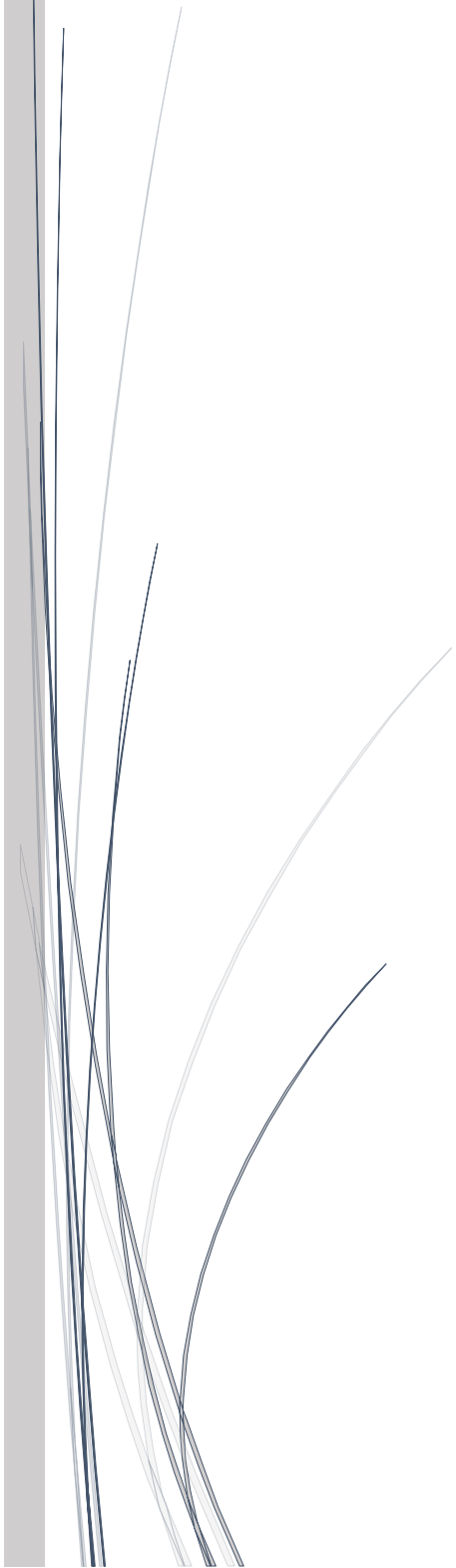


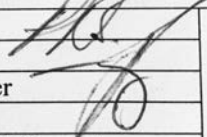
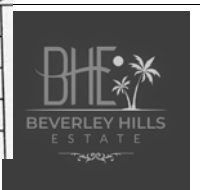
# RENTAL RULES AND PROCEDURE

BEVERLEY HILLS ESTATE  
HOMEOWNERS ASSOCIATION



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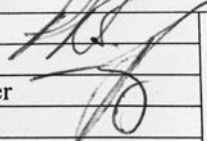
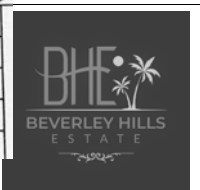
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<b>RENTAL RULES AND PROCEDURES</b>		Beverley Hills Estate	Chairperson		
		Signature:	Estate Manager		
		Signature:			
Preparation date:	16 April 2020	Webpage Publication	<a href="http://www.beverleyhillsestate.co.za">www.beverleyhillsestate.co.za</a>		
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## 1. RENTAL RULES

To maintain a control on security and monitor the movement of non-residents on the Estate, our POLICY AND PROCEDURE for RENTAL AGENTS has been revised and will be as follows and will be implemented from 30th May 2008:

1. All owners who are letting their property must inform the Estate Manager by email that they are doing so, and whether or not more than one rental agency will be involved.
2. All Rental agents must inform the Estate Manager via email on the 1st of each month which units are being rented out on a permanent basis. Holiday letting requires a minimum of 48 hours' notice or more prior to occupation. Such notices must be sent in conjunction with a letter of consent from the owner.
3. Rental agents must be familiar with all the conduct rules of Beverley Hills Estate and the Body Corporations of Belair and Malibu and inform the tenants accordingly when completing the letting/rentals procedure form.
4. Rental agents will submit the prescribed letter of consent from owners & notification form with the tenants particulars to the Estate Manager prior to their arrival on email; manager@beverleyhillsestate.co.za. The tenant must on arrival hand a duplicate copy to the Security Gate before entry will be granted
5. All rentals and holiday letting tenants will adhere to the Beverley Hills Home Owners Association conduct rules, and all the Body Corporate conduct rules and their respective constitutions. Owners & tenants must also be aware that any the fines and penalties for infringements arising from their actions will be debited to the owners levy account without written notification.
6. No person under the age of 18 years will be allowed to occupy any residence as a tenant within Beverley Hills Estate without their parents being present & responsible for their actions, at all times. 7. No more than two persons per bedroom will be allowed.
8. Beverley Hills Estate Home Owners Association, in conjunction with the Body Corporations of Belair and Malibu, have the right to take such action as may be necessary to enforce the provisions of these Rules against Rental Agents and tenants. In appropriate instances, Beverley Hills Estate Home Owners Association and the Body Corporations of Belair and Malibu would have the right to take the necessary legal steps and measures to evict any person occupying one or more units on the Estate in instances where there has been violation.
9. Keys for units may be left and collected from the Security Guards, provided they are sealed in addressed envelopes. No responsibility will be taken by the Estate or the Security Company for loss of such keys.
10. Please complete the Notification for Rentals under "Applications" on website [www.beverleyhillsestate.co.za](http://www.beverleyhillsestate.co.za)

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