

ESTATE RULES AND REGULATIONS

(the Occupation of a Villa)

1. TIMES OF ARRIVAL AND DEPARTURE

Occupation of the villa may only be taken up AFTER 14h00 and departure is strictly BEFORE 10h00.

2. NUMBER OF OCCUPANTS

2.1. The number of occupants per Villa, including children of all ages, may not exceed the specified number (2.3) in the Villa type/size, i.e. for example a 6 sleeper Villa may accommodate a maximum of 6 people, including children of all ages. Any party in breach of this provision will not be allowed access to the Villa or the Estate

2.2. The specified number means a total number in the party INCLUDING children.

2.3. Specified Numbers are as follows:

Antigua – Two and One bedroom units:

Two bedroom units: No more than FOUR adults and TWO children under 12 years may occupy a unit.

One bedroom units: No more than TWO adults and TWO children under 12 years may occupy a unit..

Montego Bay – Three bedroom units:

NO more than six people may occupy a unit with the exception of the specified 8-sleeper units in which case no more than SIX adults and TWO children under 12 years may occupy a unit..

Tortuga – Two and Three bedroom units:

Two bedroom units: No more than FOUR people may occupy a unit.

Three bedroom units: No more than SIX people may occupy a unit

Freehold Developments:

No more than SIX people may occupy a unit unless the unit is so designed as to comply with the local bye-laws, in which case the number of beds provided will determine the number of occupants as specified.

3. EXCESSIVE NOISE

All occupants, whether guests or homeowners, must observe and respect the tranquil quiet environment of the Estate. You may not create a noise nuisance or disturbance during any hours of the day. Right of admission is reserved for noise nuisances and/or disturbance and you may be required to leave the premises should you not adhere to the rule.

4. INVENTORY AND DEPARTURE FROM VILLAS.

4.1. The inventory received on arrival must be checked immediately by the occupant and should there be any discrepancies kindly bring it to the housekeepers' attention by 12 noon on the following working day. The occupant will be responsible for any omissions or losses recorded after the inventory has been checked.

4.2. Upon departure from the villa, please ensure that ALL WINDOWS ARE CLOSED AND ALL DOORS ARE LOCKED. If any doors or windows are left open and/or unlocked a charge per window and/or door will be deducted from the key and breakage deposit.

4.3. Guests are requested not to move any item(s) (as listed on the inventory) from one villa to another. Any item moved from one villa to another will be deemed as missing and deducted from the key and breakage deposit.

5. LAUNDRY

No washing, towels or swimming costumes may be hung over the balustrades or in any public view.

6. CARIBBEAN ESTATE STAFF

Neither the housekeeping nor the maintenance staff are permitted to carry out any work other than that specified by their respective management.

7. TRAFFIC

7.1. Please obey the speed limit of 15 km per hour.

7.2. Park ONLY in the parking bay or garage allocated to your villa.

7.3. Vehicles are limited to 2 (two) per Villa for guests of owners. All other vehicles are to be parked in the general parking area near the office at the owners own risk. Should any unauthorised vehicle/s be found at the villas, the vehicle(s) may be towed away, and the owner(s) fined.

7.4. Drive on prepared roads only and respect no-entry signs.

7.5. No vehicles are allowed to access the Wagon Trail without the necessary permission from the Estate Manager or his representative.

7.6. No vehicles are allowed on the beach. Vehicle/s on the beach may be confiscated by the authorities.

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- 7.7. Please note that pedestrians and animals have right of way of all places and at all times within the Estate.
- 7.8. No caravans or large vehicles are allowed on the Estate without prior arrangement with the Estate Manager.
- 7.9. Motorbikes, motorised scooters, four wheelers or anything similar are not allowed to be operated on the Estate

8. CONSERVATION

- 8.1. The nature conservation reserve is a protected area and general access is restricted. Please keep to the pathways provided.
- 8.2. The removal of plants, trees, branches, wood and anything of whatever nature from the conservation area is prohibited.
- 8.3. NO interference with the birds and/or animals is allowed.
- 8.4. Please do not feed the monkeys or the cats – they will come back to enter the Villa.
- 8.5. NO fires shall be lit anywhere on the Estate except in the portable braais or other braai facilities as provided.
- 8.6. No camping shall be permitted on the Estate.
- 8.7. The leaving of any fishing line, hooks, bait or litter of any nature on the shore line, beaches, and jetty or in the conservation area is prohibited.

9. BOATS AND WATER

- 9.1. Launching and recovery of boats at Caribbean Estates is done under the supervision of the Estate Manager or his representative. Registration must be done at the Old Pont Caravan Park where the Rules of the river are available. Completion of the launch register is done at the reception office where the launch fees are payable.
- 9.2. No swimming or fishing in the water features on the Estate.
- 9.3. No fishing is permitted from Sandpiper pier. Fishing is allowed only along the river's edge and from the beach.

10. DOMESTIC ANIMALS.

No domestic animals are allowed on the Estate.

11. REFUSE

No person shall place any refuse within or outside a villa except in the containers and/or the refuse areas provided. Please note that no refuse or litter of any type may be discarded from balconies or patios.

12. INTERFERENCE AND/OR NUISANCE

- 12.1. No person shall use any open space on the Estate in any manner which may unreasonably interfere with the use and enjoyment thereof by other persons on the Estate.
- 12.2. No person shall behave on the Estate in any manner which may cause annoyance or distress to any other person on the Estate, or interfere in any way with the rights of all persons occupying the Estate.

13. DAY VISITORS

- 13.1. No 'day-visitors' are allowed.
- 13.2. Visitors to guests on the Estate strictly by prior arrangement during normal working hours with the Administration office only.

14. FINES

- 14.1. Any person who contravenes or fails to comply with any provision of the Rules shall be deemed to have breached the Rules and will be liable to a penalty.
- 14.2. In the event of a continuing offence, any person who contravenes or fails to comply with any provision of the Rules will be deemed to be guilty of a separate offence for every 24 hours or part of such period during which such offence continues.
- 14.3. In the event of a repeated offence, any person who contravenes or fails to comply with any provision of the Rules will be deemed to be guilty of a separate offence for every repeated offence.
- 14.4. A current list of fines is available in the Information Folder.

THANK YOU FOR YOUR CO-OPERATION.

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CURRENT LIST:

The following is a list of minimum fines that may be issued by Estate personnel for the relevant offences:

Damage to Estate Property	R 500.00	plus any repair and/or replacement costs
Unauthorised use of Estate equipment	R 1'000.00	
Feeding of monkeys and/or cats	R 1'000.00	
Pets on the Estate	R 500.00	per pet per day/night plus any cleaning fee.
Fireworks	R 1'000.00	
Littering	R 150.00	
Open and/or unauthorised fires	R 1'000.00	
Removal and/or cutting of Fauna and Flora	R 1'000.00	
Disturbance and/or nuisance	R 250.00	
Noise: Between 23h00 and 09h00.	R 500.00	
Noise: Excessive levels.	R 250.00	
Overcrowding	40% 3B6S rate	per person per night/day or part thereof.
Beverages in or near the pool	R 300.00	
Glasses or bottles in or near the pool	R 300.00	
Loss of Access tag	R 200.00	
Late Departure	R 500.00	
Impeding of any access-way	R 850.00	
Not displaying access permit	R 250.00	
Operating motorised bikes, quads etc	R 500.00	
Parking illegally on verge or grass	R 150.00	
Parking illegally in allocated/numbered bays	R 150.00	
Parking obstructively	R 250.00	
Smoking in the Unit	R 500.00	
Speeding and/or reckless driving	R 250.00	
Unauthorised Access (per person)	R 400.00	
Unauthorised Vehicle Access (Tailgating)	R 400.00	
Windows/Doors left open/unlocked	R 150.00	

- Any single incident may attract (a) a single fine on a recurring basis and/or (b) more than one of the above fines.
- The above list of transgressions does not necessarily include all transgressions.
- These fines may be added to and/or amended without notice.
- Management reserves the right to increase any of these fines subject to ratification by the Board of Directors.