



**CENTURY VIEW PROPERTY OWNERS ASSOCIATION  
("CVPOA")**

**ESTATE AGENT AGREEMENT**

# ESTATE AGENT AGREEMENT

## Annexure A

AGREEMENT FOR THE QUALIFICATION OF AND RULES AND REGULATIONS FOR  
HOMEOWNERS AND ESTATE AGENTS WITHIN THE CENTURY VIEW PRECINCT,  
RATANGA ROAD, MILNERTON

ENTERED INTO BY AND BETWEEN

CENTURY VIEW PROPERTY OWNERS ASSOCIATION (“CVPOA”)

AND

(“THE HOMEOWNER”)

AND

(“THE ESTATE AGENT”)

### **CVPOA Estate Agent Rules and Regulations with regard to the Sale and/or Rental of residential property forming part of the Century View precinct**

#### Description

All Homeowners (defined as per the CVPOA Constitution) and Estate Agents and/or any other personnel entering the Century View precinct are obligated to cooperate with the CVPOA, the managing agent, Security and/or appointees in their effort to ensure the enforcement of the CVPOA Rules and Regulations in whole or in part thereof, or any including but not limited to, its CVPOA Constitution and Design Guidelines.

#### Breach

- (i) The CVPOA or any nominated official thereof, reserve the right to immediately halt any sale or rental process contravening the CVPOA Estate Agent Rules and Regulations, in whole or in part thereof, or any including but not limited to, its CVPOA Constitution, Design Guidelines and all Rules and Regulations until such time that the appropriate remedy has been established.
- (ii) Should the offending party refuse to comply with the instruction to adhere to the CVPOA Estate Agent Rules and Regulations or refuse to halt any sale or rental process, a fine of R5, 000. 00 per transgression may be levied by the CVPOA.

**Deviation from the CVPOA Estate Agent Rules and Regulations**

- (i) It is the responsibility of the Trustees of the CVPOA to ensure that Homeowners and Estate Agents adhere to the CVPOA Estate Agent Rules and Regulations.
- (ii) No changes, allowances and/or relaxations to the CVPOA Estate Agent Rules and Regulations, in whole or in part thereof, will be accepted.
- (iii) The Trustees of the CVPOA is obligated to enforce compliance with this document, as described under the sub-headings "Breach", non-selectively and without prejudice.

The CVPOA reserves the right to make amendments and additions to this document from time to time.

I hereby confirm that I have read and understand the CVPOA Estate Agent Rules and Regulations and assume full responsibility for all my personnel, tenants or occupiers adhering to the rules as described.

I undertake to ensure that any potential purchaser of property prior to purchase or tenant prior to occupation be accurately informed regarding all aspects of the Century View precinct, including but not limited to, its CVPOA Constitution, Design Guidelines and all Rules and Regulations.

I acknowledge that I have included a condition in such Lease Agreement that the CVPOA shall have the right to unilaterally terminate such Lease, without the necessity of reference or notice to himself.

I further undertake to strictly adhere to the rules relating to signage and advertising, and I confirm that I am aware of the penalties pertaining in the case of a breach of these rules.

SIGNED AT ..... ON ...../...../.....

**THE ESTATE AGENT**

NAME : SIGNATURE :

(Please supply a business card or detailed letterhead together with this document)

**THE HOMEOWNER**

NAME : SIGNATURE :

**CENTURY VIEW PROPERTY OWNERS ASSOCIATION**

NAME : SIGNATURE :

# ESTATE AGENT AGREEMENT

## Annexure B

ANNUAL AGREEMENT FOR THE QUALIFICATION OF AND RULES AND REGULATIONS FOR ESTATE AGENTS WITHIN THE CENTURY VIEW PRECINCT, RATANGA ROAD, MILNERTON

ENTERED INTO BY AND BETWEEN

CENTURY VIEW PROPERTY OWNERS ASSOCIATION (“CVPOA”)

AND

(“THE ESTATE AGENT”)

### **CVPOA Estate Agent Rules and Regulations with regard to the Sale and/or Rental of residential property forming part of the Century View precinct**

#### **Description**

All Estate Agents and/or any other personnel entering the Century View precinct are obligated to cooperate with the CVPOA, the managing agent, Security and/or appointees in their effort to ensure the enforcement of the CVPOA Rules and Regulations in whole or in part thereof, or any including but not limited to, its CVPOA Constitution and Design Guidelines.

#### **Breach**

- (iii) The CVPOA or any nominated official thereof, reserve the right to immediately halt any sale or rental process contravening the CVPOA Estate Agent Rules and Regulations, in whole or in part thereof, or any including but not limited to, its CVPOA Constitution, Design Guidelines and all Rules and Regulations until such time that the appropriate remedy has been established.
- (iv) Should the offending party refuse to comply with the instruction to adhere to the CVPOA Estate Agent Rules and Regulations or refuse to halt any sale or rental process, a fine of R5, 000. 00 per transgression may be levied by the CVPOA.

#### **Annual Renewal**

The CVPOA Estate Agent Agreement Annexure B may be entered into at any time between the CVPOA and the Estate Agent. Renewal is on an annual basis and corresponds to the beginning of the new financial year starting 1 March of every year.

The CVPOA may terminate this agreement in writing at any time should the Estate Agent be found to be repeatedly breaching the contents of the CVPOA Estate Rules and Regulations.

**Deviation from the CVPOA Estate Agent Rules and Regulations**

- (iv) It is the responsibility of the Trustees of the CVPOA to ensure that Estate Agents adhere to the CVPOA Estate Agent Rules and Regulations.
- (v) No changes, allowances and/or relaxations to the CVPOA Estate Agent Rules and Regulations, in whole or in part thereof, will be accepted.
- (vi) The Trustees of the CVPOA is obligated to enforce compliance with this document, as described under the sub-headings "Breach", non-selectively and without prejudice.

The CVPOA reserves the right to make amendments and additions to this document from time to time.

I hereby confirm that I have read and understand the CVPOA Estate Agent Rules and Regulations and assume full responsibility for all my personnel, tenants or occupiers adhering to the rules as described.

I undertake to ensure that any potential purchaser of property prior to purchase or tenant prior to occupation be accurately informed regarding all aspects of the Century View precinct, including but not limited to, its CVPOA Constitution, Design Guidelines and all Rules and Regulations.

I acknowledge that I have included a condition in such Lease Agreement that the CVPOA shall have the right to unilaterally terminate such Lease, without the necessity of reference or notice to himself.

I further undertake to strictly adhere to the rules relating to signage and advertising, and I confirm that I am aware of the penalties pertaining in the case of a breach of these rules.

SIGNED AT ..... ON ...../...../.....

**THE ESTATE AGENT**

NAME : SIGNATURE :

(Please supply a business card or detailed letterhead together with this document)

**CENTURY VIEW PROPERTY OWNERS ASSOCIATION**

NAME : SIGNATURE :