

VINI FERA ESTATE

SCHEDULE OF PENALTIES

1. Below is the **Schedule of Penalties** for the Vini Fera Estate. Its primary objective to enforce compliance with the **Governing Rules**, the **Contractors Code of Conduct** and the **Landscape Design Guidelines**.
2. In these Rules:
 - a. **"Association"** means the Association or a Sub-Association as defined in the Constitution, as the case may be.

SCHEDULE OF PENALTIES

NO	DESCRIPTION OF NON-COMPLIANCE	TRANSGRESSION NUMBER	FINE
1	Disturbances		
a	Domestic noise (loud noise, partying etc)	1st 2nd	R500 R1 000
b	After hours, social noise (loud music, partying etc.)	1st 2nd	R500 R1 000
c	Unscreened garden / flood lights	1st 2nd	R300 R500
d	Unauthorised generators		R1 000
e	Domestic animal noise disturbances (e.g. excessive dog barking)	1st 2nd	R500 R1 000
2	Contact details		
a	Failure to supply or update	1st 2nd	R300 R500
3	Animals		
a	Dogs roaming/walking without a leash	1st 2nd 3rd	R1 000 R2 000 Steps to remove animal from Estate
b	Dogs attacking Residents, animals, contractors		R5 000 & steps to remove animal from Estate
c	Cat causing nuisance to Association or Residents	1st 2nd 3rd	R500 R1000

			Steps to remove animal from Estate
d	Unauthorised animals on the Estate		R1000 & immediate steps to remove animal from Estate
e	Excrement not removed	1st 2nd 3rd	R300 R500 R1000
f	Animals causing damage to Estate		The highest of R500 or the cost of the damage
4	Security		
a	Abuse of security personnel	1st 2nd 3rd	R300 R500 R1 000
b	Causing prejudice to / threaten security of security personnel or Residents	1st 2nd	R1 000 R1 500
c	Incompatible / audible alarm systems		R1 000
d	Not registering Workers on biometric access system	Per Worker	R500
e	Not generating codes for visitors on visitor entry system	More than 5 times per month	R30 per pin code generated via Security
f	Vehicles or persons not leaving Estate or Residential Area via designated access control points	1st 2nd	R500 R1 000
g	Not furnishing Association with details of temporary occupants		R1 000
5	Workers / contractors		
a	Workers loitering outside dedicated workplace		R500
b	Workers not displaying ID cards		R500
c	Unbefitting conduct of Workers	Per incident	Minimum of R500, depending on the nature of the misconduct
d	Workers staying overnight without permission	Per Worker per night	R1 000
6	Traffic and parking		

a	Unlicensed drivers, unlicensed/unroadworthy vehicles		R1000
b	Unauthorised vehicles on Estate		R500 per day until removal
c	Exceeding speed limit on Estate		

Km per hour	1 st transgression	2 nd transgression	3 rd transgression	4 th transgression
40 – 45 km/h	R500	R1 000	R2 000	R10 000
46 – 50 km/h	R1 000	R2 000	R4 000	R10 000
Above 51 km/h	R2 000	R4 000	R5 000	R10 000

d	Reckless driving (not abiding by traffic rules, not giving pedestrians/animals right of way)		R1 000
e	Illegal parking & driving, e.g. on verges, Common / Communal Property, private parking, Farm		R500
f	Unauthorised vehicle repairs on Estate		R500
7	Common and Communal Property / Environmental		
a	General interference of use and enjoyment of Common / Communal Property by others		R500
b	Littering/pollution	1st 2nd 3rd	R500 R1 000 R1 500
c	Water discharged onto Common Property		R500 plus clean-up costs
d	Launching of motorised boats or crafts on water		R1 000
e	Damage/harm to fauna or flora		R1 000 costs to rectify damage
f	Oil spillages in Common/Communal Property		R500 plus clean-up costs
g	Damage to third party property within the Estate		Up to R10 000 plus costs of repairing damage and possible loss of income as a result of damage
8	Landscaping and gardening		

a	Garden not maintained i.e. grass not trimmed and weeds visible	1st 2nd	R500.00 R1 000
b	Plants and trees added to landscaping that have not been approved	1st 2nd	R500 R1 000 & removal costs
c	Unightly objects visible from road/Common Property/other Erven	After 7-days' notice to comply	R300 per day of non-compliance
9	Fire prevention and hazardous substances		
a	Weeds, grass, bushes and litter on unbuilt properties		R500 per week of non-compliance plus cost of clean up
b	Fires in undesignated areas		R1 000
c	Burning of plant material or waste on Erven		R1 000
d	Unauthorised substances brought onto Estate		R1 000
e	Fireworks		R 1000
10	Refuse and rubble		
a	Refuse bins not kept in designated storage area / screened		R300
b	Refuse not separated for recycling		R300
c	Refuse not placed at designated collection points or removed timeously		R300
d	Dumping on other properties		R300
e	Refuse, boxes, materials, landscaping materials stored in garden or driveway		R300
11	Water		
a	Tampering with meter or service connection		R500
b	Unauthorised installations		R500
c	Unauthorised collection methods		R500
d	Boreholes / well points		R10 000
e	Illicit use of Estate irrigation system		R2 000
12	Property appearance and maintenance		
a	Failure to maintain Erf and Improvements in accordance with Architectural Guidelines		R1 000

b	Not screening laundry		R500
c	Unightly objects in garden or driveway		R500
d	Alterations to existing Improvements without approval		R5 000
e	Aesthetic additions to Erf / Improvements without approval		R5 000
13	Neighbour relations		
a	Conduct adversely impacting on Owners/Residents/Invitees		R500
b	Display of weapons		Minimum of R1 000.00 or amount determined by the Association
c	Discharge of weapons		Minimum of R5000.00 or amount determined by the Association
d	Butchering activities on the Estate		R5 000
e	Conducting of lodge or guesthouse		R10 000 plus demand to cease operations within 14 days. Further R1 000 per day from expiry of 14-day period until cessation of activities
f	Exceeding maximum number of Dwelling occupants		R5 000
14	Business and commercial activities		
a	Conducting business/commercial activities without consent		R10 000
15	Tenants and Property transactions		
a	Non-compliant lease agreements		R1 000 plus R100 per week until compliant
b	Unauthorised estate agents		R1 000
c	Short-term rental not confirming to Rule 17		R5 000 plus demand to terminate activities and ensure vacation within 14 days. After 14-day period, further R1 000 per day until vacation.
d	Unauthorised signage		R1 000 per week until removed
16	Fibre optic network		
a	Maintaining connection to fibre optic network and contracting		R500

	with approved internet service providers		
b	Unauthorised connections		R500
17	Vandalism		
a	Delinquent behaviour & Vandalism to any Association & Estate buildings, equipment, landscaping, any Common or Communal Property, private property, private building sites,		Minimum of R5 000.00 or amount determined by Association & repair costs & possible loss of income as a result of damage
18	Trespassing		
a	Children unattended near lakes, waterways, on Farm		R500
b	On private building sites / Erven / Dwellings / property without permission		R1 000
c	On restricted areas, Farm, lakes, waterways		R500
19	General penalties		
a	All other non-compliance with Rules not specifically included above	Per incident	R500