

PENALTY SCHEDULE – APRIL 2023

To be read in conjunction with the HOA Constitution and applicable policies.

CONTRAVENTION OF ESTATE RULES (ER) IN TERMS OF:	POLICY CLAUSE REFERENCE	% OF MONTHLY LEVY. (See Note ER below)
Security	ER 2	100%
Domestic staff	ER 3	60%
Traffic	ER 4	60%
Domestic refuse	ER 5	60%
Domestic animals	ER 6	60%
Open spaces and environmental aspects	ER 7	100%
Maintenance of private areas	ER 8	100%
Design, building requirements and construction	ER 9	100%
Construction period	ER 9,3	100%
Conduct	ER 10	100%
Illegal/Un-authorized occupation (No valid occupancy certificate)	ER 10,10	100%
Commercial activities	ER 11	100%
Letting and resale	ER 12	100%

Note ER: Penalties may be imposed on a monthly basis, except for ER 10,10 (illegal occupation) which may be imposed on a weekly basis. In the event of a continuing contravention, the Member shall be deemed to be guilty of a separate contravention for each set period during which such contravention continues and shall be liable for a penalty in respect of each such separate contravention.

CONTRAVENTION OF BUILDING CONTRACTOR ACTIVITY RULES (BCAR) IN TERMS OF:	POLICY CLAUSE REFERENCE	% OF MONTHLY LEVY. (See Note BCAR below)
Building activities without the required approval / authorisation	BCAR 1 & BCAR 27	100%
Working hours	BCAR 2	60%
Access control & security	BCAR 3	100%
Main contractor board	BCAR 5	60%
Encroachment	BCAR 6	100%
Toilet facilities	BCAR 7	100%
Storage facilities	BCAR 8	100%

Sand storage	BCAR 9	100%
Drainage and run-off	BCAR 10	100%
Preservation of existing ground cover	BCAR 11	100%
Disposal of rubbish	BCAR 12	100%
Disposal of rubble	BCAR 13	100%
Disposal of fill	BCAR 14	100%
Deliveries	BCAR 15	60%
Noise	BCAR 17	100%
Sleeping on site	BCAR 18	100%
Damage	BCAR 19	25% + cost of repairs
Protection of parks and common property	BCAR 20	60%

Note BCAR: Penalties may be imposed on a monthly basis, except for BCAR 9 (Sand storage) BCAR 12 (Disposal of rubbish), BCAR 13 (Disposal of rubble) and BCAR 14 (Disposal of fill), which may be imposed on a weekly basis. In the event of a continuing contravention, the Member shall be deemed to be guilty of a separate contravention for each set period during which such contravention continues and shall be liable for a penalty in respect of each such separate contravention. Since both the owner and contractor are issued with a copy of all the applicable rules before any building activity can commence and both parties are required to sign acceptance of these rules, no written warnings will be issued prior to the issuing of a penalty following a contravention of the rules.

Approved by the Board of Trustees per Round Robin decision on 12 April 2023 as regulated by Clause 16 (Functions and Power of the Trustee Committee) of the Zevenwacht Country Estate Home Owners Association Constitution