

	<b>Fines Schedule</b>	<b>Document Number</b> <b>2024-06-26</b>
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ITEM AND DESCRIPTION	FINE
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**SECURITY**

1. Abuse of security officers, verbal or other	R1000.00
2. Non-compliance to access protocol a) Residents using biometrics to open for visitors b) Allowing unvetted contractors or contractors without proper and valid identification c) Allowing unvetted domestic and or gardeners d) Allowing access and entry of domestics by bypassing the turnstile and biometric systems e) Pedestrians entering and exiting the estate via the boom gates f) Allowing any visitors without proper ID [Drivers Licence] g) NO Scan no entry or exit h) Any SOP item not listed but enforced	An automatic fine of R1000.00 for each. At the sole discretion of the committees or the Board after investigation, the fine may be increased to a maximum of R5000.00
3. Any act of any resident, owner, contractor, or other that is of such a nature that the security, and safety of the estate and residents are compromised. a) Damage to any of the security systems and equipment [Fences, Cameras, Booms, Lights, and others] b) Climbing onto walls and over fences c) Ignoring a legitimate instruction from the security officers	An automatic fine of R1000.00 for each. At the sole discretion of the committees or the Board after investigation, the fine may be increased to a maximum of R5000.00 Any damage repair costs will be billed

**VEHICLES [MOTORVEHICLE, MOTORBIKE OR ANY ENGINE OPERATED]**

1. Speeding a) Fines	R250.00 to a maximum of R2000.00 [Based on a pre-determined schedule at the digression of the applicable committees or the Board]
2. Dangerous or reckless driving	R 2000.00 Any damage repair costs will be billed
3. Noisy exhaust systems	R500.00
4. Parking on sidewalks of common property	R200.00 per vehicle
5. Driving or parking of vehicles on the clubhouse area lawns	

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	R500.00
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**NOISE AND DISTURBANCE**

<p>1. Excessive noise and disturbance [Music or any other]</p> <ul style="list-style-type: none"> <li>a) Monday to Thursday after 22:00</li> <li>b) Fridays and Saturdays after 23:00</li> <li>c) Public Holidays after 23:00 [If not on a Sunday]</li> <li>d) Sundays after 21:00</li> </ul>	R1000.00
<p>2. Generators</p> <ul style="list-style-type: none"> <li>a) Weekdays before 05:00 and after 23:00</li> <li>b) Weekends before 06:30 and after 23:00</li> <li>c) Operated outside power outages without HOA consent</li> </ul>	R500.00
<p>3. Pets [Dogs]</p> <ul style="list-style-type: none"> <li>a) Consistent barking of dogs only after a written complaint to HOA was sent and investigated</li> </ul>	R300.00
<p>4. Clubhouse subject to rule 1</p>	

**CLUBHOUSE AND AMENITIES**

<p>1. Use of the clubhouse, lapas, and other</p> <ul style="list-style-type: none"> <li>a) Any contravention of the compulsory booking documents rules and regulations</li> <li>b) Not vacating the premises by 23:00</li> <li>c) Disturbance according to noise and distance rules</li> <li>d) Misuse of equipment</li> </ul>	R2000.00 R500.00  R500.00 Ant damage repairs will be billed
<ul style="list-style-type: none"> <li>e) Consuming alcohol in the parking area</li> </ul>	R1000.00 and the premises to be vacated
<ul style="list-style-type: none"> <li>f) Use of open fires and or gas without precautions and in designated areas</li> </ul>	R2000.00
<ul style="list-style-type: none"> <li>g) Unlawfully occupying a pore-booked area</li> </ul>	R1000.00
<p>2. Non-compliance to all and any of the swimming pool rules displayed at the pool entrance</p>	R1000.00 Any damage repair cost is to be billed

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**ARCHITECTURAL**

<p>1. Building Plans and Construction</p> <ul style="list-style-type: none"> <li>a) Not submitting building plans for HOA approval before any construction, amendment, or other</li> <li>b) Not submitting approved building plans and occupancy certificates</li> <li>c) Not building according to approved plans</li> <li>d) Exceeding the prescribed building periods <ul style="list-style-type: none"> <li>i. Exceeding 24 months after transfer</li> <li>ii. 6 Monts</li> <li>iii. 30 Months +</li> </ul> </li> <li>e) Erection of unapproved structures</li> </ul> <p>2. Carports</p> <ul style="list-style-type: none"> <li>a) Building within the 3-meter building line before obtaining approval from the HOA and neighbor's</li> <li>b) Failure to remove an unapproved carport structure within the 3-meter building line or erecting any carport-like structure outside the aesthetical guidelines</li> <li>c) Enclosing a carport</li> <li>d) Using a carport for any other purpose than the intended purpose</li> </ul> <p>3. Contractors</p> <ul style="list-style-type: none"> <li>a) Not providing ablution facilities</li> <li>b) Not clearing building rubble</li> <li>c) Damage to HOA and common property</li> <li>d) Not vacating the premises as prescribed <ul style="list-style-type: none"> <li>i. Weekdays before 17:00</li> <li>ii. Saturdays before 13:00</li> <li>iii. No construction on Sundays and Public Holidays</li> </ul> </li> </ul>	<p>A maximum of R20 000.00 at the discretion of the committee or the Board.</p> <p>R50 000.00 Per Annum</p> <p>Once off additional levy Triple levy Seven times levy R1000.00</p> <p>R20 000.00</p> <p>R1000.00Any damage and repair costs will be billed.</p> <p>R100.00</p>
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**GENERAL**

<ul style="list-style-type: none"> <li>1. Loitering of domestic, gardeners, and other</li> <li>2. Conducting a business without approval [Approval is only valid for 24 months. Re-Application Required]</li> <li>3. Use of Fireworks and Drones</li> <li>4. Dogs roaming freely, not picking up feces</li> <li>5. Unauthorised distribution or placing of any marketing material</li> </ul>	<p>R120.00</p> <p>R5000.00.</p> <p>R2000.00</p> <p>R300.00</p> <p>R500.00</p> <p>R1000.00</p>
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6. Dumping of refuse, Incorrect swimming pool water channelling, damage to fauna	
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**COMMENTS**

<ol style="list-style-type: none"> <li>1. The above rules exclude several rules contained in the SOPs, MOI, and generally in existence to manage, control, and create order within the Estate. Although not listed the implementation of a fine for any contravention or other not listed is at the sole discretion of the applicable committees and the Board.</li> <li>2. Any non-listed fine may be applied to a maximum of R5000.00</li> <li>3. Except for security and building guidelines all other fines may first be subject to the appropriate warnings.</li> </ol>
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