



6 Cluver Road
STELLENBOSCH
7600
www.stellies-student-stay.co.za

PETRO MAAS
Cell: 071 860 8070
Office: +27218839086
petromaas19@gmail.com

SSS - CONDUCT RULES

1. APPLICATION

These rules of conduct, as amended by the Landlord from time to time, are applicable to and binding on all residents and their visitors. Please note that we are proud of our properties, and we do expect the tenants to treat it accordingly.

2. UNLAWFUL CONDUCT, ALCOHOL and SMOKING

00

NO DRUGS are allowed on the premises. Management reserves the right to send in a drug squad should they suspect any illegality. If a resident is to be found to be directly or indirectly (i.e., by way of a visitor) involved or related to by way of possession or use to any unlawful drug or substance on the premises, the agreement of lease will be terminated immediately.

No smoking is allowed in the residence. Smoking is allowed in outside areas. No cigarette butts shall be littered on the premises. Offences relating to this will be regarded as serious offences. A fine of R200-00 will be imposed for littering of cigarette butts.

Alcohol is allowed on the premises but must be consumed in moderation. Any abuse of alcohol or drunken behaviour on the premises will be regarded as serious offences.

3. NOISE, DISTURBANCE AND NUISANCE, SWIMMING POOL (IF APPLICABLE)

3.1 Residents must maintain silence in their rooms and building specifically between 22h30 and 08h00 as well as in and around the communal areas of the property. We can request you to be quiet at any time, should you be a disturbance to any of the tenants.

3.2 During exam times and test weeks NO NOISE and braai's.

3.3 Over and above the times mentioned above, residents may not cause a disturbance or make unnecessary noise on the property at any other time. Please respect other tenants around you who need to sleep and study.

3.4 Radios or any similar noise or loud music, including playing of instruments, as well as televisions, may not cause unnecessary noise or disturbance to any other resident or to anybody in the surrounding neighbourhood.

3.5 Residents must exercise and manage proper control over their visitors to ensure that they are not a nuisance or cause any unreasonable invasions of another resident's privacy. Visitors need to be always

signed in at the gate. No visitors will be allowed to enter after 23:00. The guards have the right to refuse entrance to any visitors should they be intoxicated.

- 3.6 No parties or social events, where non-residents are invited or allowed on the premises, swimming pool or braai area will be allowed at any time without the approval of management. As a rule, the playing of music at such events will cease at 10.30pm.
- 3.7** No jumping or diving into the swimming pool is allowed. It is prohibited to put or use any objects not suited to the pool, i.e., chairs or surfboards in the pool. No glasses or glass bottles allowed at the pool. No swimming or gathering around the pool after 21.00. **THE POOL IS ONLY FOR THE USAGE OF OUR TENANTS AND NO FRIENDS ARE ALLOWED T POOL AREA'S.**
- 3.8 No hooting is allowed at the gate by the residents, their visitors, friends or associates, or parking tenants.
- 3.9 Any offence relating to the above will be punished by a fine of R400-00, without prejudice of management's rights to summarily take steps to terminate the agreement of lease.
- 3.10 Skateboards or rollerblades may not be used on the premises.

4. PARKING

- 4.1 Parking is exclusive for the use of the tenants paying for this privilege as stated in the rental agreement.
- 4.2 No visitors are allowed to park inside the premises without permission from the office or guards at some of the buildings.
- 4.3 Vehicles are parked on the risk of the resident. The Landlord will not be held responsible for any damage or whatever nature to the vehicles.
- 4.4 Personal property left in the vehicles parked on the property is at the risk of the car owner.
- 4.5 Any parking of vehicles in parking areas that are not theirs, or the common property, will be punishable with a fine of R500. The specific resident will be held accountable for his visitor's fine.

5. BICYCLES

- 5.1 Bicycles are kept on the premises at the owner's own risk. Bicycles are not to be kept in the rooms or residence, without specific permission.

6. DAMAGE TO COMMON PROPERTY

- 6.1 The resident is responsible for any loss or damage to the property of the owner whether caused by the resident or a visitor. It is specifically mentioned that no furniture of any kind belonging to the house may be moved or carried outside. Patio furniture will be provided and this may only be used on the patio, stoep or outside areas. No furniture, including the chairs in the rooms or chairs on the patio, may be used at the braai area.
- 6.2 The resident will therefore be responsible for the replacement or repair cost of the property accompanied by an alternative administration fee of R 1000.

6.3 NO resident is allowed to connect any video- / play station games to any of the televisions in the lounges. Please use your own television for playing games. Cost at 6.2 will be applicable if this happens and the setup is out.

7. ANIMALS

No pets may be kept on the premises and no stray animals may be fed on the premises.

8. FIRE EXTINGUISHERS, WATER HOSES, TV, SECURITY CAMERAS and WIFI

Fire extinguishers, fire hoses, security cameras, television sets and WIFI installation may not be removed, tampered, or played with. Violation of this provision will be regarded as a serious offence.

9. WASHING MASCHINE AND TUMBLE DRYER

Coin operated appliances will be available at some of the premises. Any attempt to violate the operation of these appliances will be regarded as series offences.

10. RESIDENT RESTRICTIONS

Only ONE resident permitted per room unless specified differently in the signed agreement. Sleepovers is not a giving and only allowed with prior arrangement. Some buildings do have a sleepover fee.

Night 1 – R70, Night 2 – R140, Night 3 – R210 etc. the tenant will be penalised with double the tariff if quest is not booked with management.

11. REFUSE REMOVAL

All residents are responsible for the removal of all refuse to the refuse room. Do not leave refuse in the social areas or passages. PLEASE attempt to distinguish between refuse capable of being recycled, or otherwise.

12. CLEANING OF THE PROPERTY

The landlord provides cleaning 6 days a week to the communal areas i.e., kitchens, living areas and outside areas. The rooms will be cleaned once a week. A roster will be provided.

Main kitchen to be cleaned by the tenants themselves after usage. DO NOT leave without cleaning. Security cameras will be used to police this and a penalty of R500-00 per person will be levied. Stellies Student Stay will be the only services allowed on the premises. No access will be gained to private cleaners.

13. SECURITY

It is the responsibility of each tenant to ensure that the gates and doors are always locked. Do not allow strangers onto the premises or into the residence. Please make sure that all valuable personal goods are always locked away when the tenant is not there, and windows closed – especially on the ground floor. Do not leave bags or valuables visible in cars.

14. REPORTING BY RESIDENCE

It is expected that residents report violations of the conduct rules as well as maintenance breakdowns, stoppages, and failures to management directly ASAP.

15. ELECTRICITY

Each room is provided with a prepaid electricity meter, which will have sufficient minimum units available upon taking occupation. It is the residents' obligation to maintain a minimum number of units on his/her meter throughout his/her stay. It is the tenants' responsibility to ensure that enough units are on meters over holidays and long weekends. All damages to fridges or loss of food will be for your account.

16. VIOLATION OF RULES, WARNINGS, HEARINGS AND FINES

The breach of any conduct rules will result in:

- a) The immediate cancelation of the contract by management and or Landlord in their sole discretion, and expulsion of the resident from the residence. Any disputes arising from this action shall be dealt with by a court of law and in terms of the stipulation of the agreement of lease, or
- b) a hearing by management in a manner they may deem fit, followed by a written warning being issued to the resident as well as the parents/guardians of the responsible person as stipulated in the lease, if found to be justified.
- c) It remains the discretion of management to levy penalties upon such terms and conditions as they may deem fit in accordance with the above guidelines.

17. BRAAI AREA'S

No braais will be allowed on the balcony/patio's/wooden decks, or any area not allocated for it. Ground floor units will be able to braai outside their flat/unit. For the rest, please use the central braai area.

18. COVID

Occupation of the premises at all the SSS buildings is at the occupant's own risk, which includes physical and emotional calamities. The occupant's health and safety from the disease is his/her own responsibility. The owner/agent cannot prevent, regulate, or administer the COVID pandemic, lockdowns or any other

such occurrence. The owner / agent can however suggest certain conduct to minimise the effects of above, subject to the rights of the occupant. In this regard the following is suggested and expected from an occupant:

- Sanitise hands when entering the premises
- Wear masks, i.e when occupying open areas in the house.
- Keep social distance, i.e do not group together in open areas.
- Do not invite non-occupants to the premises for casual visits, and if necessary, sit outside.
- Use of pool strictly for TENANTS only.
- Clean crockery and cutlery immediately after usage.
- Quarantine (on your own) in room after having contact with COVID positive person. Inform agency and other tenants.
- Immediately isolate in room when experiencing any COVID related symptoms. Visit testing centre and inform agency and other tenants immediately if positive.
- Should there be lockdown – no outside quest will be allowed on the premises.
- Should there be government curfews – it is expected from tenants to respect that as well.

GENERAL INDEMNITY.

I, the undersigned tenant, hereby indemnify the landlord and its agents and officials against any damages I may suffer due to inter alia theft, personal injury, and emotional trauma, because of my occupancy of the residence and premises at _____ Stellenbosch. I realize that my occupancy is at my own risk, and I will be exposed to certain risks, with specific reference to the swimming pool (if any), the staircase, the balcony, slippery surfaces, power surges, loss of power supply, breakages, cooking activities, breaches in security, and communal living.

SIGNED AT _____ ON THIS _____ DAY OF _____ 20_____.

TENANT:

WITNESS

SIGNED AT _____ Stellenbosch _____ ON THIS _____ DAY OF _____ 20_____.

LANDLORD /AGENT

WITNESS