

LAR SHEI

CONDUCT RULES

CONTENTS

1.	Tenant's Obligations	2
2.	Tenant's Liability	2
3.	General Conduct	2
4.	Driving of Vehicles	2
5.	Parking or Standing of Vehicles	3
6.	Pets	3
7.	Refuse	3
8.	Litter	4
9.	Smoking	4
10.	Washing	4
11.	Curtains and Blinds	4
12.	Appearance from Outside Section	4
13.	Braaiing	4
14.	Maintenance of Sewerage System	4
15.	Eradication of Pests and Health Regulations	5
16.	Alterations, Additions, etc	5
17.	Business Activities on Premises	5
18.	Safety and Security	5
19.	Fire-fighting Equipment	5
20.	Persons Deployed by Managing Agent	6
21.	Imposition of Fine for Breach of Rules	6
22.	Complaints	6
23.	Relaxation of Rules	6
24.	Lease Agreement	6
	Schedule of Fines	7

CONDUCT RULES

1. Tenant's Obligations

- 1.1. The Tenant must comply with these Rules and any condition determined hereunder, and must ensure compliance therewith by any member of their household, their visitor, guest, employee and contractor.**
- 1.2. The Tenant must ensure that their visitor, guest, employee or contractor does not loiter on the common area.**

2. Tenant's Liability

- 2.1. The Tenant may be held liable for any damages caused, or fines incurred, by any member of their household, their visitor, guest, employee or contractor.**
- 2.2. The Tenant may further be held liable for damages, fines, all legal costs (including costs between an attorney and client) and collection commission, expenses and charges incurred by the Managing Agent in enforcing compliance with these Rules and any condition determined hereunder.**

3. General Conduct

- 3.1. The Tenant must accord other residents and persons in or on the premises respect and may not indulge in conduct that, in the discretion of the Managing Agent, is unbecoming, constitutes a nuisance, creates a disturbance or constitutes an unreasonable invasion of the privacy of another person in or on the premises.**
- 3.2. All persons on the premises must maintain quietness between 22:00 and 07:00 and must during other hours act with due regard for the reasonable needs of other residents.**
- 3.3. All television, radio and other appliances emitting sound, including musical instruments, must be kept at audio levels that are reasonable in the discretion of the Managing Agent.**
- 3.4. A vehicle horn may not be sounded at any time on the common area, except as a warning of imminent danger in the case of an emergency.**
- 3.5. Explosives, crackers, fireworks and the like may not at any time be exploded, lit or operated in or on the premises.**
- 3.6. A firearm may not be discharged in or on the premises, except in circumstances that reasonably justifies the use of a firearm for self-defence and related purposes.**
- 3.7. Ball games and the riding of bicycles, skateboards, roller skates or roller blades and the like on the common area are prohibited.**
- 3.8. No item or object may without the prior written consent of the Managing Agent be placed, erected, stored or left on any part of the common area.**
- 3.9. No person may reside or sleep in a vehicle or caravan on the common area.**

4. Driving of Vehicles

When operating a vehicle on the common area, the person in control thereof must observe the signs and markings and may not operate it in a manner that in the discretion of the Managing Agent is reckless or negligent.

5. Parking or Standing of Vehicles**5.1. A Tenant who rents a lock-up garage –**

- 5.1.1. must always park their vehicle in such garage and may not park or stand it in a demarcated parking bay;**
- 5.1.2. may not without the prior written consent of the Managing Agent use such garage solely as a storing facility; and**
- 5.1.3. must keep the garage doors closed at all times.**

5.2. A Tenant who does not rent a lock-up garage may park or stand their vehicle on any of the demarcated parking bays on a first come first serve basis.**5.3. A visitor, guest, employee or contractor may not park or stand their vehicle on the common area.****5.4. A vehicle must be parked or stood in such a way that it does not obstruct the free flow of pedestrian and / or vehicular traffic.****5.5. A vehicle may not be parked or stood in such a manner that it occupies more than one demarcated parking bay.****5.6. A motorcycle and the like may not be parked or stood in such a way that it occupies an entire demarcated parking bay.****5.7. A boat, caravan, trailer and the like may not be parked or stood on the common area without the prior written consent of the Managing Agent.****5.8. A vehicle that drips or spills oil or brake fluid or that may in any other way deface the common area, or that emits excessive smoke or noise may not be brought into the common area.****5.9. The Tenant may not dismantle, effect major repairs to, or service any vehicle on the common area.****5.10. The Managing Agent may at the risk and expense, including payment of the applicable release fee, of the Tenant concerned cause a vehicle parked or stood in contravention of these Rules or that in their discretion has been abandoned, to be removed or towed away, or its wheels to be clamped.****5.11. A vehicle may not be parked or stood on the common area for an uninterrupted period which in the discretion of the Managing Agent is inordinate.****6. Pets**

No person may bring onto the premises any animal, insect, reptile, bird or other pet.

7. Refuse**7.1. The Tenant may not deposit household refuse in an entrance, passage, staircase or on any other part of the common area but must deposit same in one of the refuse bins provided in the refuse room.****7.2. Before being deposited into a refuse bin –**

- 7.2.1. refuse must be securely wrapped in a suitable plastic bag;**
 - 7.2.2. containers must be completely drained of liquid; and**
 - 7.2.3. cardboard boxes and other large containers must be flattened.**
- 7.3. No items may be placed outside or on top of a refuse bin.**

8. Litter

The Tenant may not deposit or throw any rubbish, dirt, cigarette butts, food scraps, containers, bags of whatever nature, wrappers or any other litter whatsoever on any part of the common area.

9. Smoking, vaping and consumption of alcohol

9.1. No smoking or vaping is permitted in a section, on a balcony of a section, or in the courtyard.

9.2. No consumption of alcohol is permitted on a balcony of a section or in the courtyard.

10. Washing

10.1. The Tenant must use the designated area(s) and the erected washing lines for the purpose of hanging their washing.

10.2. The Tenant may not without the prior written consent of the Managing Agent erect their own washing lines or hang any washing or any item of clothing in a window or on a balcony in such a way that it is visible from outside the section.

11. Curtains and Blinds

11.1. The Tenant must within seven (7) days of taking occupation and at all times thereafter provide their section with curtaining and / or blinds that in the discretion of the Managing Agent are adequate and suitable when viewed from outside the section.

11.2. All curtains must have linings, and all curtain linings and blinds must be of a cream, white or neutral colour that is acceptable to the Managing Agent.

12. Appearance from Outside Section

12.1. The Tenant may not place, erect or store any item or object in or on any part of their section that in the opinion of the Managing Agent is aesthetically displeasing or undesirable when viewed from outside the section.

12.2. The Tenant may not without the prior written consent of the Managing Agent display any items such as signs, notices, flags, billboards or advertisements of any kind whatsoever on any part of their section so that it is visible from outside the section.

13. Braaiing

No braaiing on the balconies or common areas is permitted.

14. Maintenance of Sewerage System

14.1. The Tenant must keep the sewerage system in their section clean and clear of blockages.

14.2. Engine oil, cooking oil or fats, paper towels, sanitary towels, nappies, cloth, rubbish and other items that may cause a blockage may not be disposed of into the sewerage system. In the event of a blockage that is shown to be the result of the disposal into the sewerage system of such items the Tenant must clear the sewerage system within twenty-four hours after the occurrence of the blockage, failing which the Managing Agent may have the system cleared at the risk and for the account of the Tenant.

15. Eradication of Pests and Health Regulations

- 15.1. The Tenant must keep their section free of ants, rats, mice, cockroaches, wood-boring insects and any other insects or pests.**
- 15.2. The Tenant must allow the Managing Agent from time to time to enter their section for inspection purposes and taking such action as may reasonably be necessary to eradicate any insects or pests.**
- 15.3. The Tenant must ensure that activities inside their section or on the common area comply with all health regulations of the local authority or any other authority having jurisdiction and that no danger or risk is created or allowed to the health, safety or property of persons present on the premises.**

16. Alterations, Additions, etc

The Tenant may not without the prior written consent of the Managing Agent effect an alteration, addition, extension, renovation or repairs to the exterior or interior of their section including, but not limited to –

- 16.1. the installation of any locking device, safety gate, trellis door, burglar bars or other safety device;**
- 16.2. the installation or erecting of a device for the reception or transmission of radio, television or other signals.**

17. Business Activities on Premises

No business or trade may be conducted in or on the premises, save with the prior written consent of, and subject to any conditions determined by, the Managing Agent and, if required, the local authority.

18. Safety and Security

- 18.1. The Tenant must comply strictly with any safety and security directives that the Managing Agent from time-to-time issues.**
- 18.2. The Tenant must handle responsibly and with proper care all security gate keys, access controls and access codes permitting entry to the common area and may not give or disclose same to any person other than a member of their household.**
- 18.3. The Tenant must always take proper care to preserve the security and safety of the premises, and in particular must ensure that –**
 - 18.3.1. upon entering or leaving the premises, security gates are properly closed; and**
 - 18.3.2. security gates are not opened to allow access to the premises by an unauthorised person.**
- 18.4. The Tenant may not store any material or item, or perform any other dangerous act, in or on the premises that will or may increase the rate of the premium payable on, or render void, any insurance policy effected over the property.**

19. Fire-fighting Equipment

- 19.1. Fire-fighting equipment may be used only for extinguishing a fire or for a fire practice drill authorised by the Managing Agent in writing and for no other purposes.**
- 19.2. Fire hoses and extinguishers may not under any circumstances be tampered with.**

20. Persons Deployed by Managing Agent

The Tenant may not request any person deployed on the premises by the Managing Agent to perform tasks for them during such person's work hours, may not interfere with such person in the performance of their duties, and must at all times give such person their full co-operation.

21. Imposition of Fine for Breach of Rules

21.1. The Managing Agent may impose the applicable fine on the Tenant if any Rule and / or condition is breached or not complied with.

21.2. The Tenant may within seven (7) days after the imposition of the fine in writing lodge an appeal with the Managing Agent, giving a full explanation of the circumstances of the matter and clearly indicating the relief sought.

21.3. After having received an appeal the Managing Agent will without undue delay convene a meeting with the Tenant and, where applicable, the other person concerned, to consider the appeal.

21.4. If the Tenant fails to attend the meeting, the Managing Agent may proceed with the meeting and dispose of the appeal.

21.5. At the meeting the Tenant and, where applicable, the other person concerned, will be given an opportunity to present their case, whereafter the Managing Agent may confirm, reduce or revoke the fine.

22. Complaints

If the Tenant wishes to register a complaint relating to the behaviour and / or conduct of another resident and / or other person in or on the premises, they must address same in writing to the Management Agent.

23. Relaxation of Rules

No indulgence or relaxation in respect of these Rules will constitute a waiver or consent or prevent its enforcement by the Managing Agent at any time.

24. Lease Agreement

24.1. The Lease Agreement and any conditions contained therein must be read in conjunction with these Rules.

24.2. In the event of any conflict between the Rules and the Lease Agreement, and any condition contained in the Lease Agreement, the Rules will prevail.

SCHEDULE OF FINES Effective Date: September 2026			
1	1.2	Allowing employee / contractor to loiter on common area	R1000
2	3.1-5	Indulging in conduct that constitutes nuisance, creates disturbance or constitutes unreasonable invasion of privacy of another person	R1000
3	3.7	Playing ball games on common area	R1000
4	3.7	Operating bicycle / skateboards / roller skates / roller blades / etc on common area	R1000
5	3.8	Placing, erecting, storing, leaving item / object on common area without consent	R1000
6	3.9	Residing or sleeping in vehicle / caravan on common area	R1000
7	4	Operating vehicle recklessly / negligently on common area	R1000
8	5.1.1	Not parking in rented lock-up garage	R400
9	5.1.2	Using rented lock-up garage as storing facility without consent	R1000
10	5.1.3	Not keeping rented lockup garage doors closed	R400
11	5.3	Tenant's visitor / guest / employee / contractor parking on common area	R400
12	5.4	Parking vehicle so that free flow of traffic is obstructed	R400
13	5.5	Parking vehicle so more than one demarcated parking bay is occupied	R400
14	5.6	Parking motorcycle etc so that entire demarcated parking bay is occupied	R400
15	5.7	Parking boat / caravan / trailer / etc on common area without consent	R1000
16	5.8	Bringing vehicle that drips or spills oil / brake fluid or that may in any other way cause defacing into the common area	R1000
17	5.8	Bringing vehicle that emits excessive smoke into common area	R1000
18	5.9	Dismantling, effecting major repairs to, or servicing vehicle on common area	R1000
19	6	Bringing animal onto premises	R1000
20	6	Repeated offence of animals on premises	R2000
21	7.1	Depositing household refuse in entrance / passage / staircase / on any other part of common area	R1000
22	7.2	Not preparing refuse properly before depositing into refuse bins: ▢ Refuse not securely wrapped in a suitable plastic bag	R1000

		<ul style="list-style-type: none"> ▢ Containers not completely drained of liquid ▢ Cardboard boxes / other large containers not be flattened 	
22	7.3	Placing items outside or on top of refuse bin	R400
23	8	Depositing or throwing rubbish / dirt / cigarette butts / food scraps / containers / bags / wrappers / other litter on common area	R400
24	9.1	Smoking or vaping in a section, balcony or courtyard	R1000
25	9.2	Consumption of alcohol on a balcony or courtyard	R1000
26	10.2	Erecting washing lines without consent	R1000
27	10.2	Hanging washing / item of clothing in window or on balcony so that it is visible from outside section	R1000
28	11	Non-compliance with Rules regarding curtaining / blinds	R1000
29	12.1	Placing, erecting or storing item / object in or on part of section that is aesthetically displeasing or undesirable when viewed from outside section	R400
30	12.2	Displaying signs / notices / flags / billboards / advertisements / etc on section so that it is visible from outside section without consent	R400
31	13.2	Not using gas / electrical device for braaiing	R1000
32	13.3	Causing excessive smoke	R1000
33	14	Disposing items into sewerage system that may cause a blockage such as engine oil / cooking oil / fats / paper towels / sanitary towels / nappies / cloth / rubbish / etc	R1000
34	15.1	Not keeping section free of ants / rats / mice / cockroaches / wood-boring insects / other insects or pests	R1000
35	16	<p>Effecting alteration / addition / extension / renovation / repairs to exterior or interior of section without consent, such as –</p> <ul style="list-style-type: none"> ▢ Installation of locking device / safety gate / trellis door / burglar bars / safety device ▢ Installation or erecting of device for reception or transmission of radio / television / other signals 	R1000
36	17	Conducting business / trade in or on premises without consent	R1000
37	18.1	Non-compliance with safety and security directives	R1000
38	18.2	Giving security gate keys and access controls / disclosing access codes permitting entry to common area to unauthorised person	R1000
39	18.3.1	Not waiting until security gates are properly closed	R1000
40	18.3.2	Allowing unauthorised person access to premises	R1000

41	18.4	Storing material / item or performing dangerous act in or on premises that will or may increase rate of premium payable on, or render void, insurance policy effected over property	R1000
42	19.1	Unauthorised use of fire-fighting equipment	R1000
43	19.2	Tampering with fire hoses and extinguishers	R1000
44	20	Requesting person deployed by Managing Agent to perform tasks during such person's work hours	R400
45	20	Interfering with person deployed by Managing Agent in performance of their duties	R400
46	20	Not co-operating with person deployed by Managing Agent	R400
47		Removing / towing / clamping fee – Determined by Service Provider	

NOTE

Report any misconduct to the Managing Agent, at:

- Tel: (082) 807 6555
- Email: rentals@larshei.co.za