



[ Estate Rules ]



**CROWTHORNE**  
**CORNER** LUXURY  
APARTMENTS



The Estate Rules have been established and is subsequently issue 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 the Estate Rule in its entirety, which forms part of the agreement of the residential lease concluded with the landlord.

**This document is available on [www.houss.co.za](http://www.houss.co.za)**

### Useful Telephone Numbers

#### Estate Manager:

Estate Manager:  
Accounts and Admin: (t) 011 300 8700

#### Landlord:

Midrand Rental Company (Pty) Ltd (t) 011 300 8700

#### Estate Security:

Crowthorne Corner Gatehouse (t) 011 300 8700  
Security Company Control Room (t) 011 300 8700

#### Emergencies:

Ambulannce Service (t) 10111  
SA Police (Midrand) (t) 011 347 1600  
Fire Brigade (Midrand) (t) 011 375 5911



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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;
- **“agreement of residential lease”** - means an agreement of residential lease concluded between the landlord and the tenant in respect of a unit/property;
- **“common facilities”** – means all facilities which form part of the estate, 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, sports courts and such additional facilities (whichever may find application in the estate) as the landlord, developer, HOA or scheme may determine from time to time;
- **“common property”** – means any part of the estate, including the road servitudes as well as park erven zoned as private open space, intended for the benefit of all tenants;
- **“council”** – means the local authority having jurisdiction over the estate;
- **“developer”** – means Century Property Construction Proprietary Limited, Registration Number : 2014/154881/07, or any other subsidiary, related entity or person (as herein defined), and includes its successors in title and assigns;
- **“employee”** – means domestic staff and nannies, excluding contractors and construction workers;
- **“estate”** – means Crowthorne Corner situated within the township known as Crowthorne 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 – where applicable);
- **“HOA”** – means the homeowners association upon registration associated with the property and includes the developer, landlord and scheme (as the case may be);
- **“landlord”** - means Midrand Rental Company Proprietary Limited, Registration Number : 2013/205992/07 (or any other subsidiary, related entity or person, including its successors in title and assigns);
- **“management”** – means for purposes hereof, the landlord, the managing agent appointed by the landlord of the HOA (as the case may be);
- **“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 an agreement of residential lease;
- **“person”** – means any person, company, close corporation, trust, partnership or other entity whether or not having separate legal personality;
- **“property”** - means Erf 44 Crowthorne Extension 21 Township, Registration Division JR, Gauteng;
- **“scheme”** – means a scheme as contemplated in the Community Schemes Ombud Service Act, 9 of 2011 (as amended), which shall include the estate;
- **“services”** – means the supply of water, sewerage, refuse removal, electricity, telecommunications, 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;
- **“tenant”** - means a person or entity who concluded with the landlord an agreement of residential lease; and
- **“unit”** – means a residential unit forming part of the estate and shall include the premises as contemplated in an agreement of residential lease.

## 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

Century Property Construction (Pty) Ltd is the developer of the property and the estate.

## 4.

## THE ESTATE

Crowthorne Corner's common facilities consist of amongst others, a swimming pool, play parks, clubhouse, gym, sports courts and 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, refuse and electricity. Your electricity and water consumption will be payable to the City of Johannesburg, landlord or a service provider (as the case may be), depending on the metering system applicable at the time.

6.

## MANAGEMENT

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

The HOA 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 HOA and its operation are legally bound by its registered memorandum of incorporation, the contents of which are to be incorporated herein by reference (if applicable).

7.

## SERVICES/FACILITIES

### 7.1 General

Utility services are provided in good faith by a service provider 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 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 nor claim damages as a result thereof.

### 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.

Access into the estate for tenants, registered domestic staff and other authorized persons is by way of biometrics. Approved visitors access the estate by way of a visitor management system (VMS) installed at the guardhouse.

All access to and from the estate must be by way of biometrics or VMS. Special application for temporary access via biometrics (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 , but should they estate occasionally be required they must be recorded in and out at security, be given access via the VMS and be escorted by the tenant from and to the gate.

Visitors to the estate will be required to use the pre-clearance function on the VMS to gain access. Where visitors arrive unannounced, the guard will inform the visitor to telephone the tenant/occupier being visited in order to seek a pre-clearance code. In the event the tenants/occupiers not providing a pre-clearance code to the visitor, 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.

Should the tenant's rental be in arrears, the landlord reserves the right to immediately deactivate biometric access without notice, until all arrear rental is paid. Furthermore and in such an event, all visitors of the tenant 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 immediately be reported to the security gate.

### 7.3 Domestic Workers

Every domestic worker prior to being engaged to work in the estate must be registered by the tenant with security and be activated for biometric access. When a domestic employee is discharged, the tenant must immediately inform the estate manager and security to allow cancellation of the biometric access.

### 7.4 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 who 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 (if applicable).

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 and any contravention of the rules by the aforesaid, shall be deemed to constitute a contravention by the Tenant.

It is understood that each tenant will be responsible (financially and otherwise) for the conduct of his/her visitors, guests, family members 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, in exclusive use gardens or in 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.

8.2.3 Tenants and occupiers must at all times ensure that their pets do not cause a disturbance to other tenants and ensure that they are contained within the confines of their unit/garden in order to avoid damage to the common property and inconvenience to other tenants and occupiers. The landlord may retract consent for a tenant to keep the animal in the unit should an animal cause disturbances to other tenants and occupiers.

8.2.4 All pets must be on a leash and under the direct control of the tenant or occupier when outside the confines of the unit.

8.2.5 Tenants and occupiers will, at all times, be held responsible for the actions of their pets.

8.2.6 The pet policy is to be adhered to by all tenants and occupiers.

### 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 written permission of the landlord.
- 8.3.2 No planting of new plants and/or trees in enclosed gardens without written permission of the landlord.
- 8.3.3 Gardens and plants on the common property are for the enjoyment of all tenants and occupiers, and no willful damage will be tolerated.
- 8.3.4 Flowers in the common property gardens (the area outside enclosed gardens) may not be picked.
- 8.3.5 No wendy houses are permitted on the estate.
- 8.3.6 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, and be payable to the landlord.

### 8.4 Clubhouse Area and Gym

- 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 and other common facilities.
- 8.4.2 Music may be played in the clubhouse area 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 not to cause a nuisance to other tenants or occupants.
  - 8.4.2.2 Should the stated music be deemed to be causing a nuisance, the offender will be requested to immediately stop the music, failing which he or she may be escorted from the clubhouse area/estate.
  - 8.4.2.3 The playing of music in the clubhouse or surrounding area shall cease at the following times:
    - Friday and Saturday: 22h00
    - Monday to Thursday: 20h00
    - 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 area and swimming pool must be vacated and locked by no later than the following times:
    - Friday and Saturday: 23h00
    - Sunday to Thursday: 21h00.
  - 8.4.2.5 The gym operating times are:
    - Monday to Friday: 05h00 – 21h00
    - Saturday and Sunday: 06h00 – 18h00
- 8.4.3 Without exception the use of bicycles, skateboards, roller blades and/or roller skates in the clubhouse and other common property areas (except where specifically permitted) is strictly prohibited.
- 8.4.4 Should any person fail to adhere to the clubhouse area and swimming pool rules, a fine will be levied as contemplated in Annexure A.
- 8.7.4 not deposit refuse, litter, debris, boxes, furniture, etc. on the common property at any time, save as is herein provided;
- 8.7.5 cardboard boxes are to be flattened and placed in the recyclable area for collection; and
- 8.7.6 take part in any recycling initiative/s set up and/or endorsed by the landlord.

### 8.8 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.

## 8.9 Balconies and Patios

- 8.9.1 Washing may not be hung over balconies, 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) which is not approved, in writing, by the landlord. Washing and laundry may be hung on a clothes horse.
- 8.9.2 No object may be visible or protrude from the building.
- 8.9.3 No object or refuse of any nature to be thrown from balconies.
- 8.9.4 Only garden furniture and/or plants may be kept on balconies and patios.
- 8.9.5 Balconies and patios may not be used as storage space.
- 8.9.6 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.

## 8.10 Children

- 8.10.1 Children are subject to the estate rules in the same way as adults.
- 8.10.2 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.
- 8.10.3 Tenants and occupiers will, at all times, be held responsible for the acts of their children and their visitors' children.
- 8.10.4 Children are not permitted to play in the road with a ball, ride a bicycle, scooter, push bike, toys and the like.
- 8.10.5 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.
- 8.10.6 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, no nuisance is caused to any tenant and/or occupier, and no damage is caused to the property of any tenant and/or occupier or to the common property or any unoccupied unit.

## 8.11 Staff

- 8.11.1 Domestic and other staff working at the estate may neither loiter nor congregate on the common property.
- 8.11.2 All staff is to be registered with estate management. Names and identity numbers are to be supplied.
- 8.11.3 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.
- 8.11.4 The landlord reserves the right to take steps to refuse access to any employee of a tenant and/or occupier of the estate.
- 8.11.5 It is the responsibility of the tenant to inform the estate manager 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.

## 8.12 Vehicles

- 8.12.1 The maximum speed limit within the estate is 20 km per hour.
- 8.12.2 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.
- 8.12.3 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 or block any other vehicles, without the consent of the landlord in writing.
- 8.12.4 The landlord may cause to be removed or towed away, at the sole risk and expense of the owner of the vehicle, any vehicle parked, standing or abandoned on the common property (including the gatehouse and surrounding areas), in front of or near a fire hydrant or fire hose, on the grass, in an incorrect parking space, without the landlord's written consent. The landlord shall furthermore be entitled to clamp a wheel of the vehicle in question at the risk and expense of the owner of the vehicle as set out herein, the transgression of which shall attract a fine and be payable prior to the declamping of the vehicle.



- 8.12.5 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.
- 8.12.6 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.
- 8.12.7 No quad bikes or motorbikes are to be ridden on within the estate except when traveling between the tenant's unit and the main gate for purposes of entering and exiting the estate.
- 8.12.8 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.
- 8.12.9 Parking is subject to the express condition that vehicles are parked at the parker's sole risk and responsibility. Neither the HOA/scheme nor the landlord shall be responsible for any damage to person or property in the parking areas, howsoever caused.

#### 8.13 Interior of Units

- 8.13.1 No structural alterations may be made to the interior of units.
- 8.13.2 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.
- 8.13.3 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.

#### 8.14 Damage, Alterations or Additions to the Common Property/Unit

- 8.14.1 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. Should a tenant make any changes to the unit, the tenant will be responsible for the cost to reinstate the unit to the original condition at the time of vacating the unit.  
Furthermore and under no circumstances may the tenant or occupier mark, paint, drive nails or screws or the like into, or otherwise damage any facebrick wall on the interior or exterior of the unit. Should any person fail to adhere to this rule, a fine will be levied as contemplated in Annexure A.
- 8.14.2 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, HOA or the scheme. The landlord may instruct the tenant to remove any extension, alteration or improvement to the exterior of any unit in which event the tenant shall immediately attend thereto and reinstate the unit to its original state at his/her/its cost.
- 8.14.3 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.
- 8.14.4 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 strictly prohibited.
- 8.14.5 No tenant and/or occupier is allowed to install air conditioning units.
- 8.14.6 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.
- 8.14.7 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.

#### 8.15 DSTV / Top TV / DTTV / SABC and Internet Services (whichever is applicable)

- 8.15.1 Should a tenant be in arrears with rental or other raised charges, apart from the tenants that have an agreed payment plan, the landlord will disconnect all those units on the 5<sup>th</sup> day of every month and should the 5<sup>th</sup> fall on the weekend or public holiday, then the next working day.

- 8.15.2 A re-connection fee of R500,00 is applicable. Once payment has been made on the outstanding rental, charges, 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).
- 8.15.3 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, which shall remain subject to the provisions contained in Annexure A.
- 8.15.4 Should a tenant damage and/or remove the DSTV and internet equipment installed in the unit, the tenant will be liable for the cost to reinstate or replace it.

8.16 Exclusive Use Areas (where applicable)

- 8.16.1 No wendy houses, sheds, zozo huts, jungle gyms, gazebos, boats, caravans, vehicle relics to be erected or stored at any time except with the written consent of the landlord.
- 8.16.2 Exclusive use areas are to be kept in a tidy and in a hygienic condition at all times.
- 8.16.3 Exclusive use areas include enclosed gardens, patios and allocated parking bays (if and where applicable).

8.17 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. The tenant and/or occupier shall further ensure that the inside lining of curtains which is visible from the exterior, shall be white in colour.

8.18 Fire Protection

8.18.1 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.

8.18.2 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.

8.18.3 Open Fires and Braais

Braais must always be held with due consideration to neighbours. Open fire braais are strictly prohibited in units that do not have exclusive use gardens, as well as on the common property, except where braai 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. Units with exclusive use gardens may however use gas braais.

8.18.4 Fire Hose /Extinguishers

- 8.18.4.1 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 8.18.4.2.
- 8.18.4.2 It is strictly prohibited to use the fire hose reel for gardening or domestic purposes or for any other purpose whatsoever, other than to extinguish fires. Any perpetrator will be subjected to a fine of R2 000,00 per occurrence, subject to the provisions contained in Annexure A.
- 8.18.4.3 Tenants and occupiers or visitors may not park in front of or near a fire hydrant or fire hose at any time.

8.19 Pathways and Driveways

- 8.19.1 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.

- 8.19.2 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.
- 8.19.3 Tenants, occupiers and/or their visitors may not congregate on the common property, in the roadways, walkways or in the parking areas.

## 8.20 Noise

- 8.20.1 Human noise, pets noise or the use of radio's, TV's, musical instruments and other sound producing devices shall not be made 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.
- 8.20.2 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.
- 8.20.3 Silence must be maintained as follows:
- 8.20.3.1 Friday and Saturday: between 22h00 and 09h00; and
  - 8.20.3.2 Sunday to Thursday: between 20h00 and 07h30.
- 8.20.4 Tenants and occupiers are to ensure that they do everything in their power to limit noise levels.
- 8.20.5 Tenants and occupiers are advised that should they breach these rules, a fine will be imposed and raised against the tenant's rental account.
- 8.20.6 Pets of tenants, occupiers and/or their visitors which cause a noise disturbance at any time during the day or night will result in a fine being imposed and raised against the tenant's rental account.

## 8.21 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 being obtained.

## 8.22 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.

## 8.23 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.

## 8.24 Storage of Inflammatory Material and other Dangerous Acts

- 8.24.1 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.
- 8.24.2 The setting off of fireworks is strictly prohibited in the estate.
- 8.24.3 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 000,00, subject to the provisions contained in Annexure A. Non-payment may result in legal action being instituted to obtain an eviction order.
- 8.24.4 No weapons, firearms, pellet guns, catapults or bows and arrows may be discharged on or over the estate.
- 8.24.5 No stones or other solid objects may be thrown on the estate.

## 8.25 Renting of Units

- 8.25.1 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.

8.25.2 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:

- 8.25.2.1 One bedroom - 2 Persons
- 8.25.2.2 Two bedrooms - 4 Persons
- 8.25.2.3 Three bedrooms - 6 Persons
- 8.25.2.4 Four 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 Corner Register and be parked in the designated parking bays only.

#### 8.26 Eradication of Pests

A tenant shall keep his or her unit free of all pests, including, but not limited to, rats, 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.

#### 8.27 Business Practices

8.27.1 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.

8.27.2 Hawkers will not be allowed into the estate at any time.

8.27.3 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.

8.27.4 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.

8.27.5 Unless the written consent of the landlord is first obtained-

8.27.5.1 no auctions, garage, car-boot or jumble sales may be held; and

8.27.5.2 no advertisements or publicity material may be exhibited or distributed,  
on the common property or in a unit.

#### 8.28 Loss, Damage or Injury

8.28.1 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, the common areas/property or the estate by any tenant, occupier, staff and/or visitors.

8.28.2 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.

#### 8.29 Contravention of Laws and Estate Rules

8.29.1 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.

8.29.2 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.

8.29.3 The landlord shall be entitled to apply the estate rules consistently and dispassionately. However, the estate management 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.

### 8.30 Payment of Rental and Amenities

- 8.30.1 Payment in full of rental and charges must be received by the landlord by no later than the first day of each month.
- 8.30.2 Interest is payable on late payment at a rate determined by the landlord from time to time.
- 8.30.3 Any account older than 7 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.
- 8.30.4 The landlord reserves the right to disconnect the services to any unit if the account of a unit is over 5 days in arrears.
- 8.30.5 Disconnection and reconnection fees for services to any unit will be billed to the account in question.
- 8.30.6 The landlord reserves the right to restrict vehicular access in the estate by a tenant and/or occupier if the tenant and/or occupier's rental account is more than 5 days in arrears.

### 8.31 General

- 8.31.1 The landlord shall have the right to take any action deemed fit to prevent any infringement of these estate rules.
- 8.31.2 The landlord reserves the right to take steps to refuse access of any visitor of a tenant and/or occupier of the estate.
- 8.31.3 No alcohol may be consumed anywhere on the common property, except in the restaurant area, nor may any illegal substance (which shall deem to include dagga / marijuana) be smoked, used or consumed anywhere on the common property.
- 8.31.4 No activity or hobby that could cause aggravation, nuisance or a security risk to fellow tenants is allowed.
- 8.31.5 Tail gating shall under no circumstances be permitted and the security will subsequently be entitled to immediately escort any such vehicle together with its occupants off the estate.
- 8.31.6 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 agreement of residential lease 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

- 10.1.1 Common property: Gate houses, gates, perimeter fence and community facility buildings are all maintained by the landlord.
- 10.1.2 Individual units: The maintenance of a unit externally including all railings, fencing and roof is the responsibility of the landlord, however it is expected of all tenants to maintain the interior 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/Light Bulbs

- 10.2.1 General repair of appliances in a unit is the responsibility of the tenant. Appliances which form part of an appliance package as set out in the addendum (appliances) will be subject to the terms therein contained.
- 10.2.2 Notwithstanding any other contrary term that may be contained in the agreement of residential lease or otherwise, faulty light bulbs shall immediately be reported to the maintenance team of the landlord who will replace the light bulbs at the tenant's cost. All tenants are prohibited from replacing light bulbs, the contravention of which will result in a fine being levied on the unit's account.

### 11.1 Indemnity

11.1.1 Neither the HOA/scheme nor the landlord (including its directors, shareholders, members, employees, agents, representatives and/or appointees) shall be liable to any tenant for any injury or damage of any description which the tenant, 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.

11.1.2 The landlord and developer (including its directors, shareholders, members, employees, agents, representatives, appointees, sub-contractors' employees, agents, representatives or staff) shall not be liable under any circumstances for illness or death, whether arising from negligence or any other cause whatsoever, which is suffered by the tenant or occupier (including his/her family or any employee or servant or any relative, friend, acquaintance, visitor, invitee or guest of the tenant or occupier) resulting from contracting Covid-19 whilst in the estate, common property and/or a unit. It remains the tenant or occupier's (including his/her family or any employee or servant or any relative, friend, acquaintance, visitor, invitee or guest of the tenant or occupier) responsibility to fully comply with the regulations issued by the South African Government under the Disaster Management Act, 57 of 2002 relating to amongst others social distancing, wearing of masks, washing of hands and the like. If the tenant or occupier (including any occupant) contracts Covid-19, he or she shall immediately contact the estate management, the National Institute for Communicable Diseases helpline (0861 322 322) and self-isolate (alternatively isolate in any facility as may be directed by the relevant authorities).

### 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 and 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 from time to time. 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 a 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 and 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/common property.

### 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.

### 11.6 Early Termination and Abandoning or Vacating of Units

11.6.1 If the tenant elects to cancel the agreement of residential lease and the tenant gives the landlord less than 1 (one) calendar month's written notice that it cancels the agreement of residential lease during or after the lease period, the tenant will pay, when he/she/it so cancels the agreement of residential lease, to the landlord a once off short notice fee of R5 000,00 (including) VAT. The payment of the once off short notice fee shall not affect any other rights which the landlord may have against the tenant as a result of the said cancellation and with specific reference to its claim for amongst others the loss of rental in respect of the remainder of the lease period.

11.6.2 The tenant acknowledges that all moveable assets in the unit are subject to a general lien for any monthly rentals and other amounts owing to the landlord by the tenant. Apart from the landlord's right to institute legal action against the tenant to recover arrear rental and ancillary charges as set out in the agreement of residential lease read in conjunction

with the Estate Rules, should the tenant abandon or vacate the unit resulting in the termination of the agreement of residential lease, the landlord may enter the unit using such force as is necessary with a witness and make an inventory of all moveable assets in the unit and take possession of such moveable assets (including the right to remove same) in the landlord's sole discretion and will be entitled to do any one or more of the following:

- 11.6.2.1 without further notice or demand, cancel the agreement of residential lease (on notice to the tenant to that effect) and without derogating from the rights of the landlord to claim any arrear monthly rental and/or other amounts, payable to the landlord and to claim and recover from the tenant such damages as may be suffered in consequence of such breach and/or cancellation;
  - 11.6.2.2 sell the moveable assets by private arrangement or public auction to defray amongst others any unpaid rentals, or costs associated with collection of fees and/or costs associated with the disposal of the moveable assets; and/or
  - 11.6.2.3 dispose of the goods in any other reasonable manner as the landlord sees fit.
- 11.6.3 Whenever it is necessary in terms hereof to determine the market value of the moveable assets and at the landlord's sole discretion, such value shall be at the expense of the tenant be determined by an appraiser appointed by the landlord whose valuation shall be final and binding on the tenant.
- 11.6.4 If any money is recovered from the sale or disposal of the moveable assets, the proceeds shall be applied as follows:
- 11.6.4.1 First, to pay the costs of and associated with the sale or disposal of the moveable assets (including the cost incurred with respect to any valuation, legal costs, collection fees and as may in any other manner have been incurred by the landlord by exercising its rights and/or enforcing its remedies in terms of the agreement of residential lease or at law);
  - 11.6.4.2 Second, all rental and other fees owed to the landlord and any other costs incurred by the landlord in connection with re-entering the unit, storing and selling or disposing of the moveable assets; and
  - 11.6.4.3 Third, any excess will be paid to the tenant without interest.
- 11.6.5 The landlord in the circumstances shall be deemed to have been irrevocably authorised to transfer ownership of the moveable assets to any third party purchaser on the sale or disposal of the moveable assets.
- 11.6.6 The tenant irrevocably indemnifies the landlord (including its directors, shareholders, members, employees, agents, representatives and/or appointees) against any claim of whatever nature which may be instituted against the landlord as a result of the entry into the unit, the sale or disposal of the moveable assets as contemplated herein.

#### 11.7 Political Prohibition

All tenants (including any visitor and/or guest) are prohibited from engaging (e.g. lobbying, community organizing or campaign advertising aimed at achieving clearly defined political goals, which typically benefit the interests of the tenant) any political party for the duration of their occupation of the leased premises/unit. Any association with a political party to amongst others engage the landlord whilst in occupation of the leased premises/unit in the estate will deem to constitute a breach of the agreement of residential lease and upon which the landlord may terminate the said agreement resulting in the eviction of the tenant (including all other occupants) from the leased premises/unit.

#### 11.8 Amendment of the Estate Rules

The landlord reserves the right to amend the estate rules and which amendment(s) shall be communicated to all tenants, from which date the amendment(s) shall become enforceable against all tenants, visitors, guests and the like.

#### 11.9 Protection of Personal Information Act, 4 of 2013 ("POPIA")

The tenant hereby consents and authorises the landlord from time to time to:

- 11.9.1 disclose the content contained in the rental application form for residential property, the agreement of residential lease and any other personal information provided to the landlord for the purposes of any pre qualification, the conclusion of the agreement of residential lease or otherwise to any other responsible party or person;
- 11.9.2 contact, request and obtain information from any credit provider (or potential credit provider) or registered credit bureau relevant to an assessment of the behaviour, profile, payment patterns, indebtedness, whereabouts and creditworthiness of the tenant;

- 11.9.3 furnish information concerning the behaviour, profile, payment patterns, indebtedness, whereabouts and creditworthiness of the tenant to any registered credit bureau or any credit provider (or potential credit provider) seeking amongst others a trade reference regarding the tenant's contractual relationship with the landlord; and
- 11.9.4 process all personal information and/or special personal information as contemplated in Rules 11.9.1 to 11.9.3 above, in due compliance with the provisions contained in POPIA.

## 12.

## USEFUL INFORMATION

### Landlord

Midrand Rental Company (Pty) Ltd  
P O Box 70406  
Bryanston  
2021  
Tel: 011-300 8700  
Fax: 011-300 8780

### Rental Agents

Name: Shepherd Maziya  
Email: shepherd@houss.co.za  
Cell: 079 078 5518

### Estate Manager

Name: TBA  
Email: \_\_\_\_\_  
Cell: \_\_\_\_\_



### FINING STRUCTURE FOR CROWTHORNE CORNER

The below outline the fining structure which will be applied to tenants who do not abide by the estate rules.

The landlord is authorised to impose a minimum fine of R500,00 which 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.

Should a tenant and/or occupier in occupation of a unit continue to breach the estate rules after the first fine has been charged, the landlord may at its sole and absolute discretion, increase the value of any subsequent fines, all of which will not preclude the landlord from instituting its contractual remedies contained in the agreement of residential lease or otherwise.










Subject to the Estate Rules, the fines are as follows:

<b>Fine Subsequent to a Written Warning</b>		
1.	A person gaining access to the estate illegally	R1,000.00
2.	Damages to any part of the estate	R2,000.00 plus damages
3.	Illegal parking other than in a designated parking space	R1,000.00
4.	Speeding	R1,000.00
5.	Use of the fire hose reel and/or fire extinguisher for any use other than for the use of fighting fires	R2,000.00
6.	Willful transgression of any of the conduct rules	R2,000.00
7.	Unauthorised alterations or additions	R2,000.00 plus costs to reinstate
8.	Excessive noise on Sunday to Thursday after 20:00 and/or Friday and Saturday after 22:00	R1,000.00
9.	Non-compliance of conditions relating to pets and disturbances caused by pets	R1,000.00
10.	Washing/laundry on walls, grass, anywhere on the common property or hanging over balconies	R1,000.00
11.	Littering and dumping of rubbish	R2,000.00
12.	Ignorance to signs and warnings- any transgression of warnings on signage - no warning letter required - fine will be imposed immediately	R2,000.00
13.	DSTV / Top TV / DTTV / SABC and Internet Services (whichever is applicable) - tampering with the box to reconnect a unit	R5,000.00
14.	Use of firearms for recreational purposes or threats against other individuals within the estate	R10,000.00

- The landlord may at its sole discretion increase or decrease the quantum of the fines recorded above which will be dependent on the circumstances, frequency and severity of the transgression.

# CROWTHORNE CORNER

LUXURY  
APARTMENTS

-  Security Guardhouse
-  Admin / Management
-  Kids' Play Areas
-  Clubhouse / Laundromat
-  Double-storey Gym
-  Swimming Pools
-  Sports Field
-  Walking Path
-  Braai Areas



Whisken Avenue

Whisken Avenue

Jupiter Avenue

Jupiter Avenue

4-bed Ground Floor Unit - 128m<sup>2</sup>



4-bed First Floor Unit - 123m<sup>2</sup>



3-Bed First Floor Unit - 112m<sup>2</sup>



2-bed Second Floor Unit - 87m<sup>2</sup>



1-Bed Second Floor Unit - 48m<sup>2</sup>



