

## Annexure “D”

### List of Fines and Fees

1. The HOA’s appointed directors reserve the right to initiate a legal process should the period stated in the stipulated fines be ignored and not remedied within the allotted fine period.
2. Any complaint received will be addressed and the “reasonable man” premise will be followed.
3. Any offence that does not require a legal process to ensure compliance will lapse after 12 months. E.g., Construction work: First Offence - Allow contractors to work outside of prescribed hours will receive a written warning. If no further offence is committed the written warning will lapse after 12 months and the next offence will be considered a first offence.

Violation	Fine
<u>All Aesthetical related incidents including but not limited to:</u> <ul style="list-style-type: none"> <li>- Illegal structures,</li> <li>- Caravans, trailers and other vehicles in driveways,</li> <li>- Building Regulations,</li> <li>- Walkways and pavements,</li> <li>- Encroaching green areas, public places;</li> </ul>	<ol style="list-style-type: none"> <li>1. Written notice as a first step</li> <li>2. If no compliance or no action plan approved by HOA to remedy violation after a written notice –a fine equivalent to 50% of the monthly levy amount for a maximum period of six months.</li> </ol>
<u>Non-Conformance to allowed building time frame:</u> <ul style="list-style-type: none"> <li>- Exceeding the prescribed or agreed building period</li> </ul>	1x times the monthly levy per month until completion date.
<u>Payment of building deposit</u> <ul style="list-style-type: none"> <li>- Before any building work can commence a building deposit must be paid over to the HOA</li> <li>- The deposit will be re-imbursed once a final inspection is complete.</li> </ul>	R10 000-00
<u>Use of stands including but not limited to:</u> <ul style="list-style-type: none"> <li>- Running of illegal businesses (including a business that is operated without HOA consent);</li> <li>- Use the stand as a commune;</li> <li>- Practicing dangerous/nuisance hobbies;</li> <li>- Jumble sales;</li> </ul>	<ol style="list-style-type: none"> <li>1. Transgression 1: Written notice</li> <li>2. Transgression 2: Final Written notice</li> <li>3. Transgression 3: penalty of 50% of monthly levy amount</li> <li>4. Transgression 4: penalty of 100% of monthly levy amount</li> <li>5. Transgression 5: penalty of 200% of monthly levy amount</li> <li>6. Transgression 6: penalty of 300% of monthly levy amount</li> <li>7. Transgression 7: penalty of 1% of property value at latest transfer of</li> </ol>

	<p>ownership</p> <p>8. Transgression 8: penalty of 2% of property value at latest transfer of ownership</p> <p>9. Transgression 9: penalty of 3% of property value at latest transfer of ownership</p> <p>10. Transgression 10: penalty of 10% of property value at latest transfer of ownership</p>
<p><b><u>Traffic:</u></b></p> <p>- Any traffic related violation other than speeding:</p>	<p>50% of monthly levy amount/onceoff per offence.</p>
<p><b><u>Speeding:</u></b></p> <p>Speeding measured by the static speed camera placed in the estate.</p> <p>Transgression A: 30-39 km/h  Transgression B: 40-45 km/h  Transgression C: 46-50 km/h  Transgression D: 50km/h or higher</p>	<p>Transgression A: Warning  Transgression B: 10 % of monthly levy amount  Transgression C: 20 % of monthly levy amount  Transgression D: 30 % of monthly levy amount</p>
<p><b><u>Security related incidents – including but not limited to:</u></b></p> <p>- Assisting/Allowing unregistered workers into Estate;</p>	<p>1<sup>st</sup> violation: 50 % of one month's levy amount.  2<sup>nd</sup> violation 100 % of one month's</p>

	<p>levy amount.  3<sup>rd</sup> violation or more: 150 % of one month's levy amount.</p>
<p><b><u>Construction work – including but not limited to:</u></b>  Unless without prior HOA consent the following will apply</p> <p>- Allow contractors to work outside of prescribed hours;  - Allowing workers other than registered domestic Workers and gardeners to sleep inside the Estate;  - Not complying with the contractors COC;</p>	<p>1st violation: written warning  2nd violation 50% of one month's Levy amount.  3rd violation 100 % of one month's Levy amount.  Any subsequent violation 100 % will apply</p>
<p><b><u>Environmental cases:</u></b></p> <p>- Damaging any Fauna or Flora;  - Polluting water sources or the environment in any way;  - Littering;  - Refuse management:</p>	<p>1st violation: written warning</p> <p>Each offence thereafter 50% of monthly levy amount as well as total cost to repair the damages where applicable.</p>

<p><b><u>Noise;</u></b></p> <ul style="list-style-type: none"> <li>- Not maintaining acceptable noise levels as per 3.2 of the Rules and Regulations.</li> <li>- Approval may be given by the HOA for once off events like birthday parties, family celebrations, etc. Such events may not be for commercial gain and alcohol may not be sold on the premises during the event.</li> </ul>	<p>First offence: Warning  Second offence: 25% of monthly levy amount  Third offence: 50% of monthly levy amount  Offence thereafter: 100% of monthly levy amount per violation.</p>
<p><b><u>Any violation related to pets and animals:</u></b></p>	<p>First Offence: Verbal warning  Second Offence: Written warning  Third Offence: Written warning  Offence thereafter: R100 per incident plus direct costs incurred by HOA.</p>
<p><b><u>Disregard plant overgrowth on electric fences</u></b></p>	<p>First offence: Remedy  Offence thereafter: 25% of monthly levy amount per violation.</p>
<p><b><u>Damaging HOA property:</u></b></p>	<p>100% of Monthly levy amount per incident plus total cost to repair such damages.</p>