

BASSONIA ROCK HOME OWNERS ASSOCIATION NPC

SCHEDULE OF FINES, FEES & DEPOSITS		FEBRUARY 2017			Relevant MOI Article
		Fine	Fee		Deposit
1	ADMINISTRATION				2.3
	* Interest and legal costs on overdue accounts will reflect on owner's levy statement				
2	ENVIRONMENTAL				4.3
	* Untidy gardens and uncut lawns	R 400	per month		
	* Fee to cut lawns		R 350	per month	
	* Branches, shrubs, plants, creepers touching electric fence	R 400	per month		
	* Fee to clear obstructions from fence		R 350	per month	
3	RECKLESS DRIVING IN THE ESTATE	R 750	per incident		4.16
4	BUILDING CONSTRUCTION				
	* Building deposit - new dwellings			R 10 000	5.9
	* Building deposit - alterations			R 4 000	5.9
	* Architectural Drawing Scrutiny Fee		R 550		5.9
	* Commencement of Building /Alterations without approval of both the BRHOA and the Council	R 2 000	per day/occurrence until rectified		4.22
	<i>In terms of clause 4.22.2.1 of the MOI the construction or improvements on any Erf within the Estate shall commence within 2 years from the date of registration of transfer of the property into the name of the purchaser of the property and shall be completed within 1 year of commencement thereof or in the event of alterations or renovations such alterations and renovations shall be completed within 6 months of commencement</i>				4.22.2.1
	<i>The above provisions are subject to any extensions of the periods that may be negotiated with and approved by the Directors who may impose further conditions.</i>				
	* Late completion penalty for uncompleted building works exceeding the completion date of 12 months after the commencement date	R 10 000	per month		4.22.3.1
		plus			
		2 times current monthly levy in addition to normal levy			4.22.3.2
	* Late completion penalty for uncompleted alterations to existing structures, exceeding the completion date of 6 months after commencement date.	R 15 000	per month		4.22.3.1
		plus			
		2 times current monthly levy in addition to normal levy			4.22.3.2
5	EXPOSED WASHING				4,3
	* Exposed or visible washing - includes washing on balconies and balustrades	R 500	per day		
6	DISPLAY OF ANY TYPE OF ADVERTISING BOARD	R 500	per day		4.20
7	NOISE AFTER HOURS (MOI clauses 4.13.3 & 4.13.16)				4.13.6
	* Nuisance created by noise or merrymaking between the following hours: Midnight Saturday to 12h00 Sunday Midnight on day before a public holiday to 12h00 on the public holiday 20h00 on Sunday and 08h00 on Monday 22h00 and 08h00 any other day	R 3 500 R 4 500 R 6 500 R 10 000	1st offence 2nd offence 3rd offence every offense thereafter		
7	NOISE AFTER HOURS (MOI clauses 4.13.3 & 4.13.16) Continued				4.13.6
	* Mowing and edging of lawns, use of leaf blowers, or operation of any noisy machinery including power tools outside the following hrs: 08h00 to 18h00 on weekdays 09h00 to 13h00 on Saturdays, Sundays and public holidays	R 1 000	per occurrence		4.13.3
8	DUSTBINS				
	* Dustbins on streetscape and as well as those not screened from public or neighbour's view	R 250	per day		4.2.1.1
9	ANIMALS CREATING A NUISANCE				
	* Includes roaming dogs, periods of continuous or intermittent barking as well as excrement deposited by pets on the streetscape, common area or other erf.	R 600	per incident		4.14
10	USE OF PROHIBITED MATERIALS AND ERECTION OF PROHIBITED STRUCTURES INCLUDING:				5.5.4
	* All materials and structures defined in the MOI	R 1 000	per month until rectified		5.5.5 5.5.6
	* Unauthorised exterior paint colours	R 3 000	per month until rectified		5.7.2
11	ILLEGAL PARKING OR PARKING IN SUCH A WAY THAT THOROUGHFARE OF OTHER VEHICLES IS BLOCKED	R 500	per occurrence per day		4.16.8
12	PARKING OF TRAILERS, CARAVANS AND BOATS WITHIN THE ESTATE	R 500	per occurrence per day		4.16.7
13	CONTRACTORS WORKING OUTSIDE OF STIPULATED HOURS PER THE MOI	R 2 000	per incident		4.25.3
14	SECURITY				
	* Verbal abuse towards Security personal & any breach of security.	R 750,00	per incident		4,1
All penalties are payable within 30 days of the service of the penalty, and shall be immediately debited to the home owners levy account upon service of the fine, which the home owner shall pay without deduction.					
Should the home owner or any person ("the Appellant") wish to appeal any fine imposed as contemplated herein, the appellant shall lodge a "Request to Appeal" in writing with the Estate Manager within 10 days of service of the fine. The Estate Manager shall within three days of receipt of the "Request to Appeal" serve a written Notice of Appeal on the Appellant, Chairman and Directors. A Notice of Appeal will be sent to Appellant indicating date, time and place of meeting. Should the dispute not satisfactorily be resolved at this meeting the Appellant has every right to evoke clauses 4.17 and 4.18 of the MOI dealing with Arbitration and Mediation					
The BRHOA reserves the right to suspend any building activities and deny access to contractors while an owner or contractor is in breach of the MOI regulations relating to building activities. The owner of the property shall be liable for any non-compliance with BRHOA's rules in respect of his or her building contractor, sub-contractor, staff, agent, supplier, member of his or her household, and/or visitor. Accordingly, the owner indemnifies BRHOA in respect of any loss that the owner may suffer as a result of BRHOA having denied access to any person that breached BRHOA's rules while acting in the course and scope of his relationship with the owner.					
It will be the responsibility of the owner to bear the cost of repair of any damage caused to Estate or Local Authority installations as well as neighbour's property resultant from building activities.					
It will also be the responsibility of the owner to immediately undertake alterations to rectify any breach of the rules at his or her expense, and to the satisfaction of the BRHOA.					