



## **ADDENDUM FINES**

### **MOUNT ROYAL GOLF AND COUNTRY ESTATE BREACHES OF THE CONDUCT - FINES**

#### **Failure to comply with the conduct rules of Mount Royal Estate:**

This fines schedule, which may be reviewed by management from time to time, provides an indication of some typical offences and the fines that can be imposed in respect thereof by the Estate Manager. However, the quantum of the fine applicable to any offence will be at the discretion of the Estate Manager.

Fines are expressed as a percentage of the current monthly levies for one erf applicable at the time of the offence. The fine amount will be rounded to the nearest R50.

Furthermore, this list is not exhaustive, and fines may be imposed for other breaches not listed. It should be noted that the fine imposed for each subsequent occasion that a breach recurs or for every month or part thereof should a member remain in breach may result in an escalation of the quantum of the fine imposed. The interval between intermittent breaches to be classified as repeat offences will be at the Estate Manager's discretion. Persistent breaches may in addition to or in place of higher fines incur legal action.

Failure by an owner to comply with any of the below mentioned rules may also result in:

- A call for an explanation and/ or apology and/ or
- A reprimand and request to comply and/ or
- Written warning and/or
- The imposition of a penalty (as already mentioned which shall be deemed to be a part of the levy due by the owner) and/ or
- An order to pay for damages resulting from non-compliance with any rule and/ or
- An application to the courts for the enforcement of the rule/s.

Should any owner be aggrieved by any decision made by management they may, within 48 hours of the finding, lodge an appeal to the Estate Manager, giving their reasons for such an appeal in writing. Such an appeal must be referred to the Homeowners Association Chairman whose decision will then be final and binding on the appeal.



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|                                  |                                                                                                                                                                                                                                                                                                                                             | PENALTY                 |                         |                         |
|----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|-------------------------|-------------------------|
|                                  |                                                                                                                                                                                                                                                                                                                                             | 1 <sup>st</sup> offence | 2 <sup>nd</sup> offence | 3 <sup>rd</sup> offence |
| <b>ADVERTISING</b>               |                                                                                                                                                                                                                                                                                                                                             |                         |                         |                         |
| 1.                               | Erecting advertisements or signs, other than official association signs, or decorative house name boards approved by the board.                                                                                                                                                                                                             | Written warning         | 50%                     | 100%                    |
| <b>DOMESTIC / GARDEN WORKERS</b> |                                                                                                                                                                                                                                                                                                                                             |                         |                         |                         |
| 1.                               | Allowing a domestic helper to be housed in the garage or a temporary structure.                                                                                                                                                                                                                                                             | Written warning         | 100%                    | 200%                    |
| 2.                               | Allowing a domestic helper to have an overnight visitor on the Estate without the express permission of the board.                                                                                                                                                                                                                          | Written warning         | 100%                    | 200%                    |
| 3.                               | Residents illegally bringing any form of labour into the Estate without following the correct procedures and notices.                                                                                                                                                                                                                       | Written warning         | 100%                    | 200%                    |
| <b>VISITORS</b>                  |                                                                                                                                                                                                                                                                                                                                             |                         |                         |                         |
|                                  | Residents allowing anybody into the Estate without following correct procedures.                                                                                                                                                                                                                                                            | Written warning         | 100%                    | 200%                    |
| <b>SECURITY</b>                  |                                                                                                                                                                                                                                                                                                                                             |                         |                         |                         |
| 1.                               | Discharge any fireworks or firearms as defined in the Arms and Ammunitions Act No. 75 of 1969, or any dangerous weapons as defined in terms of the Dangerous Weapons Act No. 71 of 1986, except in self-defence or within an area specifically approved for such purpose by the board, or within the express written approval of the board. | Written warning         | 100%                    | 300%                    |
| 2.                               | Use of alcoholic beverages in open spaces, parks, parking areas and other public spaces without prior approval from management.                                                                                                                                                                                                             | Written warning         | 100%                    | 200%                    |
| 3.                               | Caught stealing from neighbours or the Estate itself (fine is in addition to the cost of making good, necessary action will be taken and necessary authorities will be informed).                                                                                                                                                           | Written warning         | 100%                    | 200%                    |



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| SECURITY (CONTINUED)    |                                                                                                                                                                                                                                                                                                      | PENALTY                 |                         |                         |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|-------------------------|-------------------------|
|                         |                                                                                                                                                                                                                                                                                                      | 1 <sup>st</sup> offence | 2 <sup>nd</sup> offence | 3 <sup>rd</sup> offence |
| 4.                      | Any offenses that are illegal under South Africa's laws (legal actions will be taken, and the necessary authorities will be informed)                                                                                                                                                                | Written warning         | 100%                    | 200%                    |
| 5.                      | Tailgating (e.g., Gaining unauthorised access into the estate by slipping under the boom which was raised to allow access to previous person) Fine will be issued to the resident responsible for the visitor trying to get in the estate without <b>following the</b> necessary visiting protocols. | Written warning         | 100%                    | 200%                    |
| SECURITY PERSONNEL      |                                                                                                                                                                                                                                                                                                      |                         |                         |                         |
| 1.                      | Treating security personnel in an abusive manner and/ or ignoring their instructions.                                                                                                                                                                                                                | Written warning         | 100%                    | 200%                    |
| 2.                      | Misuse or blatant ignorance for the security of the estate and personnel.                                                                                                                                                                                                                            | Written warning         | 100%                    | 200%                    |
| 3.                      | Breach of security protocol.                                                                                                                                                                                                                                                                         | Written warning         | 100%                    | 200%                    |
| 4.                      | Threatening the security personnel.                                                                                                                                                                                                                                                                  | Written warning         | 100%                    | 200%                    |
| LEVIES / ADMINISTRATION |                                                                                                                                                                                                                                                                                                      |                         |                         |                         |
| 1.                      | Failure to pay levy account by the due date will incur interest of 2% per month. Call accounts that are 20 days overdue!                                                                                                                                                                             | Written warning         | 100%                    | 200%                    |
| 2.                      | Failure to comply with the commercial activity rules.                                                                                                                                                                                                                                                | Written warning         | 100%                    | 200%                    |
| 3.                      | Failure to provide the necessary information regarding the tenants on your property to the management of the Estate when requested to do so.                                                                                                                                                         | Written warning         | 100%                    | 200%                    |
| 4.                      | Failure to provide related information to the management of the Estate when requested to do so. <b>(this includes details of employees as well as animals held on the property)</b>                                                                                                                  | Written warning         | 100%                    | 200%                    |
| 5.                      | Give false or misleading information to a duly authorised employee of the Estate whilst knowing that it is false or misleading.                                                                                                                                                                      | Written warning         | 100%                    | 300%                    |



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|                                         |                                                                                                                                                                                                                     | PENALTY                 |                         |                         |
|-----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|-------------------------|-------------------------|
|                                         |                                                                                                                                                                                                                     | 1 <sup>st</sup> offence | 2 <sup>nd</sup> offence | 3 <sup>rd</sup> offence |
| <b>ROAD / TRAFFIC / PARKS / STORAGE</b> |                                                                                                                                                                                                                     |                         |                         |                         |
| 1.                                      | Driving a vehicle on any road within the Estate in excess of the speed limit indicated by an appropriate sign.                                                                                                      | Written warning         | <b>100%</b>             | <b>300%</b>             |
| 2.                                      | Not stopping at stop streets or disobeying any other traffic rules included traffic circles.                                                                                                                        | Written warning         | <b>100%</b>             | <b>300%</b>             |
| 3.                                      | Driving of any vehicle at any place within the estate that is not permitted according to the conduct rules.                                                                                                         | Written warning         | <b>100%</b>             | <b>300%</b>             |
| 4.                                      | Driving in areas that is not permitted (this includes pathways, <b>parks</b> , and communal areas).                                                                                                                 | Written warning         | <b>100%</b>             | <b>300%</b>             |
| 5.                                      | Using a vehicle on any road within the Estate in such a manner that constitute a danger or nuisance to any other person or property within the Estate.                                                              | Written warning         | <b>100%</b>             | <b>300%</b>             |
| 6.                                      | Operating any vehicle, including golf carts and two-wheel motorcycles, at any place within the estate without a valid, current driver's license issued under the provisions of the Road Traffic Act No. 29 of 1989. | Written warning         | <b>200%</b>             | <b>400%</b>             |
| 7.                                      | Operating any vehicle in the estate whilst under the influence of alcohol or any illegal drug                                                                                                                       | Written warning         | <b>200%</b>             | <b>400%</b>             |
| 8.                                      | Ride a bicycle, <b>tricycle</b> , or any other form of un-powered transport within the estate where the Association has expressly indicated by signs that it is prohibited.                                         | Written warning         | <b>100%</b>             | <b>300%</b>             |
| 9.                                      | Park or store any vehicle, caravan, <b>boat</b> , or trailer anywhere else but at a place designated for such a purpose by the Association.                                                                         | Written warning         | <b>100%</b>             | <b>200%</b>             |
| 10.                                     | Undertaking vehicle repairs on pavements or on the road system within the estate. (excluding vehicle breakdowns and emergencies)                                                                                    | Written warning         | <b>100%</b>             | <b>200%</b>             |
| 11.                                     | Operating a vehicle having a gross weight in excess of 2 tons per axle without the prior written approval of the Association.                                                                                       | Written warning         | <b>100%</b>             | <b>300%</b>             |



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|                    |                                                                                                                                                                                                              | PENALTY                   |                                       |                                       |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|---------------------------------------|---------------------------------------|
|                    |                                                                                                                                                                                                              | 1 <sup>st</sup> offence   | 2 <sup>nd</sup> offence               | 3 <sup>rd</sup> offence               |
| <b>PETS</b>        |                                                                                                                                                                                                              |                           |                                       |                                       |
| 1.                 | Persistent barking of dogs and howling of cats including pets becoming a nuisance after hours (11pm).                                                                                                        | Written warning           | 50%                                   | 100%%                                 |
| 2.                 | Dogs not on leads, roaming on or fouling the estate.                                                                                                                                                         | Written warning           | 50%                                   | 100%                                  |
| 3.                 | Pet excrement / droppings in common areas not removed by owner.                                                                                                                                              | Written warning           | 50%                                   | 100%                                  |
| 4.                 | Allow an animal owned or controlled by him/her to cause a noise nuisance. (fine will be given if animal causes a noise nuisance for 3 nights or more in a row)                                               | Written warning           | 50% given after 2 <sup>nd</sup> night | 100% fine after 3 <sup>rd</sup> night |
| 5.                 | Pets running around without tags with existing telephone number and plot number.                                                                                                                             | Written warning           | 50%                                   | 100%                                  |
| <b>ENVIRONMENT</b> |                                                                                                                                                                                                              |                           |                                       |                                       |
| 1.                 | Dumping (including rubble, refuse and building material) anywhere on the estate                                                                                                                              | Written warning to remove | 100%                                  | 200% and cost to remove               |
| 2.                 | Discard any litter of any nature whatsoever at any place in the estate except in such a receptacle as provided, and in such places as may be set aside for such purpose and designated as such by the board. | Written warning to remove | 100%                                  | 200% and cost to remove               |
| 3.                 | Illegal connection of storm water to the sewer system                                                                                                                                                        | Written warning to remove | 100%                                  | 300% and cost to remove               |
| 4.                 | Vandalising of any private and/ or estate property (fine is in addition to the cost of making good)                                                                                                          | Written warning to repair | 100%                                  | 300% and cost to repair               |



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| ENVIRONMENT (CONTINUED) |                                                                                                                                                                                                                                                          | PENALTY                 |                         |                                                         |
|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|-------------------------|---------------------------------------------------------|
|                         |                                                                                                                                                                                                                                                          | 1 <sup>st</sup> offence | 2 <sup>nd</sup> offence | 3 <sup>rd</sup> offence                                 |
| 5.                      | Disturb, harm, destroy or permit to be disturbed, <b>harmed</b> , or destroyed any wild animal, <b>reptile</b> , or bird on estate's ground.                                                                                                             | Written warning         | <b>100%</b>             | <b>300% and community service as per Estate Manager</b> |
| 6.                      | Disturb, damage, destroy or collect any plant material, whether living or dead, save with the consent of or on the instructions of the board.                                                                                                            | Written warning         | <b>100%</b>             | <b>300% and community service as per Estate Manager</b> |
| 7.                      | Light any fire at any place upon the estate other than at a place designated for that purpose.                                                                                                                                                           | Written warning         | <b>100%</b>             | <b>200% and cost to clean</b>                           |
| 8.                      | Camp or picnic upon any place in the estate other than at a place which has been specially designated for such purpose by the board.                                                                                                                     | Written warning         | <b>100%</b>             | <b>200%</b>                                             |
| 9.                      | Use any open space within the estate in any manner which may unreasonably interfere with the use and enjoyment thereof by any other persons within the <b>estate</b> or behave in such a way as to create a nuisance to any other persons in the estate. | Written warning         | <b>100%</b>             | <b>200%</b>                                             |
| 10.                     | Slaughter any animal, bird or reptile, or cure or hang up to dry, any meat, fish skin or carcass or any part thereof within the estate.                                                                                                                  | Written warning         | <b>100%</b>             | <b>300%</b>                                             |
| REFUSE / WASHING        |                                                                                                                                                                                                                                                          |                         |                         |                                                         |
| 1.                      | Allowing refuse to be left outside the property except for collection on the day of collection. It may not be left overnight.                                                                                                                            | Written warning         | <b>50%</b>              | <b>100%</b>                                             |
| 2.                      | Allowing garments, household linen or general washing of any nature to be hung out or placed anywhere to dry except in a screened drying yard or other designated area.                                                                                  | Written warning         | <b>50%</b>              | <b>100%</b>                                             |



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|                            |                                                                                                                                                                                                                                                                                   | PENALTY                 |                         |                         |
|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|-------------------------|-------------------------|
|                            |                                                                                                                                                                                                                                                                                   | 1 <sup>st</sup> offence | 2 <sup>nd</sup> offence | 3 <sup>rd</sup> offence |
| <b>NOISE / DISTURBANCE</b> |                                                                                                                                                                                                                                                                                   |                         |                         |                         |
| 1.                         | Make, <b>produce</b> , or cause a disturbing noise, or allow it to be made, <b>produced</b> , or caused by any person, animal, device or apparatus or any combination of the above mentioned.                                                                                     | Written warning         | 50%                     | 100%                    |
| 2.                         | Disturbing the peace after hours (11pm to 7am)                                                                                                                                                                                                                                    |                         |                         |                         |
| 3.                         | Operate or play or allow to be operated or played, a radio, television set, drum, musical instrument, sound amplifier, loudspeaker system or similar device producing, <b>reproducing</b> , or amplifying sound to cause a noise nuisance.                                        | Written warning         | 500%                    | 100%                    |
| 4.                         | Listening to loud music, radio etc while driving a vehicle and causes a noise nuisance and utilize the noise in such a manner as to be heard in adjoining homes.                                                                                                                  | Written warning         | 50%                     | 100%                    |
| 5.                         | Fail to comply with a written condition, written notice or written demand from the board granting permission to exceed above mentioned rules.                                                                                                                                     | Written warning         | 100%                    | 200%                    |
| 6.                         | Disrupt the silence throughout the day (fine will be given with the third Written warning.                                                                                                                                                                                        |                         |                         |                         |
| 7.                         | Stage an open-air music festival or similar gathering without the prior written consent in writing of the board.                                                                                                                                                                  | Written warning         | 200%                    | 300%                    |
| 8.                         | Drive a vehicle in the estate at such a manner that is causes a noise nuisance.                                                                                                                                                                                                   | Written warning         | 50%                     | 100%                    |
| 9.                         | No mowing your lawn on Sundays.                                                                                                                                                                                                                                                   | Written warning         | 50%                     | 100%                    |
| 10.                        | Use any power tool or equipment used for construction work, drilling work of demolition work, or allow it to be <b>used</b> , in or near the residential area if it <b>causes</b> a noise nuisance ( <b>this excludes</b> home working equipment such as a hand drill)            | Written warning         | 100%                    | 200%                    |
| 11.                        | <b>Load, unload, open</b> , shut or in any other way handle a <b>crate, box</b> , container, building material, rubbish <b>container</b> , or any other <b>article</b> , or allow it to be loaded, unloaded, opened, shut of <b>handled</b> , if this may cause a noise nuisance. | Written warning         | 50%                     | 100%                    |
| 12.                        | Emit a sound, or allow a sound to be emitted, by means of a bell, carillon, siren, hooter, static alarm, whistle, <b>loudspeaker</b> , or similar device, if it causes a noise nuisance.                                                                                          | Written warning         | 100%                    | 200%                    |



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| NOISE / DISTURBANCE (CONTINUED) |                                                                                                                                                                                                                                                                                                                                                     | PENALTY                 |                             |                         |
|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|-----------------------------|-------------------------|
|                                 |                                                                                                                                                                                                                                                                                                                                                     | 1 <sup>st</sup> offence | 2 <sup>nd</sup> offence     | 3 <sup>rd</sup> offence |
| 13.                             | Build, <b>make, construct, repair, rebuild, modify, operate</b> , or test a <b>vehicle, vessel, aircraft</b> , or object on or near residential <b>premises, or</b> allow it to be built, <b>made</b> , repaired, <b>rebuilt, modified, operated, or tested</b> , if this <b>causes</b> a noise nuisance. (unless given a written consent to do so) | Written warning         | <b>100%</b>                 | <b>200%</b>             |
| 14.                             | Operate a machinery, saw, sander, drill, grinder, power garden tool or similar device or allow it to be operated in a residential area, if it may cause a noise nuisance. (excluding lawnmowers and trimmers, any home working equipment such as a hand drill)                                                                                      | Written warning         | <b>100%</b>                 | <b>200%</b>             |
| 15.                             | Fail to comply with a written condition, written notice or written demand from the board granting permission to exceed above mentioned rules.                                                                                                                                                                                                       | Written warning         | <b>100%</b>                 | <b>300%</b>             |
| MAINTENANCE OF PROPERTIES       |                                                                                                                                                                                                                                                                                                                                                     |                         |                             |                         |
| 1.                              | Neglected gardens including neglect of maintenance of the area between the road curb and the property boundary (in addition to any rights the board has in this regard).                                                                                                                                                                            | Written warning         | <b>100%</b>                 | <b>200%</b>             |
| 2.                              | Hedges, trees and / or plants not trimmed to an acceptable size such that they do not constitute a danger or obstruction to drivers or pedestrians.                                                                                                                                                                                                 | Written warning         | <b>100%</b>                 | <b>200%</b>             |
| 3.                              | Neglected <b>houses</b> , paint tearing of the house and boundary walls.                                                                                                                                                                                                                                                                            | Written warning         | <b>100%</b>                 | <b>200%</b>             |
| 4.                              | Anything that makes your property/ house appearance unpleasant to the eye <b>e.g.</b> , bad structures, incomplete or bad obtained gardens                                                                                                                                                                                                          | Written warning         | <b>100%</b>                 | <b>200%</b>             |
| 5.                              | Painting of House – colour not approved by board.                                                                                                                                                                                                                                                                                                   | Written warning         | <b>100%</b>                 | <b>200%</b>             |
| 6.                              | Colour of house not repair within 2 months without permission from management.                                                                                                                                                                                                                                                                      | Written warning         | <b>100%</b>                 | <b>200%</b>             |
| 7.                              | House without a house number visible from the street                                                                                                                                                                                                                                                                                                | Written warning         | <b>50%</b>                  | <b>100%</b>             |
| DELIVERIES                      |                                                                                                                                                                                                                                                                                                                                                     |                         |                             |                         |
| 1.                              | Vehicles not leaving estate immediately after delivery                                                                                                                                                                                                                                                                                              | Written warning         | <b>100%</b>                 | <b>200%</b>             |
| 2.                              | Delivery vehicles not fully informed of destination / arriving outside allowed hours                                                                                                                                                                                                                                                                | Written warning         | <b>100%</b>                 | <b>200%</b>             |
| 3.                              | Damage caused by delivery <b>trucks (fine billed to owner who gave gate access)</b>                                                                                                                                                                                                                                                                 | Written warning         | <b>100% and repair cost</b> | <b>200%</b>             |



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|                                                      |                                                                                                                                                                       | PENALTY                 |                                                                                                                                             |                         |
|------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
|                                                      |                                                                                                                                                                       | 1 <sup>st</sup> offence | 2 <sup>nd</sup> offence                                                                                                                     | 3 <sup>rd</sup> offence |
| <b>WATER AND ELECTRICITY METERS</b>                  |                                                                                                                                                                       |                         |                                                                                                                                             |                         |
| 1.                                                   | Meter not properly protected/ tampered with/ bypassed.                                                                                                                | Written warning         | <b>100%</b>                                                                                                                                 | <b>200%</b>             |
| 2.                                                   | Meter not properly accessible/ visible for reading taking.                                                                                                            | Written warning         | <b>100%</b>                                                                                                                                 | <b>200%</b>             |
| <b>GENERAL NEATNESS AND APPEARANCE OF HOUSE/SITE</b> |                                                                                                                                                                       |                         |                                                                                                                                             |                         |
| 1.                                                   | Any nature disasters, fire, flood, sinkholes, drought and Earthquakes house/site not repaired within 7 months.                                                        | Written warning         | <b>100%</b>                                                                                                                                 | <b>200%</b>             |
| 2.                                                   | Natural disasters strike and site/house not repaired after 6 months without management consent.                                                                       | Written warning         | <b>200% per month</b>                                                                                                                       | <b>400% per month</b>   |
| 3.                                                   | Building from construction start date till completion (occupancy certificate) not done within 12 months, for whatsoever reason, without permission from management.   | Written warning         | <b>200% per month</b>                                                                                                                       | <b>400% per month</b>   |
| 4.                                                   | Any construction site not progressing to the satisfaction of management after warnings.<br>Or any owner disregarding an instruction from management.                  | Written warning         | <b>Management discretion, fines can apply per day, per week or per month. This will be communicated to the owner after written warning.</b> |                         |
| 5.                                                   | Occupancy certificate not received before occupancy (Fine is in addition to the Building and Road maintenance charged until certificate is handed over to management) | Written warning         | <b>100%</b>                                                                                                                                 | <b>200%</b>             |
|                                                      |                                                                                                                                                                       |                         |                                                                                                                                             |                         |

\*with any of the above offenses, fines will be issued to the residents associated with the offense and billed to their respective levy accounts.