



October 2010

Irene – PRETORIA

FINES AND PENALTIES

RIETVLEI HEIGHTS PENALTY SYSTEM

As per the Articles of Association of Rietvlei Heights Home Owners Association we are empowered to do all necessary or required to attain any objects of the Association. To further promote the interest of Members and to implement and enforce the powers conferred on the Association in terms of the constitution. To adopt and prescribe and from time to time amend, repeal or add to any rules and regulations necessary or required for the due enforcement, implementation and fulfillment of such rules and regulations, and to impose fines and penalties.

Fines/Penalties to be imposed on owners from infringements arising from their actions or the actions of their tenants/contractors:

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| • Exceeding the speed of 25 kph / Failing to obey any traffic sign | R150.00 |
| • Reckless driving of any motorized vehicle | R250.00 |
| • Damage to common property (In addition to costs for repairing such damage) | R1 000.00 |
| • Destroying or Damaging Trees & Flora | |
| (In addition to the costs to replace damaged trees and flora) | R1 000.00 |
| • Building alterations without the required approval | R2 500.00 |
| • Contractors' failure to return "Visiting Contractors card" per card | R250.00 |
| • Contractors' failure to comply with rules, regulations and policies whilst undertaking upon, or engaging in contracting and related | R5000.00 |
| • Contractors labour leaving site & walking through estate per person | R250.00 |
| • Building Contractors working out of approved hours per person | R100.00 |
| • Failure to return visitors entry/exit card | R250.00 |
| • Letting off fireworks | R250.00 |
| • Use of fire hoses other than for fighting fires | R350.00 |
| • Dogs not kept within owner's property or on a leash whilst out walking | R150.00 |
| • Dogs fouling the roads and/or common areas | R150.00 |
| • Drunk and disorderly conduct out side own property and within commons | R1500.00 |
| • Causing a disturbance of the peace | R250.00 |
| • Non maintenance of gardens & banks within your boundaries / | |
| Lack of maintenance and up keep of property and buildings | R750.00 |
| • Leaving rubbish bags on verge | R100.00 |



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Whilst every endeavor will be made to collect penalties from your contractors the onus for payment of such fines will remain with the owner of the apartment or building who has employed the contractors. Contractors continually abusing the rules and regulation governing them will be prohibited from re-entering the Estate.

Owners will always remain responsible for the actions of their tenants whether they are living permanently, or only staying a short while whilst on holiday. Therefore ensure sufficient funds are retained in a form of a deposit to cover such eventualities. It is recommended that prior to refunding any deposit to a tenant that an owner checks first with the Estate Manager as to whether any fines are being raised.

We will endeavor to notify owners and/or your tenants in writing of any infringement and/or fines that will be debited to the owners levy account. We do not accept responsibility for any errors or omissions in this regard.

Under the terms and conditions of the constitution fines will not only be raised against the above list of infringements, but also against any new violation even though they may not be listed above. The amount of the fine will be at the discretion of the Estate Manager / Homes Owners Association.

We really would prefer not to impose these penalties and therefore request your compliance for the good of all those who have the pleasure of living in this Estate, and we kindly request that you also ensure that your tenants at all times are equally compliant and are aware of the rules governing this Estate.

Many thanks for your co-operation in this regard.

Yours sincerely,

The Directors

Rietvlei Heights Home Owners Association