



## STONE RIDGE COUNTRY ESTATE FINES

- 1 Threatening behaviour, assaults, threats of assault, violent acts, swearing, use of foul language and other acts of verbal abuse
  - a) The sanction for assaults, threats of assault, violent acts, swearing, use of foul language and other acts of verbal abuse against any HOA member, estate manager, fellow owners, residents of, visitors to, contractors, directors of, security personnel and employees of Stone Ridge Country Estate shall be a fine of R1000.00.
  - b) The home owner remains accountable for payment of fines awarded.
  - c) The HOA may furthermore pursue criminal and/or legal action against the home owner.
- 2 Aesthetics transgressions and general conduct

Fines will be imposed for:

- a) Damage to the estate property – the fine depends on the value of the damage (roads, curbs etc.). The amount fined will be deducted from the building penalty and/or debited from the owner via his/her levy account.
- b) Activation of fireworks – a fine equal to double the monthly levy is payable by the owner.
- c) Any deviation of the estate rules or failure to adhere to warning letters issued (for example, rules regarding paving, washing lines, trailers, general maintenance of the aesthetics of the house or garden) – a fine of R500.00 per month will be imposed.
- d) Owners moving into their residences without final inspection certificate from Orbic Architects and without having a valid occupation certificate from the City of Tshwane:
  - I. Owners will forfeit their building deposit.
  - II. Double monthly levies will be imposed until both certificates have been submitted to the estate manager.
  - III. Litigation to evict might also follow on HOA discretion and legal cost will be for the owner's account.
- e) Misuse of access tags equates to a fine of R500.00 per incident payable by the owner – the tag will be cancelled pending a review of the cancellation by the HOA.
- f) Dogs roaming the streets are a danger to other residents:
  - I. First offence – a fine of R500.00 payable by the owner.



- II. Second offence – the SPCA will be called to remove stray dogs.

### 3 Transgressions by contractors

Fines will be imposed for:

- a) Contractors being on-site after 17:00 on weekdays and 14:00 on Saturdays:
  - I. First offence – a fine of R50.00 per person payable by the owner using the contractor. The fine has to be paid before the contractor will be allowed back into the estate.
  - II. Second offence – a fine of R100.00 per person payable by the owner using the contractor.
  - III. For every hour later than the stipulated time an additional fine of R50.00 per person will be imposed.
- b) Any transgression by contractors such as bribing, disrupting or soliciting residents, making fires or urinating in public – a fine of R500.00 is payable by the owner. The contractor will be removed from the estate immediately.
- c) In the event of illegal workers being apprehended on the estate, the contractor's employees can be denied access to the estate in totality. A R500.00 fine will be issued per person, payable by the owner.
- d) Contractors loitering in the estate – a fine of R500.00 per person payable by the owner using the contractor.
- e) Owners transporting contractors into the estate without the contractors walking through the turnstile – R500.00 fine per incident payable by the owner.



#### 4 Violation of traffic rules

Reckless driving and/or disobeying rules of the road by:

- a) Owners – equates to a fine of R500.00 per incident payable by the owner.
- b) Visitors – equates to a fine of R500.00 per incident payable by the owner being visited.
- c) Contractors – equates to a fine of R500.00 per incident payable by the owner sourcing the contractor; the contractor will be removed from the estate and denied re-entry pending a review by the HOA.

#### 5 Noise

Noise levels between midnight and 08:00 (or any time of day) that are a disturbance to other residents – R500.00, payable by the owner. Persistent transgression of this rule and regulations may result in a fine of R1 000.00 which payable by the owner.

#### 6 Notices, decisions and appeals

- a) No resident/owner may refuse delivery of any notices in terms of the rules and regulations.
- b) Refusal will result in the notice, as per normal practice, being attached to the gate and/or front door of the resident/owner. This will be sufficient service of such Notices.
- c) In the event of appeals or contesting of the facts relating to any fine imposed or decision made by the estate manager, written presentation must be addressed to the HOA. The appeal or defence will be dealt with at the first board meeting subsequent to receiving such written presentation.
- d) The decision of the board of directors may be appealed through external mediation. The outcome of the mediation would, however, be final and binding to both parties. The cost of the mediation process will be for the owner's account, unless the outcome is in favour of the owner.

#### 7 Estate property and empty stands

- a) Rubble may not be dumped in any public area or on empty stands – transgressions will lead to a fine of R1 000.00 payable by the owners and any cost relating to the removal of the rubble.
- b) No open fires allowed on building stands – fine of R500.00 to owners.
- c) No playing in fountains – fine of R500.00. Owner will be held responsible for any damage.



## 8 General guidelines for the HOA

- a) The directors have the right to fine transgressors where any of the rules, as stipulated by the HOA from time to time, have been broken or infringed upon. A minimum fine of R500.00 plus damages may be levied for any transgression not mentioned in the above.
- b) All fines or charges will form part of the levy and shall become due and payable on the due date of payment of the next levy.
- c) The HOA shall be entitled to recover all legal costs incurred on the attorney and own client scale.
- d) The administration of the estate is solely the responsibility of the elected HOA. They may decide to delegate certain or all of the managerial powers to the estate manager or an appointed agent.