



**FINES SCHEDULE**

**APPROVED 2024-06-26  
REVIEW 2025-01-08**

SEGMENT AND DESCRIPTION	FINE OR SANCTION
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**A. SECURITY**

1. Abuse of or against security officers [verbal or other]	R 1000.00
2. Ignoring any lawful instruction of any security officer, security committee member, or estate management.	R 1000.00
3. Any contravention of access control procedures and protocol <ul style="list-style-type: none"> <li>▪ Residents using biometrics and or any other manner to circumvent or bypass access protocol to allow entry for visitors, contractors, deliveries, or others. I.e:               <ul style="list-style-type: none"> <li>i. Entry via the booms</li> <li>ii. Opening by using own biometrics</li> </ul> </li> <li>▪ Allowing entry for unvetted tenants, domestics, or gardeners. I.e               <ul style="list-style-type: none"> <li>i. Bypassing turnstiles and biometrics</li> <li>ii. Asylum seekers</li> <li>iii. Non-SA residents without Passports and work permits</li> </ul> </li> </ul>	R 1000.00 Based on the seriousness of the contravention the applicable committees and or the Board may apply a fine to a maximum of R 5000.00 at their sole discretion.
4. Any other contravention not listed and defined but contained in the rules, MOI, or SOP.	Any fines are subject to the digression of the HOA, committees, and the board up to a maximum of R 5000.00
5. Any act where a resident, visitor, contractor, or other damages or tampers any security equipment or infrastructure.	The cost of the repairs will be billed against the levy account of the owner and any malicious damage will carry a fine to the maximum of R 5000.00 which will be determined by the applicable committees or the Board at their sole discretion.

**B. ROADS AND VEHICLES**

1. Reckless driving and ignoring any of the standard local or Provincial laws.	R 1000.00
2. Speeding	Applicable speeding penalties [fines] as determined by the Rules and Fines committee from time to time. Non-residents may be denied access
3. Any contravention not listed or defined but contained in the rules, MOI or SOP	Any fines are subject to the digression of the HOA, committees, and the board up to a maximum of R 5000.00
4. Driving or allowing entry of a vehicle where the driver does not have a valid driver's license.	R 2000.00

**C. NOISE AND DISTURBANCES**



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<ol style="list-style-type: none"> <li>1. Excessive noise: ie Loud music, social gatherings</li> <li>2. Monday to Thursday after 22:00</li> <li>3. Fridays, Saturdays, and Public holidays after 23:00</li> <li>4. Sundays after 21:00</li> </ol>	<p>R 1000.00</p>
<ol style="list-style-type: none"> <li>5. Generators</li> <li>6. Weekdays before 05:00 and after 23:00</li> <li>7. Weekends before 06:30 and after 23:00</li> <li>8. Operating without official power outages</li> </ol>	<p>R 500.00 R 1000.00</p>
<ol style="list-style-type: none"> <li>9. Barking dogs following an investigation and formal complaints</li> </ol>	<p>R 500.00 per incident reported. The removal of animals may also be considered in line with the rules and MOI.</p>
<ol style="list-style-type: none"> <li>10. Noisy exhaust systems</li> </ol>	<p>R 500.00</p>
<ol style="list-style-type: none"> <li>11. Clubhouse facilities under item 1 and the clubhouse rules.</li> </ol>	<p>R 1000.00</p>
<ol style="list-style-type: none"> <li>12. Any other contravention not listed and defined but contained in the rules, MOI, or SOP.</li> </ol>	<p>Any fines are subject to the digression of the HOA, committees, and the board up to a maximum of R 5000.00</p>

**D. ARCHITECTURAL AND AESTHETICS**

<ol style="list-style-type: none"> <li>1. Building plans and construction             <ol style="list-style-type: none"> <li>i. Not submitting plans to the HOA / Council for approval before any construction or alteration is done.</li> <li>ii. Not supplying a valid occupation certificate.</li> <li>iii. Construction deviates from the approved plans.</li> <li>iv. Exceeding the prescribed building period</li> <li>v. Construction or erection of unapproved structures</li> </ol> </li> </ol>	<p>A maximum of up to R 20 000.00 is subject to the sole discretion of the applicable committees and the board.</p> <p>R 50 000.00 per annum</p> <p>Once off additional levy equal to triple the monthly levy. Thereafter seven times the monthly levy</p>
<ol style="list-style-type: none"> <li>2. Construction and or erection of unapproved structures</li> </ol>	<p>R 1000.00</p>
<ol style="list-style-type: none"> <li>3. Carports             <ol style="list-style-type: none"> <li>i. Construction or erecting a carport without approval from the HOA and meeting all criteria [Type, material, and plans]</li> <li>ii. Failure to remove an unapproved carport after being notified.</li> <li>iii. Illegal enclosure of a carport.</li> <li>iv. Use of an approved carport for any other purpose than the intended use.</li> </ol> </li> </ol>	<p>Up to a maximum of R 20 000.00 at the sole discretion of the applicable committees and or the board.</p>
<ol style="list-style-type: none"> <li>4. Contractors and construction activities             <ol style="list-style-type: none"> <li>i. Failure to remove building rubble.</li> <li>ii. Damage to the estate property including roads.</li> </ol> </li> </ol>	<p>R 200.00 Cost of repair and R 1000.00 R 500.00</p>



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<p>iii. Failure to vacate the premises as prescribed.</p> <ul style="list-style-type: none"> <li>▪ 17:00 Weekdays</li> <li>▪ 13:00 Saturdays</li> <li>▪ No contractors are allowed on Sundays, Public Holidays, and the standard December contractors closure,</li> </ul> <p>5. Any contravention not listed or defined but contained in the rules, MOI, or SOP</p>	<p>Any fines are subject to the digression of the HOA, committees, and the board up to a maximum of R 5000.00</p>
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**E. CLUBHOUSE AND AMENITIES**

<p>1. Damage to estate property</p> <p>2. Consuming alcohol in the parking area and or pool area</p> <p>3. Open fires expect in the bomas</p> <p>4. Ignoring lawful instruction or abuse of the security officers, and HOA management.</p> <p>5. Any contravention not listed or defined but contained in the rules, MOI, or SOP</p>	<p>Cost of repair or replacement and R 1000.00</p> <p>R 1000.00</p> <p>R 1000.00</p> <p>R 1000.00</p> <p>Any fines are subject to the digression of the HOA, committees, and the board up to a maximum of R 5000.00</p>
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**F. GENERAL: FINES AND NOTES**

- i. The above schedule is a guideline and the HOA, relevant committees, and or the board may impose a fine or sanction at their sole discretion for any infringement of any rule, MOI provision, or SOP contained in the official documentation of The Wilds.
- ii. The fines imposed may not exceed R 5000.00 unless so determined and notified.
- iii. Any and all fines will be levied against the property owner.
- iv. Any fine imposed can be challenged or objected to and will form part of an official review process.
- v. No rules can be changed outside the scope of the applicable legislative requirements.
- vi. It is specifically noted that any rule enforced may not necessarily be a written rule within the HOA governing documents.