



Holm Managing Agents CC

PO Box 5632

Tygervalley

7536

12 Bellfour Office Park, Cnr Roger & Edmar Street, Tygervalley

Tel: +27 21 914 8516

Fax: +27 866770392

E-mail: franz@holm.co.za

Web: www.holm.co.za

All Owners and Residents
30 May 2017
Sunset Heights Body Corporate

RE: Contravention of rules and general rental issues with short term rentals.

Dear Owner and Resident

We have over the past few months received various complaints in respect of the following and advise that we will now on instruction from the trustees act as follows.

1. All owners must issue a set of short rules as per attached hereto to the rental agent or to the tenant that will occupy the unit. If we receive a valid complain and we can proof that the tenant did not receive the rules, a fine will be issued to the owner. (We need proof that the tenant has signed the rules, in which case the owner will have the right to deduct the fine from the tenant's deposit.)
2. All residents needs to park in the parking bay allocated to that unit (each parking bay is marked with the same number as the unit) the visitors parking bays are marked with a "V", and is for visitors only not for permanent parking.
3. All the oil marks on the various parking bays have now bene cleaned by the caretaker. As from 01 July 2017 any owner of a parking bay where a vehicle have leaked oil will receive notification and will have to clean the area within 7 days, alternatively the caretaker will clean it and the cost will be added to the levy account of that owner. Currently the cost is R500.
4. Owners need to inform the caretaker (Mr. Japie Bekker), when they have new long term residents moving in. This is to ensure the old resident's number gets removed and the new one is added to the gate access as well as to ensure they have the rules, etc.

Regards

Franz Holm
Managing Agent