



THE MARINA RESIDENTIAL

— Home Owners Association —

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. Under no circumstances can taxi drivers enter apartment buildings and will taxis be allowed in basements.
14. No vehicle/Taxi will be allowed to stop in front of the main entrances to pick up or drop off residents.
15. Vehicles to be driven with caution, a maximum speed of 20 km per hour is permitted on the Estate.
16. No fires or braais / barbeques are permitted on the Estate.
17. 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.
18. All persons will be held liable for any damage or loss caused on the Estate to any property, vehicle or person on the Estate.
19. No supermarket trolleys are permitted on the Estate.
20. Tenants are not permitted to overcrowd apartments – a maximum of 2 people per bedroom is permitted to overnight in the apartment.
21. No (Day)visitors for short term tenants unless by prior arrangement 12 hours in advance and approved through MRHOA/Security. Short term tenants will not be allowed to hold parties or functions in their rented apartments.
22. Owners and long term tenants are allowed to hold parties or functions in their apartments provided the apartment and the estate can accommodate the number of guests requested (at the sole prerogative of security the BC trustees and MRHOA management), and provided permission is requested at least 48 hours in advance.
23. No more than 2 overnight visitors per bedroom are permitted at any apartment.
24. No washing is to be hung on balconies, patios or terraces. Washing should never be visible to other tenants.
25. Flying of Drones are strictly forbidden on the Estate. This is a SACAA Legislated NO FLY ZONE.
(Fines from R2500,00 per contravention)
26. 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.
27. Tenants may make use of the Quarterdeck/Amenities; Pool and gym facilities. Access to the Pool and Gym facilities are included. (Note: Rules of use that are displayed at the Quarterdeck with regards to the Gym and Pool usage).
28. Anybody wanting to utilize the canal for swimming must be a member of an official swimming club. Indemnity forms for swimming, paddling, rowing, diving etc. must be completed and signed at the Canal Manager's office, before utilizing the canal.
29. No suitcases and trolleys to be pulled over bridges or on walkways.
30. Use of potable water for cleaning and washing down balconies are strictly forbidden. Fines from R5000,00 per contravention.
31. 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.

The Marina Residential Home Owners Association

T: 021 421 1010 • F: 021 421 1011 • E: reception@marinaestate.co.za

Quarterdeck Building, Marina Residential Estate, West Quay Road, Victoria & Alfred Waterfront, Cape Town, RSA

www.marinaestate.co.za



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Schedule of Penalties for Offences Committed on V&A Marina Residential Estate

- **Illegal Parking (Parking without Permission in Owners Parking Bay or in Visitors Parking Bay)**
 - R250 per Contravention or per 24-hour period
- **Hanging Washing on Balcony or Patios or in View from Common Property**
 - R250 per Contravention
- **Breaching of Taxi Protocol**
 - R250 on First Contravention
 - R500 on Second and Subsequent Contraventions
- **Creating a Disturbance Anywhere on the Estate**
 - R250 per Contravention
- **Noise: Loud Talking, Singing, Shouting, Partying, Music, Moving Furniture, and creating noise levels which are higher greater than the sound levels associated with normal living during daytime hours, and for any excessive noise caused after 11pm**
 - R250 on First Contravention
 - R500 on Second and each Subsequent Contravention
- **Rude Behaviour to Security Staff (Verbal Abuse, Swearing and Showing disrespect, including Racist, Sexist and Religious Discrimination/Abuse/Victimisation)**
 - R250 on First Contravention
 - R500 on Second and each Subsequent Contravention
- **Threatening Behaviour to Security Staff (Threat of Violence and Actual Physical Violence)**
 - R500 on First Contravention
 - R1000 on Second and Each Subsequent Contravention Plus Calling SAPS to Attend the Incident
- **Loitering (Inside Estate and at Bluff, Peninsula and Lawhill Entrances), Security Breach, Trespass, Breach of Estate Rules.**
 - R250 for First Offence and escort off estate, if a non-resident
 - R500 for Second and Each Subsequent Offence and escort off estate, if a non-resident
- **Public Indecency**
 - R1,000 per Contravention
- **Suspected intoxication and Suspected Intoxicated Behaviour**
 - R1,000 per Contravention
- **Dropping of Litter and Failure to Litter in Bins on Footpaths and in Refuse Rooms**
 - R250 per Contravention
- **Flying of Drones Over the Estate**
 - R2500 per Contravention
- **Illegal Transfer of Tags Between Owners, Staff, Tenants, Visitors and Other Persons**
 - R1000 per Contravention
- **Use of Skateboards, Roller Blades, Roller Skates, and Scooters in Basements, and on Footpaths, Ramps and Bridges**
 - First contravention will result in a written warning.
 - Each and every subsequent contravention will result in a fine of R250 per occasion

Please acknowledge receipt of a summary of the Estate Rules and Penalty Schedule.

Administration of Penalties

Penalties shall be administered by Security. Penalties shall be subject to review, from time to time.

Security Committee 01 March 2019 v6

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