



THE WILDS HOMEOWNERS ASSOCIATION
Reg No: 2003/008761/08

PHYSICAL ADDRESS:
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Pretorius Park
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RULES AND FINES SCHEDULE: All fines stipulated below are regarded as maximum fines.

Rules / Regulations	The proposed method of control/ Maximum value of fine
1. Non-compliance with architectural guidelines	Aesthetics committee to investigate and define the issue. Not building according to HOA and Tshwane approved building plans: Maximum fine of R20000 depending on the severity of the transgression. Building without approved building plans submitted to the HOA fall within this category.
2. Non-compliance to recreational guidelines/clubhouse rules and regulations	The clubhouse committee will determine the severity, and cost of repair, or replacement. Maximum fine of R5000 if the damage was intentional. The cost of repair or replacement will be recovered separately from the transgressor. Noise from the clubhouse is to be addressed in terms of point 5.4 (Excessive noise). All other rule and regulation violations R5000
3. Selling property through unaccredited agents	The committee has reservations about the fairness and justification for the existence of this rule. No fine is to be issued.
4. Renting property through unaccredited agents	The committee has reservations about the fairness and justification for the existence of this rule. No fine is to be issued.
5. Conduct rules. 5.1 (a) Any damage or removal of flora on common property as determined by the aesthetics committee (b) Wilful damage to or disturbance of the natural habitat of fauna on the common property of the estate 5.2 Incorrect channelling of swimming pool water 5.3 Dumping: (a) domestic waste of garden refuge on common property (b) building rubble in the estate	R1000 plus the cost of damages R1000 plus the cost of damages R500 plus owner to be fixing outlet. R500 plus the cost of clean up R1000 per cub meter plus cost of clean up

5.4 Excessive noise (music or otherwise)	
(a) Monday to Thursday after 22:00	R1000
(b) Friday, Saturday, and public holidays that are not on a Sunday after 23:00	R1000
(c) Sundays after 21:00	R1000
(d) Excessive noise by motor vehicles including motorcycles.	R500
(e) Operating of generators after 23:00 (weekdays and weekends) and before 05:00 on weekdays (06:30 during weekends) or operating of generators other than during power outages without approval by the Estate Manager	R500
(f) Fireworks (No fireworks are allowed)	R2000
5.5 Distribution of any advertising/publicity material	R500
5.6 Failure to clear overgrowth on electrical fences	R500 plus costs of repairs in case of damages
5.7 Pets:	
(a) Excessive and continuous barking of dogs after two written warnings	R300 after ignoring a prior warning.
(b) Allowing pets to roam unattended.	R300 after ignoring a prior warning.
(c) Failure to clean up pets' feces on public sidewalks.	R200 after ignoring a prior warning.
(d) Walking pets without a leash	R200 after ignoring a prior warning.
5.8 Abusing security personnel or any other staff member of The Wilds HOA	R1000
5.9 Dangerous or reckless driving and/or speeding.	R2000
5.10 Exceeding the speed limit excessively	R2000
6 Security	
6.1 Illegal use of access identification by allowing personal id or biometrics to be used by anyone not registered as a resident with security.	R1000
6.2 Wilful or negligent damaging of security fences, including electric fences, beams, or security lights.	R1000 plus the cost of repairs if wilful R500 plus the cost of repairs if negligent
6.3 Entering/exiting the Estate in whatever manner, without such entrance/exiting being sanctioned in the manner prescribed by the Board of Directors	R5000
6.4 Any act or conduct not listed above, which at the discretion of the committee, is of such a nature that the safety of residents has been compromised. Including any abuse by of the security staff.	R5000

7 Construction	
7.1 Failure to provide water and/or toilet facilities.	R1000
7.2 Allowing dirty building sites, pavements, or streets	R1000
7.3 Intentional or negligent damage to HOA or common property:	
(a) In the event of the transgressor affecting repairs to the satisfaction of the HOA.	R1000 if wilful
(b) In the event of repairs not being carried out.	Cost of repairs by HOA plus R1000 Cost of repair by HOA plus R1000
(c) In the event of accidental or negligent damage	
Please note: Infringements are not restricted to construction-related damages only.	
7.4 Employers allowing employees to loiter in the Estate.	R120 per employee
7.5 Employers allow employees to remain in the estate after working hours without permission.	R120 per employee
7.6 Erecting unauthorized contractors' boards	R100
7.7 Exceeding of the building period. Not starting to build within two years from the first transfer of the property.	One times levy.
(a) First six months after the two-year period from the first purchase expired.	Triple levy
(b) Thereafter.	No fine
(c) With the start of building activities.	
7.8 Not completing building within one year from the start of building activities:	One times levy.
(a) First six months after the one-year period from the start of building activities;	Triple levy Seven times levy
(b) Thereafter for a period of thirty months.	
(c) Thereafter	
The building period comes to an end once The Wilds HOA has inspected the property and approved it.	
The above fines also apply to additions or amendments to the dwelling.	Fine to the maximum amount of R20000
7.9 Commencement of construction on a property without HOA approval and, or Tshwane-approved building plans. A period of 7 days will be granted to provide approved Tshwane plans.	R50 000
7.10 Building a carport or carport-like structure within the 3.0 meters side boundary building line without prior approval.	R50 000 per annum
	R50 000 per annum

<p>7.11 Failure to remove an unapproved carport or carport-like structure within the 3.0 meters side boundary building line.</p> <p>7.12 Enclosing the entire carport.</p> <p>7.12 Using the carport for anything other than the intended purpose.</p> <p>7.13 Building a carport or carport-like structure within the 3.0-meter side boundary building line without neighbor's signed approval.</p>	<p>R20 000.00 per incident</p> <p>R50 000.00</p>
<p>8 Conducting business from home without the consent of HOA</p>	<p>R5000</p>
<p>9 Parking on the sidewalks of the common property</p>	<p>R200 per vehicle</p>
<p>10 Unauthorised erection and use of unapproved structures</p>	<p>R1000 and removal of the unapproved structure. Where a building plan is required for the structure, please refer to point 1.</p>
<p>11 Wendy houses and tool sheds are to be approved by neighboring properties and to adhere to the following:</p> <ul style="list-style-type: none"> - Not to be used for accommodation - Height not to exceed the height of adjoining boundary wall 	<p>Structure to be removed if it does not comply plus a penalty of R500</p>
<p>12 Clubhouse Hall and premises.</p> <p>12.1 Utilising of the Clubhouse Hall and/or premises contrary to the terms of the Clubhouse reservation agreement.</p> <p>12.2 Unauthorised use of Clubhouse chairs and/or tables outside the Hall.</p> <p>12.3 Failure of guests to vacate the premises by no later than 23:00.</p> <p>12.4 Excessive noise (Music or otherwise). Same as Rule 5.4 (a), (b), and (c) of the Rules and Fines document read in conjunction with Paragraph F.3 of the HOA Rules and Regulations.</p> <p>12.5 Driving and or parking with a motor vehicle or motorcycle on the lawn inside the Clubhouse premises.</p> <p>12.6 Consuming liquor and/or alcoholic beverages in the parking area in front of the clubhouse.</p> <p>12.7 Igniting open fires other than in designated fire areas.</p> <p>12.8 Utilisation of gas appliances to prepare food without a gas fire blanket and a suitable fire extinguisher is at hand.</p>	<p>Fine up to a maximum of R2000.</p> <p>Fine up to a maximum of R500.</p> <p>Fine to a maximum of R500.</p> <p>Fine up to a maximum of R1000.</p> <p>Fine up to a maximum of R500.</p> <p>Fine up to a maximum of R1000.</p> <p>Fine up to a maximum of R2000.</p> <p>Fine up to a maximum of R2000.</p>
<p>13. Lapas</p> <p>13.1 Unauthorised use of facilities or failure to book facilities according to clubhouse</p>	<p>Fine up to a maximum of R1000.</p>

booking agreement. 13.2 Excessive noise. (Music or otherwise) As per paragraph 12.4 above.	
14 Swimming pool Any violation of the following swimming pool rules: 14.1. The pool area may not be used for organized or spontaneous parties. 14.2. The correct and acceptable swimming attire is required. 14.3. Children under the age of 12 must be accompanied by a supervising adult. 14.4. Glass objects and liquor /alcoholic beverages in whatever form or container are prohibited in the pool area. 14.5. Bicycles, roller blades, skateboards jumping castles, water slides, and all mechanically driven objects are prohibited in the pool area.	Fine up to a maximum of R1000.

General: There are several rules in existence not included in the above list or not as a written rules but by means of operation and implementation are applicable and enforceable. In the event of an infringement of such rules being reported, the committee will consider the nature and extent of such breach and impose an appropriate fine not to exceed R5000.