

ANNEXURE B

to:

RULES & REGULATIONS ROODEPARK ECO ESTATE

SCHEDULE OF TRANSGRESSIONS AND PENALTIES

Notes:

This schedule is a guideline, amended from time to time, with additions and deletions as deemed necessary by the Board.

In all instances penalties may be applied to both the transgressor and the responsible homeowner or tenant who takes the responsibility for the activities of his/her spouse/partner, children, guests, visitors, employees, workers and/or contractors.

If a transgression that is not included in this annexure occurs, a suitable penalty may be imposed by the Board.

Road/Traffic Transgressions:

The Board has the right to introduce and enforce payment of penalties against transgressors and/or, to report transgressors to the authorities. Any transgression whether indicated as carrying a penalty or fine or not may also be subject to the imposition of a penalty by the Board of at least R500.

Other Transgressions:

The Board has the right to introduce and enforce the payment of penalties against transgressors, and any transgression whether indicated as carrying a penalty or not will be subject to the imposition of a penalty by the Board of at least R500.

Persistent Transgressions:

Persistent transgressions may result in higher penalties and/or legal action.

Use of the Streets:

Description	Offence		
	1 st	2 nd	3 rd
Speeding, reckless and negligent driving, drunken driving.	See Note		
Skipping stop signs and the disobeying the Road Traffic Ordinance.	See Note		
Driving without a license: any engine powered vehicle (cars, two and four-wheel motor cycles, golf carts).	See Note		
Driving of quad bikes anywhere in the Estate.	See Note		
Driving a vehicle in an off-limit area.	R1000		
Driving in parks and on pavements with any type of engine powered vehicle.			

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Noise:

Description	Offence		
	1 st	2 nd	3 rd
Creating a public nuisance. Noise generated by music, electronic instruments, mechanical and/or electrical equipment, partying and the activities of residents and their employees.	R1000	R2000	R3000
Noisy vehicles. Use of vehicles and motor vehicles with noisy exhaust systems.	R1000	R2000	R3000

Pets:

Description	Offence		
	1 st	2 nd	3 rd
Constant barking & howling dogs. Pets becoming a nuisance in the Estate.	R750	R1500	R2000
Pets roaming the streets.	R500 per pet per day	R1000 per pet	R2000 per pet
Dogs not on a leash.	R500	R1000	R2000
Keeping more than two dogs or two cats without written approval from the Board or any pet contrary to the rules.	R500 per pet per month		
Not removing dog excrement.	R1000	R2000	R3000

Security:

Description	Offence		
	1 st	2 nd	3 rd
Unauthorised entry into the Estate by any person.	See Note		
Treating the security personnel in an abusive manner.	R1000	R2000	R3000
Residents illegally bringing any form of labour into the Estate without following the correct procedures in terms of permits etc.	R2000 pp		
Tailgating i.e. gaining unauthorised access into the Estate by slipping under the boom which was raised to allow access to previous person.	R2000 pp		
Loitering in the Estate.	R1000	R1500	R2000
False Alarms.	Free	Free	R500

Building:

Description	Offence		
	1 st	2 nd	3 rd
For security reasons and better control on all building sites, contractors may not leave their specified building site on foot under any circumstances. Contractor workers shall be transported to and from building sites by main contractor.	R500 pp	R1000 pp	R2000 pp
Contractors not having a chemical toilet on site.	R500	R1000	R2000
Contractors not keeping their sites clean, tidy and screened.	R2000	R3000	R4000
Lighting of fires anywhere in the Estate for any purposes whatsoever except by owners/residents who have taken occupation of the property with specific provision for such amenities.	R10000	R15000	R20000
Contractors leaving late	R500 pp	R1000 pp	R1500 pp

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Environment:

Description	Offence		
	1 st	2 nd	3 rd
Illegal dumping by residents and contractors. No rubble, refuse or building material shall be dumped or discarded anywhere in the Estate.	See Note		
Littering (By any person in the Estate).	R1000	R2000	R3000
Burning of rubbish in the Estate.	R10000	R15000	R20000
Fauna and flora may not be chased, trapped, harmed, removed or interfered with or harassed in anyway.	See Note		
Advertising the sale of any goods in the Estate.	R1000	R1500	R2000
Dwelling unoccupied for more than one month where property security, pool safety and maintenance not complied with (per month with effect from 2 to month 5).	R2000 per month	R5000 from month 6	
Incomplete properties where property safety, security and maintenance not complied with (per month with effect from month 2 to month 5).	R2000 per month	R5000 from month 6	
Illegal connections of storm water resulting in surcharging of the sewerage system.	R5000	R6000	R7000
Refusal to permit access for inspection to effluent compliance with sewerage and storm water rules.	R2000	R3000	R4000

General:

	Offence		
Description	1 st	2 nd	3 rd
Lighting of fires anywhere in the Estate for any purposes whatsoever except by owners/residents who have taken occupation of the property with specific provision for such amenities.	R10000	R15000	R20000
Consumption of alcohol nature/communal areas.	R1000	R2000	R3000
Neglected property, gardens and/or sidewalks.	R1000	R2000	R3000
Depositing of water in Estate gardens, communal areas and/or neighbouring properties and/or excessive depositing on Estate roads.	R1000	R2000	R3000
Parked and/or stored trailers, boats, caravans, equipment, vehicle parts as well as industrial/commercial vehicles etc. visible from the street.	R1000	R2000	R3000
Use of fireworks anywhere in the Estate.	R10000	See Note	
Vandalism of any private and/or public property.	See Note		
Subletting of units in contravention of rules.	R2000 per month		
Failure to cease business operations from home on instruction from the Board.	R750	See Note	
Occupancy of a house by person or pets without the final inspection from the Local Authority and the release of the Certificate of Occupancy to the Board.	R10000	R10000 per month afterwards	
Persistent non-compliance after final inspection by HOA	See Note		

Building Work:

Description	Offence		
	1 st	2 nd	3 rd
Exceeding building time limits (per month).	See Note		
Noncompliance with building and architectural rules & guidelines (per month).	R2000	R5000 from 3 rd month onwards	
Building without approved plans (per month).	R2000	R5000 from 3 rd month onwards	
Illegal structures, i.e. wendy houses (per month).	R2000	R5000 from 3 rd month onwards	