



SCHEDULE OF TRANSGRESSIONS & PENALTIES (“The Schedule”)

The Schedule is valid as from 1 September 2018. This Schedule is amended from time to time, with additions and deletions as deemed necessary by the Directors. The Schedule is replacing the fines and penalties as stipulated in the current MOI.

The owner shall be liable for the payment of any fines imposed as a consequence of any breach by the owner, residents’ household, employees, invitees, guest/s and/or tenant/s (hereafter referred to as the resident).

Any fine imposed on a resident shall be debited (upon notice) to their levy account administered by the Managing Agent (PRETOR). Outstanding fines will incur interest at the applicable rate until settled with our administrator (PRETOR). No clearance or aesthetic certificates will be issued if any payments are outstanding.

USE OF STREETS	FINE AMOUNT
Speed limit violations	R2 500
Driving without a legal driver’s licence in the Estate	R2 500
Parking & rules of the road violations (including but not limited to parking on traffic circles, communal pavements, in front of fire hydrants, blocking of the road(s), storm water drain(s) and electric boxes)	R500
Damage to a fire hydrant / storm water drain covers / electric boxes / street lights	Damage + R500
Damage to entry gates	Damage + R500
Damage to security booms or click-on system	Damage + R500

GOOD NEIGHBOURLINESS	FINE AMOUNT
For any general and ongoing disturbance due to unsocial behaviour and where after an owner/neighbour has made reasonable attempts with the offending party to rectify the matter	R2 500
Any form of violent behaviour and verbal abuse towards persons within the Estate (neighbours, service providers, members of HOA and Security personnel)	R1 000
For any mechanical maintenance and use of power saws, lawnmowers and similar machinery operation outside of the permitted hours. (see rule 2.3)	R500
Placing refuse, garden refuse and refuse bags on the pavement. Leaving refuse containers on pavement on days other than collection days	R500
Dumping any material/garden refuse on common property, park area or vacant stands	R2000 per incident, and then an additional R2000 per week for non-rectification
For any damage to common property the value of the damages plus an additional administrative fee.	Damage + R500
Advertising within the Estate, signs displayed without approval, door to door canvassing/marketing	R500
Fireworks related incident	R1 500
Illegal business in the Estate. Any business where a 3 rd party need to gain access to the Estate, including but not limited to staff or any form of childcare services are deemed as illegal business.	R2500 per incident, and then an additional R2500 per week for non-rectification

<u>ENVIRONMENTAL MANAGEMENT</u>	<u>FINE AMOUNT</u>
Failure to maintain gardens properly	R500 per incident, and then additional R500 per week for non-rectification
Failure to maintain vacant stands properly	R500 per incident, plus cost if HOA has to resolve the matter
Removing or damaging any bird(s) or wild life habitat in the communal areas of the Estate	R2 500

<u>SECURITY</u>	<u>FINE AMOUNT</u>
For any safety and/or security violation including access rules that is not set out below.	R2 500
Handing your access tag over to the person behind you to drive into the Estate is a security risk and safety violation.	R2 500
Tailgating behind someone into or out of the Estate is a security risk and safety violation.	R2 500
Handing over your access tag to a 3 rd party without notifying the HOA is a security risk and safety violation.	R2 500
Gaining access to the Estate by climbing underneath the booms is a security risk and safety violation. Access tags can be left at the guards for safe keeping when running or cycling.	R1 000
Bringing in contractors and workers without a safety check and not handing in their SA ID's or identification documentation at the Security gate is a security risk and safety violation. This includes domestic and garden workers.	R500 per worker
Illegally entering the Guardhouse.	R1 000
Tampering with security equipment such as, but not limited to the perimeter cameras, access booms, security lights etc.	R2 500

<u>TENANTS, VISITORS, CONTRACTORS AND EMPLOYEES</u>	<u>FINE AMOUNT</u>
Failure to notify the estate manager of the details/particulars of a tenant.	R500
Failure to adhere to access control procedures for employees.	R500

<u>PETS</u>	<u>FINE AMOUNT</u>
Pet noise violation (repeat offenders).	R350
Roaming pets and failure to keep pets on a leash (repeat offenders).	R350
Pet littering violation (inside and outside of stand).	R350
Teasing and throwing items at any animal.	R1 500

<u>POOL</u>	<u>FINE AMOUNT</u>
Removing the Kreepy out of the pool.	R1 000
Tampering with pool equipment.	R1 000
Climbing over the pool area's boundary wall without obtaining the key from the guardhouse.	R500 p/p

Throwing refuse such as but not limited to bottles, plastic, paper, rocks, sand etc. into the pool	Damage + R500
Indecent exposure (no skinny dipping; topless tanning or swimming in undergarments) as this is a public area.	R2 500

FIREARMS	FINE AMOUNT
Use of Pellet/Airgun within the Estate	R5 000
Use of firearm for recreational purposes within the Estate	R10 000

AESTHETICS: For more details, please familiarise yourself with the Building Rules and Regulations document & Contractors policy	FINE AMOUNT
Failure for any maintenance work at owner's individual property (see rule 3.1).	R500
Placement of objects as listed in conduct rules section 3.2 that is considered in view of neighbouring properties and/or street.	R500
Dumping of building materials on sidewalks/pavements/roads/park area.	R2000 per incident, and then an additional R2000 per week for non-rectification
Removal of trees, plants, side walk lawns without the permission of the HOA.	R500 per incident, and then additional R500 per week for non-rectification
Private gardening on common property without the approval of the HOA.	R500 per incident, and then additional R500 per week for non-rectification
Placement of Wendy-houses, similar structures and shade cloth in gardens.	R500 per incident, and then additional R500 per week for non-rectification
Structural alterations and additions done without all relevant approvals of the HOA.	R2 500 per incident, and then additional R1 500 per week for non-rectification
Placement of heating pumps, aircon units, water tanks and pool pumps without the approval of the HOA.	R2 500 per incident, and then additional R1 500 per week for non-rectification
Violations to washing lines and placement of washing on boundary walls and balustrades. (See rule 3.8).	R500 per incident, and then additional R500 per week for non-rectification
Children found on building sites or vacant properties without parental supervision.	R500 per child.

BUILDING FINES For more details, please familiarise yourself with the Building Rules and Regulations document & Contractors policy.	<u>FINE AMOUNT</u>
A penalty double the value of the monthly levy is payable until construction begins, also refer to as "breaking ground".	Double monthly levy
A monthly penalty will be charged for the failure to complete building work within a twelve (12) months period after building work has commenced and will be charged on a monthly basis until such time that the owners can apply for Aesthetic and Occupation (Council) Certificates for the residence.	R5000 from month 13-23 R10000 from month 24 onwards
Commencing building activities prior to official approval, either by the Home Owners' Association and/or the Local Authority. As well as continuance of illegal building activities	R5000 once off (first week of offence) R1000 per week of illegal building activities
Failure to install a water-borne or chemical WC on a building site, or where temporary consent dispensation has been granted by the Home Owners' Association.	R1000 per week
Failure to install an approved water connection. The Home Owners' Association shall also report the illegal activity to Council who operates a separate and expensive system of fines.	R1000 per week
Where work commenced and then building progress is recorded as having ceased to all intent and purpose (stop-start), the Owner shall be issued with a warning notice to recommence. Failure to comply within a further seven days, will result in a penalty double the value of the monthly levy should the building period be transgressed.	Warning, thereafter a double levy will be applied
Illegal dumping if not immediately removed.	R2000 per incident, and then an additional R2000 per week for non-rectification
A once-off fine for deviation from the approved building plans will apply. There after a monthly fine for non-rectification of any illegal deviation will apply.	R5000 once off (first month of offence) R5000 per month for non-rectification
A fine plus immediate dismissal from the estate, plus full reimbursement/repair by the contractor should the employee or sub-contractor be caught stealing material or damaging any property.	R5000 plus additional damages
Damages to services	R5 000
Where the owner, building contractor, sub-contractors or suppliers refuse to comply with the access control protocols of the estate, including the escorting of workers into the Estate to the building site and escorting the workers from the building site out of the Estate..	R1000 per offence
A once-off fine for use of prohibited materials will apply. There after a monthly fine for non-rectification of prohibited use of materials will apply.	R5000 once off (first month of offence) R5000 per month for non-rectification
Failure to clean the access area after trucks have off-loaded.	R500
Failure to keep the road and pavement clean and tidy.	R500
Stealing water and electricity from another site.	R2 000

Where builders' sheds, materials, plant, or equipment, are dumped, placed, or stored on the sidewalks of the complex roads, adjacent vacant stands, or in any area of a public open space.	R2000 per incident
Should a stand not be cleaned / building site properly maintained, the owner will be provided with a request to correct this, failure which will lead to the HOA cleaning it on behalf of the owner and adding the costs to their levy account plus an additional administration fee.	Actual cost + R500
Incidents where work continues after the approved hours of construction.	R500 for first incident R1000 for any subsequent incidents
Staff members leaving the building site after building times.	R300 per staff member
Where labourers of contractors are found wandering around in the Estate; furthermore, if the builder is not on the site that access was granted to, he/she will be asked to leave the Estate immediately and will be banned from the Estate never to return.	R300 per incident
Premature and unapproved occupation of a complete or semi-complete dwelling without obtaining an Aesthetic and Occupation Certificate (COUNCIL). In the event where you move in without the permission of the HOA or obtaining the necessary certificates an Eviction order will be obtained. All legal cost will be for the account of the Owner.	R5000 plus legal costs
Should occupation occur of any dwelling without the prior consent of the HOA, the owner will automatically forfeit the damages deposit, and should this sum be required to repair or replace damaged property within the complex incurred as a result of building activities on the owners' property, then a separate fine shall be imposed.	R5 000
Persistent infringement of the rules will result in the building site being closed until a "good behaviour" deposit is paid	R10 000
Failure to comply with a notice from the HOA regarding the exterior upkeep of your property (such as, but not limited to painting, replacement of plaster, removal of unsightly building materials etc.) within the maximum period of six (6) months.	R2500 per month
A penalty equal to double the value of the monthly Estate levy will be charged monthly for exterior renovations not approved by the HOA	double levy
Unsupervised work on the working site in question at all times whilst on the Estate.	R300 per worker unsupervised
Providing access to contractors outside the permitted working hours (Plumbing and electric emergencies excluded)	R1 500
Contractors and builders not wearing safety vests on or off-site while in the Estate. (from 15 October 2018)	R250 per worker
Building site not screened off properly posing a safety risk.	R2 500