



*Sun*  
Vacation Club  
SUN CITY

# HOUSE AND CONDUCT RULES





## INTRODUCTION

The provisions of these rules and the duties of the Member in relation to the use and occupation of units or villas and of the common property shall be binding on the Member and any other occupant of the Member's unit or villa and on employees, guests, invitees and members of the family of the Member, lessee or other occupant of the unit or villa. It shall be the duty of the Member to ensure compliance with these rules by any such lessee or occupant of the unit or villa and the employees, guests, invitees and members of the family of the Member, lessee or other occupant of the unit or villa. In the event of any dispute as to the interpretation of these rules, the enforcement hereof or any breach hereof, the decision of majority of the trustees shall be final and binding on all parties concerned in such dispute.

If a Member breaches any of these rules, the trustees shall be entitled to exercise all rights available to them or to the Association in law and in terms of these rules and in particular the right to apply to court for an interdict against the offending Member. The trustees shall, without prejudice to the foregoing but without incurring any obligation or being bound so to do, endeavour to warn an offending Member in writing of any complaint made against such Member and request such Member to refrain from any conduct likely to give rise to a complaint of a similar nature.

### **Conflict with the Scheme Rules:**

These rules are subject to the provisions of the Scheme Rules. In the event of a conflict between these rules and the Scheme Rules, the Scheme Rules shall prevail. The Member acknowledges the trustees have the right to amend these rules from time to time without notification to Members.

## OCCUPATION

### THE MEMBER AND OR OCCUPANT CONCERNED:

- Shall not use the unit or villa or permit it to be used in such a manner as shall be injurious to the reputation of Sun Vacation Club or Sun International (South Africa) Ltd. And other associated companies.
- Shall not contravene or permit the contravention of any law, bylaw, ordinance proclamation, statutory regulation or the conditions of licence of the unit or villa.
- Shall not make alterations to the unit or villa and shall not affect any improvements thereto.
- Shall not display or hang any washing or allow it to be displayed or hung anywhere on the common property except in the area especially set aside for that purpose. A laundry facility is provided on site for this purpose.

## DAMAGE TO PROPERTY AND ROOMS

### THE MEMBER AND OR OCCUPANT CONCERNED:

- Shall not damage or destroy any plants, shrubs or trees on the property.
- Shall not do or allow anything to be done in the unit or villa or on the common property, which may constitute a nuisance to occupants of other units or villas or may cause injury or damage to or endanger any persons or property whatsoever.
- Shall not affect or cause to be affected neither any alterations to the electrical installation or conduits, the water connections or the plumbing installation, nor any structural alterations whatsoever to the unit or villa.





## USE OF UNITS OR VILLAS

### THE MEMBER AND OR OCCUPANT CONCERNED:

- Shall not allow more than six persons to occupy the unit in the case of a two-bedroom unit, eight persons in the case of a three-bedroom unit or villa or ten persons in the case of a four-bedroom villa.
  - Two-bedroom units may accommodate a maximum of six people (four adults and two children on the couches)
  - Three-bedroom units or villas may accommodate a maximum of eight people (six adults and two children on couches)
  - Four-bedroom villas may accommodate a maximum of ten people (eight adults and two children on the couches)
- Shall be charged R2 000 to the Member's account per person should the occupation of units or villas exceed the number of people permitted in the respective units or villas.
- Shall not use the respective units or villas or allow them to be used for any purpose other than for residential purposes.
- Shall not erect or affix any marquee, advertisement, boards or notices in or on any part of the property or on the unit or villa or allow the same to be affixed.
- Shall not leave or store any article on any part of the common property or allow it to be left thereon.
- Shall keep the unit or villa and those areas of the common property of exclusive use and occupation in good, clean, sanitary, habitable order and exercise reasonable care to maintain all electrical, plumbing and sewerage installations and services in good order and condition.
- Shall not leave rubbish of any kind or allow it to be left in the unit or villa or on any part of the common property except at such a place or in such receptacles as are specifically provided therefore.

## NOISE DISTURBANCE

### THE MEMBER AND OR OCCUPANT CONCERNED:

- Shall refrain from making excessive noise after 22h00 in consideration of other guests staying at the Sun Vacation Club.
- Shall ensure no parties are held at Sun Vacation Club. Kindly contact reception to arrange your function requirements with our banqueting department.

## PARKING

### THE MEMBER AND OR OCCUPANT CONCERNED:

- Shall not park any vehicles or permit the parking of vehicles in such a manner as shall impede or obstruct access to and egress from any entrance to any section or impede or obstruct the normal flow of traffic on the common property.
- Shall not permit more than two cars to park per unit or villa.
- Parking bays allocated for use by disabled persons may only be used by such persons and their guests.

## USE OF FACILITIES

### THE MEMBER AND OR OCCUPANT CONCERNED:

- Shall adhere to the rules and regulations applicable to users of facilities at any of the Sun Vacation Club schemes/resorts on the understanding that such rules apply to Members as if they were paying hotel guests, and on the basis that such rules are subject to change.

# CHECK-IN AND CHECK-OUT

## THE MEMBER AND OR OCCUPANT CONCERNED SHALL ADHERE TO THE FOLLOWING RULES:

- Check-in time is at 14h00 and check-out time is at 10h00.
- Early check-ins or late check-outs are not permitted.
- Inventory list to be checked on arrival and sent back to reception as soon as possible. Please report all breakages on departure.
- Return all keys from the unit or villa to Reception on departure. A key and breakages deposit will be refunded upon the return of the keys.
- On departure, please hand in keys only at Reception or at the express check-out box. Please ensure the unit or villa is locked.
- On departure the unit or villa must be left in a reasonable state of cleanliness. Excessive cleaning left for Sun Vacation Club staff will be charged to the Member's account at the rate of R2 000 per unit or villa.
- If required by the manager, members may be required to check the unit or villa and its contents in the presence of the manager or their representative before departure and shall pay for all damages and breakages which are not the result of fair wear and tear.
- Please vacate your unit or villa by 10h00 on the day of check-out. Late check-outs will be charged at R2 000 per unit or villa.

# PETS

## THE MEMBER AND OR OCCUPANT CONCERNED:

- Shall not keep any animal or bird in the unit or villa or on the common property.

# FEEDING OF WILDLIFE

## PLEASE NOTE THE FOLLOWING:

- Baboons and monkeys are wild animals and thus dangerous. Do not feed the animals.

# SECURITY

## PLEASE NOTE THE FOLLOWING:

- An electronic safe is provided in each unit or villa to secure your possessions. We regret that Management cannot be held responsible for the loss of the guest's valuables.

# HOUSEKEEPING

## PLEASE NOTE THE FOLLOWING:

- When utilising additional housekeeping, please ensure that you have completed and signed the necessary document at reception during check-in.
- Housekeeping hours are 07h00 to 22h00; should you require an emergency call out, a charge of R250 will be charged to your account.

# GENERAL

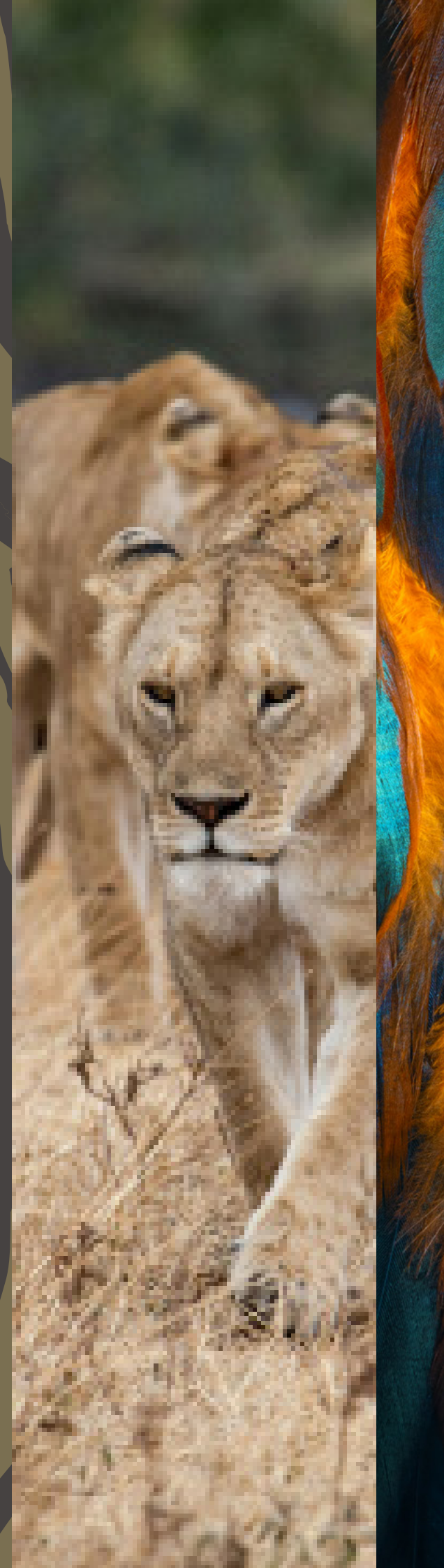
## PLEASE NOTE THE FOLLOWING:

- Day visitors are to pay the entrance fee at the main gate, park their car in the car park and use complex transport to Sun Vacation Club. Parking at Sun Vacation Club is reserved for residents.
- Members are to keep on pathways as we do have snakes in the area.
- Members are to adhere to the road traffic signs across the resort.
- Members are to adhere to the indoor non-smoking policy, including the smoking of marijuana and hubbly bubbly.



## CONCLUSION

The above rules will be strictly enforced, and persistent offenders will be asked to leave and may lead to the termination of membership rights.







## Experience *Sun* International

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**THE LEGAL BASIS IS MEMBERSHIP OF A TIMESHARE SCHEME UNDER THE CONDITIONS OF THE RULES OF THE SCHEME**