

OFFENCE	REFERENCE TO CONSTITUTION / CODE OF CONDUCT / RESOLUTION	1 ST STEP	2 ND STEP	3 RD STEP	FINAL
Dogs barking	COC 5.2.5 & 5.2.6	WRITTEN WARNING	WRITTEN WARNING	R250	R500 PER OCCURANCE
Dogs roaming freely	COC 4.2.2	WRITTEN WARNING	R500	R1000	
Pets excrement	COC 5.2.4	WRITTEN WARNING	R150	R500	R1000 PER OCCURANCE
Dogs biting		REPORT TO SAP	REPORT TO SAP + R2 500	REMOVAL OF PET BY SPCA	REMOVAL OF PET BY SPCA
Pets without I.D. tags	COC 5.2.8	WRITTEN WARNING	R200	R200 + I.D. TAG	R200 + I.D. TAG PER OCCURANCE
Cats without bells	COC 5.2.7	WRITTEN WARNING	R250	R250	R250 + BELL
Excess Pets	COC 5.2.1	WRITTEN WARNING	After 3 months R1000	Removal of Pet by SPCA	Removal of Pet by SPCA
Boat, Trailer, Caravan, Commercial Vehicle parked within an erf or common area for more than 48 hours without prior arrangement	Resolution unanimously accepted by Homeowner's at May 2016 A.G.M. – Point 8 COC 4.6; 4.7 & 4.8	WRITTEN WARNING	R250 DAILY FOR FURTHER 48 HOURS	R350 DAILY FOR MAXIMUM 10 DAYS	VEHICLE REMOVED OFF ESTATE
Private vehicle parked within a common area for more than 48 hours without prior arrangement		WRITTEN WARNING	R100 DAILY FOR FURTHER 48 HOURS	R250 DAILY FOR MAXIMUM 10 DAYS	VEHICLE REMOVED OFF ESTATE
Conducting trade business on an erf within the Estate	COC 2.3	WRITTEN WARNING	R3 000 PER MONTH FOR 3 MONTHS	R7 500 PER MONTH FOR FURTHER 3 MONTHS	SECURITY REFUSE ACCESS TO STAFF OR TRADERS
Using a firearm or dangerous weapon on the Estate	COC 2.5	REPORT TO SAP + R2 500	REPORT TO SAP + R5 000	REQUEST REMOVAL OF WEAPON BY SAPS	REQUEST REMOVAL OF WAPON BY SA
Littering	COC 2.6	WRITTEN WARNING	FINAL WRITTEN WARNING	R500	R500 FOR EACH OFFENCE
Maintaining erven (walls/garages/dwelling/roof/garden/verge)	COC 2.9; 2.10; 9	WRITTEN WARNING	FINAL WRITTEN WARNING AFTER 30 DAYS	R1000	R1000 + COST OF MAINTAINING
Discharging Fireworks on the Estate	COC 2.11 & 8.5	R1000	R1500	R2000	R2000 PER OCCURENCE
Driving without a valid driver's license on the Estate	COC 4.11	R1 000	R2000 + REPORT TO SAPS	R2500 + REPORT TO SAPS	R2500 PER OCCURANCE & REPORT TO S
Water Tanks Visible	Addendum to Architectural Guidelines as approved at AGM 2018 COC 10.	Written warning	R500	R1000	
Refuse left outside on non-collection days	COC 3.1	Written warning	R500	R1000	
Not following access control procedures	COC 7.	Written warning	R500	R1000	
Nuisance, disturbance or noise	COC 8.1; 8.2 & 8.3	WRITTEN WARNING	FINAL WRITTEN WARNING	R1000	R1500 PER OCCURANCE

Damage to CVE property, vandalism and abuse of equipment		WRITTEN WARNING + RECOVERY OF COSTS	R1500 + RECOVERY OF COSTS PER OCCURANCE	R1500 + RECOVERY OF COSTS + REPORT TO SAPS	R1500 + RECOVERY OFF COSTS PER OCCURANCE + REPORT TO SAPS
Theft of Estate property		REPORT TO SAPS + RECOVERY OF LOSS	REPORT TO SAPS + RECOVERY OF LOSS	REPORT TO SAPS + RECOVERY OF LOSS	REPORT TO SAPS + RECOVERY OF LOSS
Not following correct letting procedure	COC 11.	Written warning	R1000	R2000	
Unacceptable site condition	BUILDING CONTRACTORS COC 19.7	<ul style="list-style-type: none"> Should the Contractor fail to clean the site the HOA will arrange to clean the site and the cost will be for the account of the Owner/Contractor 			
Building irregularities	ARCHITECTURAL GUIDELINES 7.	<ul style="list-style-type: none"> Work not complying will be ordered to be removed; Work not removed within 2 weeks after instructed to be removed. All work on the said Erf to be stopped until compliant. 	Occupation certificate will not be issued		
	AVAILABILITY OF PLANS 9.	<ul style="list-style-type: none"> Work to be stopped until plans are available on site. 			
Workers on the estate after hours, public holidays and weekends	BUILDING HOURS 18.	<ul style="list-style-type: none"> Employees not leaving the estate within the times set, will be escorted off and the appropriate contractor penalized with a R500 penalty. 			
Temporary structures	BUILDING CONTRACTOR'S COC 4.	<ul style="list-style-type: none"> Estate Manager must be informed of all improvements so that an assessment can be made whether it is a small or major improvement in which case plans to be submitted and building levy will be instituted 			
	BUILDING CONTRACTORS BOARDS 10.	<ul style="list-style-type: none"> Signboard not conforming to standard set by the DEVELOPER/HOA, R500 penalty. Signage not kept in acceptable standard, R150 per day of infringement 			
General	BUILDING CERTIFICATE 11.	<ul style="list-style-type: none"> If the Contractor fails to sign off any one of the stages as specified in the certificate, the 			

		<ul style="list-style-type: none"> works will be stopped and the Contractor penalized R2000. If the certificate is not kept on site, the works will be stopped until the certificate is on the site. 			
	ACCESS CONTROL 13.	<ul style="list-style-type: none"> Any employee of the Building Contractor or any sub-contractor not adhering to the access control will be penalized with a R1000 penalty. Any employee the Building Contractor or its sub-contractors walking around on site will be penalized with a R1000 per person/per transgression. Threatening of any Security Personnel will be viewed as a serious breach and the penalty for such a breach will amount to R2500 for the Building Contractor and expulsion of the perpetrator from the Estate. 			
	TRAFFIC CONTROLS 14.	<ul style="list-style-type: none"> Failure to adhere to the traffic rules will result in a written notification to the offender. All violations will be logged. Repeated offenders will be penalized and denied access to the Estate. In addition, the Contractor will be penalized R500 per offence 			
	ROADS & VERGES 15.	<ul style="list-style-type: none"> The Building Contractor will be penalized with R150 per day for not conforming to paragraph 15.1 above. The Building Contractor will be penalized R500 should it fail to store any material or other items on the Erf or any erf without the proper authorization 			

	DELIVERIES 16.	<ul style="list-style-type: none"> • Concrete deliverers whom are not informed of the exact delivery address will be refused access to the Estate. • Drivers found contravening the code of conduct and existing regulations will be escorted off the estate and refused re-entry. • Any damage incurred by concrete trucks will result in a penalty of R500 for the appropriate contractor. • The breaching of paragraph 16.5.1.3 will result in a penalty for the Building Contractor to amount of R1000 per offence. 			
	BUILDING HOURS 18.	<ul style="list-style-type: none"> • Employees not leaving the estate within the times set, will be escorted off and the appropriate contractor penalized R500. 			
	BUILDING ACTIVITIES 19.	<ul style="list-style-type: none"> • No waste bins on site – R1000 penalty. • Waste bin not complying to regulations – R500 penalty. • Overflowing waste bins – R500 penalty. • Refuse dumped in Estate skip and/or other place within the estate – R1000 penalty. • Dumping building waste in estate skips – R1500 penalty. • Dumping excavation soil in a place other than the allocated area – R2000 penalty. • Erf not kept in an acceptable tidy state – R500 per day. 			
	STORM WATER 20.3	<ul style="list-style-type: none"> • The breaching of paragraphs 20.1; 20.2 and 20.3 will result in a penalty been incurred to the value of R2500. 			
	ABLUTION FACITIES 21.	<ul style="list-style-type: none"> • Latrine facilities found not to conform with the clause 21 will result in a penalty of a R1000. 			

	BREACH 26.	<ul style="list-style-type: none">• In the event of the Owner/Building Contractor (inclusive of its employees or sub-contractors) breaching any of the provisions of this Agreement then and in such event the Developer and/or the HOA shall be entitled to all or any of the following relief:• 26.1.1 to deny the Building Contractor, its employees and/or sub-contractors access to the Development;• 26.1.2 to cancel this Agreement, in which event the Building Contractor shall not be entitled to continue construction on the Erf.• 26.1.3 to hold the Owner/Building Contractor liable and to claim from them the cost of reinstatement of any damage caused by them within the Development, as determined in terms hereof; and• 26.1.4 impose upon the Building Contractor any of the fines referred to hereinbefore and should the Building Contractor fail to pay such fines, to deny the Building Contractor, its employees and its sub-contractors access to the Erf and the Development.• 26.2 Should the Developer and/or the HOA take steps against the Owner/Building Contractor pursuant to a breach of this Agreement, the Developer or the HOA (as the case may be) shall, in addition to the rights aforementioned, be entitled to recover from the Owner/Building Contractor all			
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		<p>the legal costs calculated as between attorney and own client.</p> <ul style="list-style-type: none"> • 26.3 In the event of the Developer and/or HOA exercising its rights in terms of this agreement, including the denial of access to the Building Contractor, its employees or sub-contractors to the Erf or the Development, then any in such event the OWNER, Building Contractor and its sub-contractors 			
All other offences	<p>CONSTITUTION 15.2 COC 9.1</p>	<p>Estate Manager/Trustees decision on action and value of penalty depending on severity of transgression</p>			