESS OF THE BUILDING

- 4.1 You are responsible for the cleanliness and tidiness of your apartment. All furniture and appliances in your apartment need to be cared for and may not be removed from your apartment without prior consent from the Landlord.
- 4.2 All appliances should be used in accordance with their instruction manuals and should you be uncertain you should contact the Landlord.
- 4.3 Faulty or damaged furniture or appliances must immediately be reported in writing to the Landlord. No Tenant may repair or attempt to repair any furniture or appliances.
- 4.4 The cost of any repairs to furniture, appliances and to the Landlord's Property damaged by the Tenant or his/her visitor will be for your account.
- 4.5 Furniture should not be removed from the Common Areas. You will be issued with a spot fine of R200 (two hundred Rand) should you be found with any furniture from any Common Area.
- 4.6 As you will be provided with all the furniture to make your stay comfortable, there is no need for you to bring any extra furniture. Should you require extra furniture, you will need prior written consent from the Landlord.
- 4.7 While we do have the services of a cleaning company for the Communal Areas, you are required to keep this area clean, as you found it. Any Tenant and their visitors who are found to leave the area in an unsatisfactory state will be issued with a spot fine of R250 (two hundred and fifty Rand). Any person found to leave refuse, cleaning equipment, bins etc. in the passage ways or in Communal Areas will be issued with a R250 (two hundred and fifty Rand) spot fine. All Tenants must use the Municipal refuse bins found on each floor for the disposal of all refuse.

5. NOISE

- 5.1 Quiet time is between 22h00 and 08h00 Sunday to Thursday and between 24h00 and 08h00 Friday and Saturday. During the exam period quiet time is enforced on a 24 (twenty four) hour basis.
- 5.2 Please be considerate to others and ensure you do not make any excessive noise. Noise at unreasonable levels is strictly forbidden and should you or your visitors be found to contravene this rule, the Landlord may impose a fine of R500.00 (five hundred Rand) per incident and a warning. A certificate signed by the Landlord shall constitute *prima facie* proof of a contravention in this regard.
- 5.3 Continuous excessive noise and disturbances may, at the discretion of the Landlord, lead to the termination of your Agreement.

6. CONSIDERATION FOR OTHERS

At the Residence we respect those around us, regardless of race, sex, religious beliefs and sexual orientation. Harassment and assault are strictly forbidden. Should you exhibit disorderly conduct to any tenant, the Landlord staff and their affiliates or any visitors of the Residence, your Agreement may, at the discretion of the Landlord, be terminated.

7. HEALTH AND SAFETY

- 7.1 At the Residence we take the health and safety of all Tenants seriously. We will have regular quarterly inspections of your apartment and Communal Areas. This will be conducted by the Landlord (or its nominees) and you will be notified thereof in writing at least one week before such inspection.
- 7.2 Your Room will be equipped with a wall panel heater, so you will not need to bring your own heater. Should you be found to be in possession of a bar heater you will be issued with a spot fine of R500 (five hundred Rand) and a warning which may lead to termination of your Agreement. The heater will also be confiscated and returned to you at the end of your Agreement.
- 7.3 During load shedding, no heaters, stove tops, ovens or long hot showers should be taken to conserve your electricity/ energy subsidy of R450, per student, per month. Should you choose to utilize the above items during load shedding then the generator costs (also measured via a meter per apartment) will be applied against your electricity / energy subsidy.
- 7.4 All irons and electrical appliances for use of hair styling, need to be switched off and unplugged when not in use. Any electrical equipment left on and unattended is a serious fire hazard to yourself and those around you. Any person found to have left such items switched on will be issued with a spot fine of R500 (five hundred Rand) and be issued with a warning which may lead to termination of your Agreement.
- 7.5 In addition to the aforesaid, Tenants shall not be permitted to burn candles in their rooms or at any of the common areas.

8. SMOKING, ALCOHOL AND DRUGS

- 8.1 The Residence is a smoke free zone. No smoking is allowed in the Communal Areas, Building, Rooms and apartments included. You may not smoke less than 10 (ten) metres from any doorway. Should you or your visitor be found smoking in a non-designated smoking area, you will be fined R1 000.00 (one thousand Rand). For those who choose to smoke, there is a designated smoking area on the roof deck.
- 8.2 Illegal drugs are strictly forbidden at the Residence. Any Tenant found to be in possession, consuming, cultivating or selling any form of drugs (including but not limited to marijuana, dagga, etc.) may, at the discretion of the Landlord, lead to immediate termination of your Agreement and report the incident to the police.

9. WATER AND ELECTRICITY / ENERGY

- 9.1 The Landlord has implemented a fair usage policy where each apartment is fitted with a hot water meter, cold water meter and electricity /energy meter which is monitored regularly.
- 9.2 The Landlord subsidises the electricity/energy usage in the amount of R450 per month per Room and subsidises the water usage at R150 per month per Room, with reference to the official rate per kilolitre (in respect of water) and per kilowatt (in respect of electricity) charged by the local authority. The sum subsidized by the Landlord may be reviewed from time to time by the Landlord in its sole discretion.
- 9.3 The Landlord reserves the right to impose an additional charge for any unreasonable or excessive use and consumption by a Student of electrical current and water consumed by a Student in the Premises or in the Building, which additional charge shall be paid for by the Tenant on demand by the Landlord.
- 9.4 Tenants may not overload any electrical connections or alter any electrical installations.

10. PARKING

- 10.1 Because of the residence's location being on the university campus, we encourage walking to and around campus. However, we do have parking bays available should you require one. Each Tenant who requires bays must apply for parking and sign the parking policy document. You may only park in the parking bays provided and display your parking permit in the bottom right corner of your front windshield. Any vehicle found to be parked in any other area will be clamped and charged a R500.00 (five hundred Rand) release fine.
- 10.2 All bicycles must be parked in the bays provided and may also be stored in the student rooms or in the Communal Areas. You must provide your own security chain and ensure that it is locked at all times.

10.3 The Landlord does not take responsibility for any damage or loss to your vehicles, motorcycle or bicycles and Tenants are required to arrange their own insurance.

11. ROOMS AND FURNITURE

11.1 While staying at the Residence each Tenant needs to ensure that they take care of the Room and furniture provided to them. You may bring a rug and pictures to make your Room unique but note that no adhesives, drilling or nails will be allowed in the walls. Should you damage the walls the costs of the repair will be for the Tenant.

11.2 At the Residence we care for our neighbours and surrounding area. Tenants will not be allowed to hang any laundry from windows or any public areas within the Residence. You will be charged with a R200 (two hundred Rand) spot fine if you do not adhere to this rule.

11.3 Each Tenant is responsible for their Room and needs to ensure that it is clean and tidy at all times. Flat mates are responsible for ensuring that shared places are kept clean at all times.

11.4 Tenants must report any faults or repairs to the Landlord's staff immediately.

11.5 You may not allow any sleepovers and your visitors are not to be left unattended in your Room or apartment at any time. You may not sublet or transfer your apartment or Room at any time. Should you be found to contravene this Rule, the Landlord reserves the right to terminate your Agreement.

11.6 No furniture or items allocated to your apartment may be moved to another area. Only authorized furniture is allowed to be brought to your room.

12. NO VIOLENCE, VANDALISM, DAMAGE, MISUSE, HARASSMENT OR THEFT (ZERO TOLERANCE)

12.1 Tenants are to never cause any harm, damage, distress, disturbance or annoyance to fellow students, either verbally, physically or to their property.

12.2 Tenants are not to threaten, harass or commit any violence against any other student, visitor or the Landlord's staff member.

12.3 Tenants are to never damage, misuse or tamper with any of the furniture or equipment that the Landlord provides.

12.4 Tenants are to never vandalize any of the Landlord's property, at the Residence or in any Room or Communal Areas.

12.5 Tenants are not to steal.

12.6 Tenants are to never commit any form of harassment on the grounds of race, religion, sex or disability.

12.7 Tenants are not to partake in any illegal/unprotected strikes and activities.

12.8 Tenants shall not be permitted to bring any firearms or weapons onto the residence. Any firearms or weapons will be confiscated.

12.9 Should anyone be found guilty or caught in violation of these requirements, they will be required to vacate their Rooms and the Residence with immediate effect.

13. POOL AREA

13.1 Tenants are permitted access to the pool area at the following times:

- Sunday to Thursday - 6am to 6pm
- Friday & Saturday - 6am to 10pm

13.2 During Exam Periods, the pool area will be accessible from Monday to Sunday 6am to 2pm.

13.3 Tenants shall make use of the pool area entirely at their own risk.

13.4 NO Glass of any sort is allowed at the pool area.

13.5 The Landlord may from time to time impose additional rules and regulations in respect of a Tenant's use of the pool area.

14. BRAAI AREA

14.1 No braaing is permitted after 9pm.

14.2 Tenants shall make use of the braai areas entirely at their own risk. Prior to vacating the braai area, the Tenant shall ensure that the fire is extinguished.

14.3 Tenants shall ensure that they take all rubbish with them when they leave the area.

14.4 NO glass of any sort is allowed around the braai area.

14.5 NO playing of loud music is permitted at the braai area.

14.6 The braai area shall be used on a first come first served basis and the Tenants shall ensure that they are considerate of all others using the braai area.

15. LAUNDRY FACILITIES:

15.1 Tenants shall be entitled to make use of the laundry facilities which use shall be charged at a cost to be determined by the Landlord from time to time.

15.2 Tenants shall not use laundry powder detergents as only liquid detergents are permissible to be used

16. HOUSEKEEPING:

16.1 As part of the rental payable by Tenants, the Landlord shall arrange for housekeeping of all rooms once a week.

16.2 The Landlord accepts no responsibility for any loss, damage or theft of any of the Tenant's belongings and the Tenant must accordingly ensure that all valuables are stored safely.