



The Wilds Home Owners Association

Reg No: 2003/008761/08

RULES AND FINES

as approved at the AGM of 18 November 2015

RULES/REGULATIONS AND CONTROLLING MEASURES

NOTE: All fines stipulated below are regarded as maximum fines

Rules / Regulations	Proposed method of control/ Maximum Value of Fine
1. Non-compliance to architectural guidelines	<p>Aesthetics committee to investigate and define the issue.</p> <p>Not building according to HOA and Tshwane approved building plans: Maximum fine of R20000 depending on the severity of the transgression.</p> <p>Building without approved building plans submitted to the HOA fall within this category.</p>
2. Non-compliance to recreational guidelines	<p>Clubhouse committee will determine the severity, cost of repair, or replacement.</p> <p>Maximum fine of R5000, if the damage was intentional. The cost of repair, or replacement will be recovered separately from the transgressor.</p> <p>Noise from clubhouse to be addressed in terms of point 5.4 (Excessive noise)</p>
3. Selling property through unaccredited agents	<p>The committee has reservation on the fairness and justification for the existence of this rule.</p> <p>No fine to be issued.</p>
4. Renting property through unaccredited agents	<p>The committee has reservation on the fairness and justification for the existence of this rule.</p> <p>No fine to be issued.</p>

<p>5. Conduct rules</p> <p>5.1 (a) Any damage or removal of flora on common property as determined by the aesthetics committee (b) Wilful damage to or disturbance of the natural habitat of fauna on the common property of the estate</p> <p>5.2 Incorrect channelling of swimming pool water</p> <p>5.3 Dumping: (a) domestic waste of garden refuge on common property (b) building rubble in estate</p> <p>5.4 Excessive noise (music or otherwise) (a) During weekdays after 22:00 (b) During weekends after 23:00 (c) Excessive noise by motor vehicles including motor cycles (d) Fireworks (No fireworks is allowed)</p> <p>5.5 Distribution of any advertising / publicity material</p> <p>5.6 Failure to clear overgrowth on electrical fences</p> <p>5.7 Pets: (a) Excessive and continuous barking of dogs after two written warnings (b) Allowing pets to roam unattended (c) Failure to clean up pets' faeces on public sidewalk (d) Walking pets without a leash</p> <p>5.8 Abusing security personnel or any other staff member of The Wilds HOA</p> <p>5.9 Dangerous driving and / or speeding</p> <p>5.10 Exceeding speed limit excessively</p>	<p>R1000 plus cost of damages</p> <p>R1000 plus cost of damages</p> <p>R500 plus owner to be fixing outlet</p> <p>R500 plus cost of clean up</p> <p>R1000 per cub metre plus cost of clean up</p> <p>R500 R1000 R500 R300 R2000</p> <p>R500 plus costs of repairs in case of damages</p> <p>R300 after ignoring a prior warning</p> <p>R300 after ignoring a prior warning R200 after ignoring a prior warning</p> <p>R200 after ignoring a prior warning R1000</p> <p>R2000 R1000</p>
<p>6 Security</p> <p>6.1 Illegal use of access cards by allowing personal cards to be used by anyone not registered as a resident with security</p> <p>6.2 Wilful or negligent damaging of security fences, including electric fences, beams or security lights</p> <p>6.3 Entering the estate in whatever manner, without such entrance being sanctioned in the manner prescribed by the Board of Directors.</p> <p>6.4 Any act or conduct not listed above,</p>	<p>R1000</p> <p>Proviso: Where personal cards are used incorrectly as outlined above, by allowing friends or family of the resident to use it, in case of an emergency, exemption or a fine reduction may be granted by the rules and fines committee.</p> <p>R1000 plus cost of repairs if wilful R500 plus cost of repairs if negligent</p> <p>R5000</p> <p>R5000</p>

<p>which in the discretion of the committee, is of such a nature that the safety of residents has been or was in danger of being compromised.</p>	
<p>7 Construction</p> <p>7.1 Failure to provide water and / or toilet facilities</p> <p>7.2 Allowing dirty building sites, pavements or streets</p> <p>7.3 Intentional or negligent damage to HOA or common property:</p> <p>(a) In the event of the transgressor effecting repairs to the satisfaction of the HOA;</p> <p>(b) In the event of repairs not carried out;</p> <p>(c) In the event of accidental or negligent damage</p> <p><i>Please note: Infringements are not restricted to construction related damages only.</i></p> <p>7.4 Employers allowing employees to loiter in the estate</p> <p>7.5 Employers allowing employees to remain in the estate after working hours without permission.</p> <p>7.6 Erecting unauthorised contractors boards</p> <p>7.7 Exceeding of building period</p> <p>(a) First six months after the two year period from the first purchase expired;</p> <p>(b) Thereafter;</p> <p>(c) With start of building activities;</p> <p>(d) If no building activity takes place for a 3 month period</p> <p>7.8 Commencement of construction on a property without HOA approval and, or Tshwane approved building plans. A period of 7 days will granted to provide approved Tshwane plans.</p>	<p>R1000</p> <p>R1000</p> <p>R1000 if wilful</p> <p>Cost of repairs by HOA plus R1000</p> <p>Cost of repair by HOA plus R1000</p> <p>R120 per employee</p> <p>R120 per employee</p> <p>R100</p> <p>Double levy</p> <p>Triple levy</p> <p>Lowering of levy to previous level</p> <p>Increase of levy to next level</p> <p>Building period comes to an end once The WILDS HOA has inspected the property and approved it.</p> <p>Constitutes a fine to the maximum amount of R20000</p>
<p>8 Conducting business from home without consent of HOA</p>	<p>R5000</p>
<p>9 Parking on the sidewalks of the common property</p>	<p>R200</p>
<p>10 Unauthorised erection and use of unapproved structures</p>	<p>R1000 and removal of unapproved structure. Where buildings plan are required for the structure please refer to point 1.</p>
<p>11 Wendy houses and tool sheds to be</p>	<p>Structure to be removed if it does not comply</p>

approved by neighbouring properties and to adhere to the following: - Not to be used for accommodation - Height not to exceed height of adjoining boundary wall	plus penalty of R500
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General: There are a number of rules in existence not included in the above list. In the event of an infringement of such rules being reported, the committee will consider the nature and extent of such breach and impose an appropriate fine not to exceed R1000.