

# TYGERBERG BODY CORPORATE

## House Rules

**ALL RESIDENTS ARE BOUND BY THE RULES OF THE BUILDING AND ARE LEGALLY OBLIGATED TO ABIDE THEREBY.**

Briefly, the most important rules which affect residents...are...

1. No-one may damage or foul any portion of the property internally or externally and any person who causes damage or fouling, shall be held responsible for the cost of remedy or repair thereof. Any mess in or dirtying of passages caused by any resident or his/her guests, must be cleaned immediately. No refuse may be swept into or left in the passages.

A cleaning fee (as determined from time to time) will be charged to residents when Tygerberg staff have to clean refuse areas of individual flats or clean, remove boxes, containers, refuse, etc., from passages, or remove any notes, adverts which any resident may erect on common property.

2. **NO ANIMALS, REPTILES OR BIRDS** of any description are permitted on the premises. Strong action will be taken against residents who permit their visitors to bring any animal, reptile or bird onto the premises.
3. Flats may be used for **RESIDENTIAL** purposes **ONLY. ONLY TWO PERSONS** are permitted to occupy any flat. No business may be conducted from the premises.
4. **NO NOISE OR DISTURBANCE** is permitted. All residents are required to conduct themselves decently and to consider the peace and comfort of other residents at all times. Do not leave your doors or windows open when you listen to music. No noise is permitted between the hours of 14:00 and 16:00 and 23:00 and 07:00.

Stringent action will be taken against any residents who disturb the peace and quiet of other residents.

5. **NOTHING** may be hung, shaken or thrown in or out of windows.
6. No one may walk, sit or lie on any of the outside walls. No one may climb over walls or through any wires.
7. **NO** ball games, roller-skating, bicycle riding or any other games are permitted in the voider areas.
8. **FIRE ESCAPES** may be used in **EMERGENCIES ONLY**. The **FIRST ESCAPE DOORS** must be **KEPT CLOSED AT ALL TIMES**.
9. **NO-ONE** is permitted to trespass on parking bays. **NO PARKING** is permitted **ON YELLOW LINES OR ANY OTHER PART OF THE COMMON PROPERTY** where parking facilities do not exist.

A fine equal to one month's rental (as determined from time to time) will be levied against offenders for each and every parking offence or for each day's illegal parking. The Building Manager is empowered to have any illegal parked vehicles towed away or clamped, at the vehicle-owner's or relevant resident's cost.

Information can be obtained from the Building Manager regarding the hiring of parking bays.

10. Tygerberg staff MAY NOT do private work or favours for any resident. They are in the service of the BODY CORPORATE and NOT of residents.
11. INTERFERENCE WITH THE FIRE FIGHTING EQUIPMENT ON THE PREMISES or the MISUSE/ABUSE thereof is STRICTLY FORBIDDING. Offenders will be reported to the S.A. Police.
12. SMOKING is NOT permitted in the lifts.
13. Please request your children, servants, guests and all members of your family NEVER to open the security door to strangers or to permit strangers to enter the building with them - for security purposes - in your own interests. When you have used a security door, it is your responsibility to ensure that the door is locked again.
14. The use of alcohol on the common property is prohibited. Strong action will be taken against any person who contravenes this Rule.
15. The use of electricity from power points in the passages is THEFT OF ELECTRICITY. A fine, as determined by the Trustees from time to time will be charged to offenders.
16. Motor vehicles must, under normal conditions, be driven in the direction indicated by the yellow arrows painted on the ground. The maximum speed which applies on the property is 10km per hour.

**TENANTS MUST BEAR IN MIND AT ALL TIMES THAT THE BODY CORPORATE HAS THE RIGHT TO REQUIRE THE EVICTION OF ANYONE WHO CONTRAVENES THE RULES OF THE BODY CORPORATE.**

**OWNERS MUST INCLINE A CLAUSE IN THEIR LEASE AGREEMENT WHICH MAKES PROVISION FOR THE IMMEDIATE EVICTION OF THEIR TENANTS IF ANY OF THE RULES ARE CONTRAVENED. THE TRUSTEES CANNOT ACCEPT IGNORANCE, OR THE FACT THAT SUCH A CLAUSE IS NOT INCLUDED IN ANY LEASE AGREEMENT, AS AN EXCUSE WHEN THEY REQUIRE AN OWNER TO EVICT A TENANT FROM HIS/HER FLAT.**

**IN YOUR OWN INTERESTS - ABIDE BY THE RULES AT ALL TIMES.**

THE TRUSTEES  
TYGERBERG BODY CORPORATE