

## The Marina Residential Estate

**The Marina Residential Estate welcomes you as a visitor to our Estate. Please be aware that the Estate is a Residential Estate and that many owners live on the Estate permanently.**

**We would like you to enjoy your stay with us. Estate Rules are in place to ensure harmonious living between all owners and visitors. Please adhere to these Estate Rules at all times.**

- 1. The right of admission to the Estate is reserved.**
2. All persons entering or exiting the Estate must be in possession of valid security tags or cards. Others must sign the access control register.
3. **Security tags or cards are not transferable.** A specific tag or card may only be used by the person to whom it was issued.
4. Tenants are only permitted to access the building in which they are staying. Access will be denied to other buildings.
5. Pedestrians may only enter and exit the Estate through the pedestrian gates and / or turnstiles.
6. Security has the right to search all vehicles or persons entering or exiting the Estate.
7. Owners, Tenants or Agents may not approach Security Staff to carry out duties, other than their defined Security duties.
8. **Any unbecoming conduct and/or loud noise/music levels, especially between 22:00 and 07:00, will result in Security Staff taking action against the person(s) responsible. If such conduct continues, the person(s) responsible may be fined and / or removed from the Estate.**
9. No firearms are permitted on the Estate.
10. Children to be under adult supervision at all times and are not allowed to play in passages, lobbies, driveways or the basement parking areas.
11. No pets or animals may be brought onto the Estate by tenants and / or visitors.
12. Parking is only allowed in designated parking bays. The Letting Agents must show all tenants the position of their designated parking bay(s). Illegal parking can result in clamping, fining or the towing away of the vehicle.
13. Vehicles to be driven with caution, a maximum speed of 20 km per hour is permitted on the Estate.
14. No fires or braais / barbeques are permitted on the Estate.
15. The Marina Residential Estate does not accept any liability for any damage, loss or theft of or from any property, vehicle or person while on the Estate.
16. All persons will be held liable for any damage or loss caused on the Estate to any property, vehicle or person on the Estate.
17. No supermarket trolleys are permitted on the Estate.
18. Tenants are not permitted to overcrowd apartments – a maximum of 2 people per bedrooms is permitted to overnight in the apartment.
19. No more than 4 visitors are permitted at any apartment without prior approval from Estate Management.
20. No washing is to be hung on balconies, patios or terraces. Washing should never be visible to other tenants.
21. Security will NOT accept any keys, cards, packages, bags or other items left for collection. Keys and access cards are to be dropped in the available drop boxes at the Bluff and Peninsula entrances. These will be transferred to the Agencies post box by Security Management.
22. Tenants need to pay for the use of the Quarterdeck/Amenities Pool and gym facilities. Access to the Pool and Gym facilities can be purchased from the HOA Offices during office hours at Quarterdeck. The fee is R150.00 per adult per stay for short term tenants.
- 23. Transgressions of these Estate Rules could result in a fine, and / or removal from the Estate and / or a person being prohibited from entering the Estate.**