



House Rules for Communal Residence Addendum 1 of Lease

1. Disturbance:

This is a communal environment and the peace and privacy of fellow residents must be respected.

In Consideration of other residents and neighbors, no disturbances to other residents or neighbours (including noise or any inappropriate behaviour).

No parties or dinner parties allowed at any of the houses under any circumstances.

Dinner parties may be held at the Bar only in consultation and under the direction of the Barman Arthur or the Caretaker.

There is to be absolute silence (no playing of music or devices) from 10pm to 9am.

2. Alcohol:

No alcohol is allowed to be brought onto the Premises from the outside.

Arthurs bar on-site sells Alcoholic beverages.

Arthur is responsible for maintaining good behaviour in the bar/pool area and will expel anyone from the premises who does not comply. In compliance with the Liquor Act and our liquor licence, no alcohol may be sold to anyone who is intoxicated nor for off-consumption purposes. The operation of the bar is dependent on the regulations at the time.

3. Gas Braai: The use of the Gas Braai is allowed only under the direction of Arthur.

4. Smoking and Drugs:

No possession of or taking of illegal drugs, no smoking of weed (whether legal or not, it smells terrible) will be allowed. If you have a problem sleeping or controlling epilepsy etc. without weed, then this is not the place for you.

No smoking allowed in the rooms, on the upstairs balcony of the main house or in any of the houses at all, only in the designated outside spaces.



5. Cleaning and laundry:

Residents will be required to keep communal areas clean and tidy, failure to do this will then require additional cleaning staff and consequential increases in the rentals.

Residents are to wash their own dishes, pots and pans.

There will be no cleaning staff on duty Sundays and Public Holidays.

Cleaning staff must be granted access to rooms for inspection and cleaning purposes during normal working hours.

Linen will be changed every two weeks.

Residents are to provide and wash their own towels, it is recommended that these are clearly labelled.

Self-service Laundry facilities will be available at a cost.

6. Supplies:

Toilet Paper, dishwashing liquid and soap will be supplied as per reasonable monthly usage, if that is exceeded, the residents will be required to provide for themselves for the remainder of that month.

7. Energy and Environmental consciousness:

No heaters in the rooms (too expensive to run, environmental impact and creates a fire hazard), additional blankets will be supplied on request and guests are advised to dress appropriately i.e. wearing stockings/thermals in Winter is far better for the planet than burning fossil fuels.

Residents are required to maintain our practice of separating recycling into the requisite bins.

Residents are to be mindful of electricity and water usage which will be supplied on an expected usage basis per resident, if this is exceeded, rentals may be increased to compensate. This includes ensuring that lights and appliances are not left on when rooms are unoccupied.

Cape Town is a water scarce City and hence the Council has implemented strict water restrictions, currently 110 litres per person per day. Residents are required to adhere to these restrictions.

Weekly reports will be distributed regarding water and electricity usage for all residents to be aware of the water and electricity usage.



8. Visitors:

Visitors may be at the bar, lounge or kitchen area only when accompanied by a resident.

No visitors before 9am or after 10pm.

No visitors to knock on doors or ring bells, they must be met at the door by the resident.

No more than two visitors per resident at one time without prior permission which may be obtained via e-mail to stay@greenelephant.co.za or WhatsApp to 021 448-6359.

This is to ensure that fellow residents are not overwhelmed by a few residents hosting many guests.

Arhur may allow outside patrons to the bar at his discretion.

No visitors allowed in any of the rooms nor upstairs, unless in a single private room in which case the visitor may stay overnight on condition that Green Elephant has been informed prior by e-mail to stay@greenelephant.co.za to WhatsApp to 021 448-6359. The visitors rate of R100 a night will then be added to the following month's invoice.

The resident is responsible for the behaviour of his/her visitor.

9. Safety and Security:

For safety reasons, do not answer the door if anyone knocks or rings the bell.

If you feel threatened or need to obtain help, report anything suspicious or want to request a "walk home" service - call the local **Public Security Agency OBSID on 021 447-1066**.

Police numbers are:

SAPS Flying Squad	10111
SAPS Woodstock	021 442 3121 / 021 442 3117

DO NOT LET ANYONE IN UNLESS YOU KNOW THEM OR THE PERSON THEY ARE VISITING IS PRESENT AS WELL. There are numerous confidence tricksters who may claim to know someone in the house, they may even mention the name of the owner or another resident, or claim to be an official checking electricity meters or such-like. Under no circumstances is anyone to be allowed entry without being absolutely certain that they have permission. Also do not let anyone you don't know follow you in.

YOU ARE REQUIRED TO DENY ENTRY TO ANYONE YOU ARE NOT CERTAIN ABOUT.

No visitors to knock on doors or ring bells, they must be met at the door by the resident as per a prior arrangement.



Residents agree that access control may include biometric recognition and agree that their biometric data can be stored and used for this purpose.

Security services who have been vetted and granted access will still be allowed to visit at all times.

The resident acknowledges that CCTV cameras may be placed in entrances and communal areas such as lounges, passages and kitchens.

No candles, incense or fires allowed inside any rooms nor on the property.

No gas cookers, electric stoves or heaters allowed in the rooms as these pose a fire hazard.

Laptops are not to be left on, on top of or inside bedding as they generate a lot of heat which if smothered by bedding can cause a fire.

No weapons or firearms (except carried by Police or registered security personnel) are allowed on the premises.

10. Storage:

There are no storage facilities for any furniture or excess luggage, these will have to be stored elsewhere.

11. No animals allowed on the premises.

12. Children: Children under 18 only allowed as day visitors and to be supervised at all times and as per liquor licence regulations are not allowed in the Bar area.

13. Language School:

The Language school may use the Lounge from 9am to 4pm a few days during the week, in which case residents will not be allowed to use it at those times if classes are in session.

14. No Stove in Alta's House:

There is no stove in Alta's house, those Residents may use the stove in the Main house.



15. Food: No food to be stored in rooms as this poses a pest problem. Residents are to ensure that no food is left rotting in the fridges or shelves. Cleaning staff will throw out any suspect food.

16. COVID19:

Residents are required to adhere to the prevailing Government regulations of the time regarding COVID9. This may include requirements of social distancing, use of sanitizers and regular washing of hands and barring of visitors, abstinence from drinking of alcohol and smoking.

17. Complaints and Maintenance Issues:

Any complaints or feedback on issues that need attention to be reported via e-mail to stay@greenelephant.co.za or via WhatsApp to Howard on 021 448-6359.

18. Contacts

Telephone and WhatsApp number: 021 448-6359
e-mail: stay@greenelephant.co.za

I _____ have read and understood these house rules and agree that it forms an addendum to my lease agreement and thus breach of these Rules may lead to the termination of my lease and eviction.

Signed

Date