



## **GUIDELINES FOR RENTALS**

### **OBLIGATION OF AGENT/LESSOR**

The agent and/or the member (Lessor) are obligated to inform the Tenant (Lessee) of his/her obligation to adhere to the same obligations a member is subjected to in accordance with the Welgelegen Constitution and Code of Conduct. Both these documents are available from the Welgelegen website (<https://welgelegenestate.co.za>)

The agent and/or the member (Lessor) are obligated to inform the Estate Manager beforehand of the activation of the rental agreement. This is required before a Tenant can take occupation of the leased property.

### **OBLIGATION OF TENANT**

The tenant is obligated to familiarize themselves with, and abide by, the rules of Welgelegen.

### **QUICK REFERENCE GUIDE**

The following guidelines need to be highlighted:

- Complete the registration form and send to the Estate Manager ([estatemanager@welgelegenestate.co.za](mailto:estatemanager@welgelegenestate.co.za)).
- Adhere to all security rules.
- Maintain the rental property in a neat and tidy condition and in a state of good repair at all times.
- Maintain the garden in a neat and tidy condition and water street trees regularly.
- Vehicles parked on the property may not exceed the number of approved garages for the house and may not be parked on the lawn or on HOA property.
- Caravans, boats, trailers and the like may only be parked on the members' property so as not to be visible from a street or private open space. Under no circumstances will these vehicles be allowed to be parked or stored on any other residential property or on the common property.
- Four wheelers/quad bikes (excluding electric golf carts) may not be used under any circumstances.
- Not do anything which is noisy, unsightly, injurious, objectionable or detrimental, or a public or private nuisance, or a source of damage or disturbance, to any member/resident of Welgelegen.

- Ensure that animals or birds housed on the property shall not constitute a disturbance or nuisance to others.
- No more than 2 (two) animals as pets, which may be cats and/or dogs.
- Ensure dogs are kept on a leash in all road reserves, parkland and open spaces and are properly controlled. In particular, that no nuisance is caused by such dog(s) and that the dog(s) do not cause uncleared fouling of sidewalks.
- Shall not conduct any business on a property (home office / internet based occupation excluded)
- Occupants of the property shall not exceed 2 (two) persons per bedroom.
- Adhere to the speed limit of 30 km/h.
- Domestic and gardeners must be registered on the security system.
- Gardeners must wear high visibility jackets.
- No mowing of lawns or using power tools on Sundays.
- Loud music should not be heard after 22:00.
- Children must be supervised so as not to cause damage or nuisance.
- For safety, small children should always be accompanied in the vicinity of the dams.
- Refuse, recyclable refuse and garden refuse may only be placed in the designated colour bags and placed on the sidewalk on a Monday, or as advised via WhatsApp broadcast or email from time-to-time.

For additional information please contact Welgelegen Administration. All contact details and other information available on the Welgelegen website (<https://welgelegenestate.co.za>)