

General Rules of Occupation for Tenants

These rules pertain to respect for the common property (gardens, garages parking etc) and to courteous consideration for others enjoying their holiday

1. Motor Vehicles (Common Property)

Due to small size of the paved area at the rear of the complex, owners and tenants may only park one normal sized passenger car in the allotted unit's garage. NO parking is permitted in the paved back area whatsoever. Should tenants have visitors or a second vehicle this can be parked in the allotted space on the grass verge in front of Coppins Cove assigned for this purpose. No more than two vehicles per unit are allowed at Coppins Cove. The use of garages of unoccupied units is forbidden.

2. Noise

Everyone who comes to Coppins Cove wants to enjoy their holiday. To this end consideration for others must be observed. Alcohol induced raucousness loud music shouting and screaming and ill behaved children will not be tolerated.

3. Unit Capacity Restriction

Each unit has a given occupancy capacity which must be observed. The complex has septic tanks and these can only accommodate the number of occupants for which each unit was designed. Over crowding is forbidden.

Units 2, 3, 4, 5, 8, 9 and 10 – maximum 6 (six) occupants

Units 1 and 7 maximum 4 (four) occupants

Unit 11 Maximum 12 (twelve) occupants

The maximum number of occupants means adults and children

4. Alcohol

The Owners place enormous worth in the exclusivity of Coppins Cove as a prime holiday destination and as such will not tolerate alcohol related incidents.

Accepting accommodation at Coppins Cove requires strict adherence to the above rules and failure to comply constitutes a breach of conditions of occupation subject to immediate termination of tenancy.

5. Common Facilities

Common Facilities within the complex include the Gardens, the Garages, the Washing Lines and the Dustbin courtyard

Gardens and related items

The gardens including pathways are for all the residents of Coppins Cove to enjoy. The areas directly in front of each unit are used by the owners or tenants for relaxing and braais. We ask that children and other residents respect this. If you are using the unit's garden furniture and braai equipment they are to be stored under cover at night.

All the unit's utensils (cutlery and crockery) are to be placed in the unit each night.

Braais are cleaned most mornings by the gardener as a courtesy. If he is unable to do this please do not clean your braai by throwing old coals into the gardens. Place the old coals in a bag and use the dustbins in the dustbin courtyard.

Smokers are asked not to throw stompies into the garden or off the balconies.

Unused food is not to be left outside for the wild life to gather up - please ensure that unused food is properly cleared away, wrapped and disposed of in the correct way. Food thrown into the gardens attracts rats which in turn attract snakes and this section of the south coast is notorious for large numbers of very venomous snakes.

The complex has an external shower and external water taps. These taps are to be used judiciously and turned off properly after use.

Garages

Limited washing lines are set up in the garages. No additional lines are allowed.

Storage of personal equipment or trailers in the garages of the complex is not allowed. Trailers are to be stored in the unit's parking space on the grass verge outside the complex.

Washing Lines

A washing courtyard is provided. No washing is to be displayed on balconies or on garden Furniture (other than beach towels)

Dustbin Courtyard

All rubbish is to be placed into the dustbins and the lids must be properly closed. Monkeys are notorious for upsetting the dustbins on the coast and do so at Coppins Cove regularly. Our gardener ensures garbage placed in the bins is cleared during the week. On weekends residents are to ensure that the plastic bags containing their rubbish are not left on the courtyard floor. There are sufficient bins available for the weekends but in the event there is no space and the bins cannot close please securely wrap your rubbish and place it in the tip container in the general parking area opposite Coppins Cove.

6. Breakage Deposit

A breakage deposit is determined by the unit owner in conjunction with the Letting Agent. The purpose of the deposit is to replace broken or missing items. Please do not replace items of matching sets with odd pieces. The Letting Agent will supply the correct type and size of the missing/broken items.