

# ANNEXURE A – HOUSE RULES

306 Aquila Avenue, Waterkloof Ridge

## INTRODUCTION

These House Rules exist to ensure a respectful, safe, and well-managed living environment for all tenants. The rules balance personal freedom with shared responsibility while enabling the Mandated Agent (“KPA”) to manage the Premises effectively on behalf of the Landlord.

These Rules form part of the Lease Agreement and are binding on every Tenant from the moment they occupy the Premises.

## 1. PURPOSE

The purpose of these Rules is to maintain a supportive, peaceful, clean, and safety-focused environment where all Tenants can study, rest, and live comfortably.

## 2. OBLIGATION & BINDING NATURE OF RULES

2.1 Tenants must familiarise themselves with these Rules.

2.2 The Tenant must sign an acknowledgment, but signature is not required for the Rules to apply.

2.3 KPA may update these Rules from time to time.

2.4 Updated Rules take effect on the communicated date.

2.5 These Rules are published on [www.theridgeliving.co.za](http://www.theridgeliving.co.za) and displayed in communal areas. Ignorance is not a defence. Occupation constitutes acceptance.

## 3. DEFINITIONS

Premises includes Units and all Communal Areas. Communal Areas include the kitchen, lounge, hallways, bathrooms, parking area, garden, pool, tennis court, garage, and shared spaces. KPA is the Mandated Agent.

## 4. LETTING AND OCCUPANCY

Only the contracted Tenant may occupy the Unit. No subletting. No trade activities permitted.

## 5. VISITORS

5.1 No visitors without prior **written** approval from KPA.

5.2 No casual visits or sleepovers. Illegal visitors or sleepovers incur a R650 fine.

5.3 Tenant fully responsible for visitor conduct.

5.4 Tenant liable for all visitor-caused damage regardless of alleged landlord negligence.

5.5 Unauthorised visitors = automatic negligence and immediate penalties.

5.6 Tenants must manage visitor entry/exit personally.

## **6. CARE OF UNIT AND COMMUNAL AREAS**

Units must be kept clean. Communal areas must be left tidy. Damage must be reported. Tenant liable for damage caused by themselves or visitors.

## **7. CLEANING SERVICES**

### **7.1 Communal Cleaning**

Communal areas are cleaned twice a week and include reasonable washing of dishes from normal use. Excessive or visitor-related dishes are not included. Tenants must wash their own dishes outside normal cleaning days.

### **7.2 Tenant Responsibilities**

Tenants must not leave excessive mess expecting staff to clean up.

### **7.3 Room & En-Suite Bathroom Cleaning**

Each Tenant receives one weekly room and en-suite bathroom cleaning session. Access must be arranged directly with the cleaning lady. Extra cleaning is arranged and paid privately.

### **7.4 Additional Cleaning**

Any additional cleaning must be paid directly by the Tenant.

### **7.5 Respect for Cleaning Staff**

Cleaning staff must be treated respectfully. No unauthorised demands.

### **7.6 No Liability for Theft**

KPA and Landlord not liable for alleged theft involving cleaning staff. Tenants must secure valuables.

## **8. LAUNDRY & WASHING MACHINE USE**

Only clothing may be washed. No shoes, rugs, or heavy items. Loads must be reasonable. Damage from misuse is Tenant's responsibility.

## **9. CCTV CAMERAS & MONITORING**

CCTV covers all communal areas including garage. Footage may be reviewed. Tampering is a serious offence. No cameras or monitoring in communal bathrooms or private rooms. Tampering with cameras constitute a serious offense and will carry a R1 000 fine or immediate eviction.

## **10. SOLAR SYSTEM & ELECTRICAL CONTROLS**

No Tenant or visitor may touch or interfere with solar or electrical equipment. Any interference incurs an immediate R1 000 fine plus repair costs and may result in termination.

## **11. VEHICLES & PARKING AREA**

Parking only in allocated bays. Parking area is not a social space. No loitering.

## **12. NOISE, PARTIES & MUSIC**

No disturbances. No parties allowed. Music must be inaudible outside the Unit. Tenant to switch off music immediately upon request and any visitors to leave the premises promptly.

## **13. GENERAL CLEANLINESS**

Units and communal areas must be kept clean. No food left exposed. No cooking in Units.

## **14. SECURITY**

Maintain Premises security. No gate opening for unknown persons. No tailgating.

## **15. PROHIBITED ITEMS & SUBSTANCES**

No weapons. No alcohol. No illegal substances.

## **16. ANIMALS**

No pets permitted.

## **17. FIRE SAFETY**

No open flames. Do not tamper with fire equipment.

## **18. WHEN YOU ARE AWAY**

Units must be left secure, clean, and powered down when away.

## **19. LIABILITY, RISK & INDEMNITY**

Tenants use Premises at own risk. KPA and Landlord not liable for loss or injury. Tenant indemnifies both parties for claims arising from their conduct or their visitors.

## **20. CONTRAVENTION OF HOUSE RULES**

KPA may issue warnings or terminate the Lease depending on severity. A written warning may result in immediate termination. Serious offences include unauthorised visitors, loud music, solar interference, security breaches, and misconduct toward staff. Upon termination, Tenant must vacate within 48 hours. All damages, penalties, and rent remain payable.

These Rules are binding from moment of occupation.