

**OLYMPIC COURT, 35 WEST STREET, DURBAN**  
**Revised Rules with effect from 1<sup>st</sup> May 2006**

**1. General Rules**

1.1 The Maximum number of people per flat will be strictly limited to

- 2 per bachelor flat,
- 3 per one and a half bedroom flat and
- 4 per two bedroom flat,

provided that all such persons are registered tenants, Anyone not registered will have to pay the overnight visitors fee (refer 7.3 below), until they are registered.

1.2 No pets allowed in the building under any circumstances.

1.3 No parties or functions will be inn the flats.

1.4 No businesses may be operated from the flats.

1.5 No alterations or additions may be done to flats without written permission from the Body Corporate.

1.6 In the interest of maintaining a neat and tidy building, it is unacceptable to hang washing or clothing out of the windows, over the balcony, on your door, or on your gate.

1.7 No access is allowed onto the roof at any time. This area will be kept locked

1.8 No games to be played in the corridors, up and down the stairs and no skateboards or roller blades are to be used in the building.

1.9 Smoking is only permitted in the flats. There will be ~~no~~ strictly no smoking in all general areas, foyer, corridors, stairways and lift.

1.10 No alcohol <sup>OR EATING</sup> is to be consumed in all general areas, foyer, corridors, stairways and lift.

1.11 Should a tenant breach any of the Olympic Court rules the Body Corporate have the right to advise the owner of its intention to remove the tenant. However the owner must be given the right to remove his/her tenant. Should the owner fail to do so, the Body Corporate shall prevent the tenant from entering the building.

1.12 When entering or leaving the building please ensure that you or any of your visitors are fully attired (shoes and shirts), as we do not wish to create the impressions that we are a holiday flat establishment.

- 1.13 No one is to disturb the Supervisor or any body Corporate member during the hours of 8:00 pm to 8:00 am Monday to Friday and from 12:00 pm on Saturday until to 8:00 am Monday.

## 2. Garbage / Litter

- 2.1 All garbage is to be placed in plastic bags and tied up before being placed in the black bin situated at the end of the corridor down the back stairs. Please do not leave bags outside your flat door, as these will not be cleared. (No boxes) broken glass or mirrors, or other objects are to be left by the bins.

- 2.2 Under no circumstances is anything to be thrown out of the flat windows.

*WINDOW-WASHING - GLASS AND MIRRORS - FURNITURE FROM WINDOWS  
LEAVE REYS WITH SECURITY*

## 3. All New Owners or Tenants.

- 3.1 All new owners and tenants must be interviewed and approved by the corporate. The standard application form (attached) is to be completed and together with the required attachments presented to the supervisor who will advise the applicant(s) of the date and time for an interview.
- 3.2 The body corporate reserves the right to reject any applications of the outcome of the interview.
- 3.3 After the interview the supervisor will advise the applicant of the outcome of the interview.
- 3.4 All new tenants will be on a three-month probation period and may be given notice to leave if they break any of the Olympic court rules.
- 3.5 Owners may not enter into any tenancy agreement without the prospective tenant having been interviewed and approved by the Body Corporate.

## 4. Moving in or out of the building

- 4.1 Moving will only be allowed between the hours of 8:00 am to 4:00 pm on weekdays
- 4.2 Strictly no moving on Saturdays, Sundays and public holidays.
- 4.3 Please advise the caretaker at least one day in advance of moving in or out of the building.
- 4.4 Only the larger lift may be used for moving as the other lift will be used by the other owners and tenants.

4.5 A charge of R 700-00 is to be paid for use of the lift, when moving in or out of the building of which is not refundable.

## 5. Noise

5.1 No loud music, radio or television is allowed at any time of the day or night.

5.2 No banging of doors is allowed.

5.3 No drilling, hammering, power tools or construction noises are allowed other than between the hours of 8:00 am and 4:00 pm on weekdays and between the hours of 8:00 am and 1:00 pm on Saturdays.

5.4 Strictly no noise on Sundays and public holidays.

## 6. Visitors

6.1 Visitors will only be between ~~the~~ between the hours of 8:00~~0~~ am and 10:pm. All visitors are to vacate the building by 10:00 pm

6.2 The Maximum number of visitors at a time per flat will be strictly limited to:

- 2 per bachelor flat,
- 3 per one and half bedroom flat
- 4 per two bedroom flat

6.3 No visitors may enter the building without first signing the register on arrival and departure. The security guard has been instructed to only allow entry once the register has been completed.

6.4 Tenants who are under the influence of alcohol will be <sup>NOT</sup> permitted to enter the building. ^

## 7. Overnight Visitors

7.1 Arrangements must be made with the supervisor before 8:00 pm for any visitors staying overnight. The supervisor will advise the security guard to allow them access in to the building after 10:00 pm, if required.

7.2 All overnight visitors without exception must be booked in by 8:00 pm

5:00 pm

- ~~R30-00~~ R60
- 7.3 A fee of: R ~~30-00~~ R60 per adult and R 30-00 per child will be charged for each overnight visit, strictly payable in advance. This applies to all overnight visitors who are registered tenants.
- 7.4 If a registered tenant is out for the night i.e. sleeping away, no visitor may take their place. They are visitors and not registered tenants and must pay the required daily amount due.

## 8. Lifts

- 8.1 Strictly No smoking in the lifts by municipal bylaw.
- 8.2 In the interest of safety children under the age of 10 must be accompanied by an adult when using the lift.
- 8.3 Only one lift will operate between 6:00 am and 6:00 pm
- 8.4 In the interests of safety an adult when using the lift must accompany children under the age of 10.
- 8.5 The last person to leave the lift must please switch off the fan.

## 9. Security Code

- 9.1 A security guard/doorman will be on duty 24 hours per day 7 days per week.
- 9.2 The security guards primary role is to ensure that the Olympic court rules regarding Access to the building are adhered to. He will prevent entry to any one who does not adhere to the rules. The security guards instructions must be adhered to and where tenants have problems in this regard they should communicate their problems to the supervisor.
- 9.3 The supervisor, security guard of Body Corporate members may patrol the buildings at any time of the day or night to ensure that things are in order.
- 9.4 No shouting or calling to people in the streets is allowed.
- 9.5 No children are allowed to run around on staircases in the foyer, or corridors and make noise at all times, must at all times be supervised by an adult.
- 9.6 The same rules apply to all visitors while that are visiting in the building.
- 9.7 P.S. all sleepover visitors to be booked out by 10:00 am. No visitors are allowed to be in the flat when tenants are not in.
- 9.8 All children and students must be at all times supervised by their parents.