

ANNEXURE "E"



CHAPMAN'S BAY ESTATE HOME OWNERS' ASSOCIATION JUNE 2017

Transgressions and Penalties

Clause	Description	Penalty	Additional Terms
	General		
2.3	Building	2 x Ruling Levy* (year 4 after transfer from developer)	3 x Ruling Levy* (year 5 onwards, after transfer from developer)
2.5	No Business or trade may be conducted on any erf within the estate		2 months' notice and thereafter 2 x Ruling Levy*
2.6	No signs, notice boards or advertisements may be placed on the common area or around the erven	10% of Ruling Levy*	
2.7	No firearm or other weapon may be used on or around the estate	2 x Ruling Levy*	
2.8	Littering in the common areas including cigarette stubs is strictly forbidden	10% of Ruling Levy*	
2.9	No fires of any kind on the estate except in an indoor fireplace or outside braai area	2 x Ruling Levy*	Cost of damage
2.10	No invasive alien vegetation is permitted anywhere on the estate		Removal at member's cost after 1 months' notice, thereafter 50% of Ruling Levy* per month
2.11	All owners to maintain erven (Main house, garages, outbuildings, boundary walls, site		1 months' notice, thereafter 50% of Ruling Levy* per month

	walls, gardens) in good condition at all times		
2.12	No fireworks of any kind may be used on the estate	2 x Ruling Levy*	
2.13	Burglar alarms with response capability must be linked to the in-house armed response service		1 months' notice, thereafter 25% of Ruling Levy * per month
2.14	No refuse (domestic or garden) may be left outside at anytime	10% of Ruling Levy*	
	Refuse to be put in standard and appropriate refuse bags and council issued bins	20% of Ruling Levy*	
	No refuse to be stored or dumped on the estate	30% of Ruling Levy*	
2.15	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
2.16	No habitation of a mobile home or caravan will be permitted on the estate	2 x Ruling Levy*	
2.17	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 50% of Ruling Levy* per month
	MOTOR VEHICLE REGULATIONS		
3.1	Speed limit is 30km/h	10% to 2 x the Ruling levy*	At the discretion of Security Officers and/or the Estate Manager
3.2	Visitor/employee of resident habitually breaking the code of conduct	2 x Ruling Levy*	Ban from estate
3.3	Use of vehicles making excessive noise is not permitted	10% of Ruling Levy*	
3.4	All vehicles to keep to designated roads	10% of Ruling Levy*	
	Drivers to observe all road signs	10% of Ruling Levy*	
3.6	No parking in undesignated parts of the common area	10% of Ruling Levy*	

3.7	No commercial vehicle, caravan, trailer or boat may be parked in the common area except for deliveries	10% of Ruling Levy*	
3.8	No vehicle may be parked in a manner that protrudes over or onto the road reserve of the common area	10% of Ruling Levy*	
3.10	No vehicles may be parked or abandoned in the common area for more than 2 days unless permission is obtained	10% of Ruling Levy* per day	Removal at the risk and expense of owner
3.11	No driving any motorized vehicle in the estate unless licensed to do so	2 x Ruling Levy*	
3.12	No motorized vehicle not requiring a license to drive may be used on the estate.	50% of the Ruling Levy*	With the exception of security and estate management
3.13	Vehicles should not drip oil or deface the common areas, roads or driveways	10% of Ruling Levy*	Repair to be completed by the Estate with costs to the owner
	CONTROL OF PETS		
4.2	No more than 3 in or at semi-detached. No more than 4 in or at single residential.		1 months' notice to remove, thereafter 50% of the Ruling Levy* per month, thereafter removal in month 3 at the discretion of the Estate Manager.
	Dogs may not roam in the common area	10% of Ruling Levy*	
	Dogs must be on a leash and under control when walking in the common area	10% of Ruling Levy*	
	Excrement to be removed immediately from the common area	10% of Ruling Levy*	
	Dog and cats must have ID tags with owner's telephone number and cats are to be fitted with collars and bells	10% of Ruling Levy*	
4.3	Pets are not to cause a disturbance in common areas or in the vicinity of other	10% of Ruling Levy*	

	erven		
4.4	No caged wild birds, wild animal's poultry or farm animals shall be permitted on the estate.		1 months' notice to remove, thereafter 50% of the Ruling Levy* per month, thereafter removal in month 3.
	COMMON AREAS/ROAD VERGES		
5.1	No resident/visitor or employee may collect or remove anything from the common areas, including: Wood, stones, flora, fauna, animal, reptile or bird	50% of the Ruling Levy*	
5.3	No member shall damage, remove or prune any tree or vine in the common area	2 x Ruling Levy*	
5.4	All members shall maintain the road verge at all times		1 months' notice to remove, thereafter 50% of the Ruling Levy*
5.5	Waste Skips are strictly prohibited.	50% of the Ruling Levy*	This will apply post building or renovating
	ACCESS CONTROL		
6.1	Abuse of Tags		De-activation of the access disk and a fine of up to 2 x Ruling Levy*
6.2	Unauthorized access and non-compliance by visitors of the Code of Conduct	10% to 2 x the Ruling Levy*	At the discretion of Security Officers and/or the Estate Manager
6.3	Owners must notify HOA of sales and arrange visits/show days with security	50% of the Ruling Levy*	
	NUISANCE, DISTURBANCE, NOISE AND LIGHT POLLUTION		
7.1	Residents and their guests may not engage in any activity, occupation or hobby that causes nuisance to other residents		Warning, then 50% of the Ruling Levy* for 1st offence, 100% of the Ruling Levy* for 2 nd offence
7.2	Residents and employees may not operate noisy machinery including: Lawnmowers, chainsaws, lathes and wood-working machinery	10% of the Ruling Levy*	
	After 16h00 on Saturdays	10% of the Ruling Levy*	
	Before 09h00 or after 12h00 on Sundays or public holidays	10% of the Ruling Levy*	
	Before 07h00 and after 20h00 on other days	10% of the Ruling Levy*	

7.3	No exterior speakers are permitted and the level of any music played shall not cause disturbance to other residents		Warning, then 50% of the Ruling Levy* for 1st offence, 100% of the Ruling Levy* for 2 nd offence
7.4	No outside lights shall be permitted which shine directly into a neighboring erf or are intrusive to another resident		1 months' notice to remove at the owner's cost, thereafter 50% of the Ruling Levy* per month
	LETTING		
8.1	Breach of the code of Conduct by tenants	As applicable above	Penalties will be added to the owner's account
8.2	Notification to Estate Management of a tenant		1 months' notice, thereafter 50% of the Ruling Levy* per month
8.3	Leases shorter than 6 months	50% of the Ruling Levy* per month	
8.4	Properties let as a commune and/or double residency		2 x Ruling Levy* and 1 months' notice to evict. Thereafter 2 x Ruling Levy* per month.

Please Note: * Ruling Levy depicts Ruling Levy at time of transgression.