

ANNEXURE “B”

St Helena Views Security Estate Home Owners Association

Please Note: * Ruling Levy depicts Ruling St Helena Views Security Estate HOA Levy at time of transgression

The below mentioned penalties will only be implemented after the following procedures, as set out by the Sectional Title Schemes Management Act have been followed:

1. All first offences will be limited to a maximum sanction of a written warning.
2. Second offences will be limited to a maximum sanction of a written final warning.
3. Whenever there is a transgression of the rules, the Managing Agent will give the owner or tenant the right to be heard, prior to any decision being made or penalty levied.
4. Once a decision on a transgression is made, and if the owner is not satisfied with the decision of the Trustees, the owner has the right to lodge a dispute with CSOS. If an order is issued against the owner by CSOS then the penalty can be levied against the owner. If the owner does not dispute then the penalty can be levied against the owner based on the decision of the Trustees.

Clause	Description	Penalty	Additional Terms
1.	GENERAL	Per Incident	
1.1	Unapproved building works requiring review committee assessment and approval prior to construction	R500 as initial fine plus 10% weekly till approval and required alteration has been finalised	Plan submission, approval and alteration required. Removal of the structure unless approval is obtained
1.2	Working Hours of Contractors	R200 per infringement	
1.3	Toilet Facilities for Contractors	R300 as initial fine plus 10% weekly till compliance is achieved	
1.4	Breach of the Builders Code of Conduct	R500 per infringement	

1.5	No signs, notice boards or advertisements may be placed on the common area or around the erven	R200	Requested removal of the boards
1.6	No firearm or other weapon may be used on or around the estate	R500	
1.7	Littering in the common areas including cigarette stubs is strictly forbidden	R300	
1.8	No fires of any kind on the estate except in an indoor fireplace or outside braai area	R1000	Cost of damage
1.9	No invasive alien vegetation is permitted anywhere on the estate. Owners are responsible for the removal of alien vegetation from their erven, whether built or vacant		Removal at member's cost after 1 months' notice
1.10	All owners maintain erven (Main house, garages, outbuildings, boundary walls, site walls, gardens) in good condition always		1 months' notice, thereafter R200 per month
1.11	No fireworks of any kind may be used on the estate	R500	
1.12	No refuse (domestic or garden) may be left outside at any time	R200	
1.13	Refuse to be put in standard and appropriate refuse bags and/or council issued bins	R200	
	No refuse to be stored or dumped on the estate	R200	
1.14	Any damage within the estate by a vehicle shall be the responsibility of the resident of the erf to or from which the vehicle was travelling		Repair to be completed by the estate with costs to the Owner
1.15	No storage or habitation of a mobile home or caravan will be permitted on the estate	R400	
1.16	All washing lines, and any other temporary structures must be enclosed and not be visible from the common areas or from any other point or property in the development		1 months' notice, thereafter R200 per month
1.17	Any breach of the Constitution	R300	
2.	MOTOR VEHICLE REGULATIONS		
2.1	Speed limit is 30km/h	First and Second Warning	
2.2	Builders/sub-contractors transgressing speed limit	First and Second Warning, thereafter	

		a fine of R200/incident	
2.3	Visitor/employee of resident habitually breaking the code of conduct	R300	
2.4	Use of vehicles making excessive noise not permitted	R300	
2.5	All vehicles to keep to designated road	R300	
2.6	No parking in undesignated parts of the common areas	R300	
2.7	No caravan, trailer or boat may be parked in the common area for storage purposes	R300	
2.8	No vehicle may be parked in a manner that protrudes over or onto the road reserve of the common area presenting a danger to other road users	R300	
2.9	No vehicles may be parked or abandoned in the common area unless permission is obtained	R300	Removal at the risk and expense of owner
2.10	Vehicles should not drip oil or deface the common areas, roads or driveways	R300	Repair to be completed by the Estate with costs to the owner
3.	CONTROL OF PETS		
3.1	Number of pets in violation of the Saldanha Bay Municipality Animal By Laws, 1996	1 months' notice to comply, thereafter R200 per month	
3.2	Dogs may not roam in the common area	R200	
3.3	Dogs must be on a leash and under control when walking in the common area	R200	
	Excrement to be removed immediately from the common area	R200	
	Dogs and cats must have ID tags with owner's telephone number and cats are to be fitted with collars and bells	R200	
	Pets are not to cause a disturbance in common areas or in the vicinity of other erven	R200	
3.4	Any animal other than dogs or, unless permission has been granted by the HOA	1 Months' notice to remove, thereafter R200 per month, thereafter removal in month 3	
4.	COMMON AREAS/ROAD VERGES		

4.1	No resident/visitor or employee may damage, collect or remove anything from the common areas, including: Wood, stones, flora, fauna, animal, reptile or bird	R200	
4.2	No member shall remove or prune any plant, tree or vine in the common area without the express consent of the HOA	R200	
4.3	All members shall plant and maintain the road verge in a neat state at all times	1 months' notice to remove any rubble/alien plants, thereafter R200	
4.4	Waste skips are strictly prohibited	R300	This will apply post building or renovating
5	NUISANCE/DISTURBANCE/NOISE AND LIGHT POLLUTION		
5.1	Residents and their guests may not engage in any activity, occupation or hobby that causes nuisance to other residents	Warning, then R200 for 1 st offence and R300 for 2 nd offence	
5.2	Residents and employees may not operate noisy machinery: Lawnmowers, chainsaws, lathes and wood-working machinery	R200	
5.3	After 16h00 on Saturdays	R200	Warning, then R200 for 1 st offence and R300 for 2 nd offence
	Before 09h00 or after 12h00 on Sundays or public holidays	R200	
	Before 07h00 and after 20h00 on other days	R200	
5.4	No exterior speakers are permitted and the level of any music played shall not cause disturbance to other residents	R200	
5.5	No outside lights shall be permitted which shine directly into a neighbouring erf or are intrusive to another resident		1 months' notice to remove at the owner's cost, thereafter R300
6.	LETTING		
6.1	Breach of the Code of Conduct by tenant	Warning, then R200 for 1 st offence and R300 for 2 nd offence	Penalties will be added to the owners account
6.2	Notification to Managing Agent of a tenant	1 Months' notice, thereafter R150 per month	
6.3	Properties let as a commune and/or double residency		R300 and 1 months' notice to evict.

			Thereafter R500 per month.
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