



SCHOONGEZICHT

ESTATE

Homeowners Association | Huiseienaarsvereniging

LIST OF TRANSGRESSIONS

CLAUSE	DESCRIPTION ADDITIONAL TERMS	PENALTY PER OFFENCE	
2.3	No business or trade may be conducted on any erf within the estate		2 (Two) months' notice, thereafter R 5 000.00 per month
2.4	No signs, notice boards or advertisements may be placed on the common area or around the erven	R 200.00	
2.6	No Firearm or other weapon(s) may be used on or around the estate	R 1 500.00 to R 5 000.00	
2.7	Littering in the common areas is forbidden, incl. cigarette stubs	R 200.00	
2.8	No fires of any kind on the estate except in an indoor fireplace or outside braai area	R 1 000.00	Cost of damage
2.9	No invasive alien vegetation permitted anywhere on the estate		Removal at members' costs, thereafter R 500.00 per month.
2.10	All owners to maintain erven (main house, garage, outbuildings, boundary walls, site walls, gardens) in good condition at all times		1 Months' notice, thereafter R 200.00 per month
2.11	No fireworks of any kind may be used on the estate	R 1 000.00	
2.13	No refuse (domestic/garden) or refuse containers may be left outside except on collection days	R 100.00	
	Refuse to be placed in standard refuse bags in council bins	R 200.00	
	No refuse to be stored or dumped on the estate	R 500.00	
2.14	Any damage within the estate by an vehicle shall be the responsibility of the resident/owner of the erf to or from which the vehicle was travelling		Repairs to be completed by the Estate with costs to the owner
2.15	No habitation of a mobile home or caravan will be permitted on the estate	R 1 000.00	

3.1	Speed limit is 30km/h	R 200.00 – R 1 000.00	At the discretion of the Estate Manager, which penalty shall be reasonable
3.2	Visitor/Employee of resident habitually breaking the code of conduct	R 1 000.00	Ban from Estate
3.3	Use of vehicles making excessive noise is not permitted	R 200.00	
3.4	All vehicles to keep to designated roads and drivers to observe road signs	R 200.00	
3.5	No unsafe or nuisance-like driving	R 200.00 – R 1 000.00	At the discretion of Security Officers and/or the Estate Manager
3.6	No parking on undesignated parts of the common area	R 200.00	
3.7	No commercial vehicle, caravan, trailer or boat may be parked in the common area	R 200.00	
3.8	No vehicle may be parked in a manner that protrudes over or onto the road reserve of the common area	R 200.00	
3.10	No vehicle may be parked or abandoned in the common area for more than 2 days unless permission is obtained	R 200.00 per day	Removal risk ad expense of owner
3.11	No driving of any motorized vehicle in the estate unless licensed to do so	R 1 000.00	
3.12	No motorized vehicle not requiring a license to drive may be used in the estate	R 500.00	
3.13	Vehicles should not drip oil or deface the common areas, roads or driveways	R 200.00	Repairs to be done by the Estate with costs to the owner or owner of the guest
4.2	No more than 2 dogs or 2 cats may be kept <ul style="list-style-type: none"> - Dogs may not roam in the common area - Dogs must be on leash/under control when walking in the common area - Disturbance caused due to barking dogs is not allowed - Screening should be provided to prevent dogs from barking at by passers - Excrement to be removed immediately from the common area - Dogs and Cats must have ID-tags with owners' contact details 	R 200.00 R 200.00 R 200.00 R 200.00 R 200.00	1 month's notice to remove, thereafter R 500.00 per month First month notice, second month R 500.00, thereafter removal at costs of the owner As above
4.3	Pets are not to cause a disturbance in common areas or in the vicinity of other erven	R 200.00	
4.4	No caged wild birds, wild animals poultry or farm animals shall be permitted on the estate		One month's notice to be remove, thereafter R500.00 per month
5.1	No resident / visitor or employee may collect or remove anything from the common areas, including: <ul style="list-style-type: none"> - Wood, stones, flora, fauna etc.; and - No person may uproot or pick up any indigenous plant or disturb or kill any wild animal or bird 	R 500.00 R 1 000.00	
5.4	All members shall maintain the road verge at all times		1 month's notice to remove, thereafter R 500 per month
5.5	Waste skips are strictly prohibited	R 500.00	
6.1	Abuse of remotes		De-activation of the remote and a fine of up to R 1 000.00

6.3	Unauthorised access and non-compliance by the visitors of the code of conduct	R 200.00 – R 1000.00	
7.1	Residents and/or their guests may not engage in any activity, occupation or hobby that causes nuisance to other residents		Warning, thereafter R200.00 for the first offence, R 400.00 for the second, R 600.00 for the third and R 800.00 for the fourth
7.2	Residents and employees may not operate noisy machinery, including but not limited to: - Lawnmowers, chainsaws, lathes and woodworking machinery , before 07h00 and after 20h00 on weekdays, after 16h00 on Saturdays and before 09h00 or after 12h00 on Sundays or Public Holidays.	R 200.00	
7.3	No exterior speakers are permitted – level of any music played shall not cause disturbance to other residents		Warning, thereafter R200.00 for first offence, R 400.00 for the second, R600.00 for the third and R 800.00 for the forth
7.4	No lights of residents shall be permitted which shine directly into a neighbouring erf or are intrusive to another resident		1 month's notice, removal member's costs, thereafter R 500.00 per month
8.1	Breach of the code of conduct by tenants	As applicable above	
8.3	Leases shorter than 6 months	R 500.00 per month	
8.4	Properties let as commune		R 1 000.00 fine and 1 months' notice to evict. Thereafter R 2 000.00 per month