



**RAPTOR'S**  
*View*  
Home Owners Association

**RAPTOR'S VIEW WILDLIFE ESTATE  
SCHEDULE OF FINES**

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## 1 Introduction

- 1.1 The purpose of this Schedule is to set out a guideline of minimum and/or maximum fines which the Board may have regard to when determining the amount of the fine or penalty to be levied in respect of breaches of the Estate Rules.
- 1.2 The Schedule is not exhaustive and is merely a guideline and shall not derogate from the Board's authority to:
- 1.2.1 impose lower or higher fines for the breach in question;
- 1.2.2 or any other fines, penalties or charges on any person in terms of the MOI, including in respect of breaches of the Estate Rules not dealt with in this Schedule.

## 2 Definitions

In this Schedule, unless the context indicates otherwise, the words and expressions set out below shall have the meanings assigned to them and cognate expressions shall have a corresponding meaning, namely:

- 2.1 the Association means the Raptor's View Home Owners Association NPC, a non-profit company incorporated in accordance with section 10 of the Companies Act, 71 of 2008;
- 2.2 Board means the board of directors of the Association from time to time;
- 2.3 Estate means the Raptor's View Wildlife Estate comprised of all Residential Portions and all portions as may be registered in the name of the Association from time to time;
- 2.4 Estate Rules means this Schedule, the Raptor's View Wildlife Estate Home Owner's Rules, the Raptor's View Wildlife Estate Contractor Rules, the Raptor's View Wildlife Estate Architectural Rules and all other rules made by the Board from time to time in terms of the MOI;
- 2.5 MOI means the memorandum of incorporation of the Association; and
- 2.6 Schedule means this Raptor's View Wildlife Estate Schedule of Fines.

### 3 Fines

	Rules	Paragraph No.	Fine
<b>Raptor's View Wildlife Estate Home Owner Rules</b>			
3.1.1	Use of Roads	3.2.2	R250.00 per person in excess of vehicle carrying capacity.
3.1.2	Speed Limit and Regulation	3.4	<ul style="list-style-type: none"> <li>• Category 1 - if travelling between 30 - 35 kph:               <ul style="list-style-type: none"> <li>a. first breach of Rule 3.4, R500.00;</li> <li>b. second breach of Rule 3.4 within six months of the first (irrespective of the category of the initial breach), R1,000.00; and</li> <li>c. third breach of Rule 3.4 within six months of the second (irrespective of the category of the breach), R2,000.00.</li> </ul> </li> <li>• Category 2 - if travelling between 36 - 40kph:               <ul style="list-style-type: none"> <li>a. first breach of Rule 3.4, R1,000.00;</li> <li>b. second breach of Rule 3.4 within six months of the first (irrespective of the category of the initial breach), R2,500.00; and</li> <li>c. third breach of Rule 3.4 within six months of the second (irrespective of the category of the breach), R5,000.00.</li> </ul> </li> <li>• Category 3 - if travelling over 40kph:               <ul style="list-style-type: none"> <li>a. first breach of Rule 3.4, R2,500.00;</li> <li>b. second breach of Rule 3.4 within six months of the first (irrespective of the category of the initial breach), R5,000.00; and</li> <li>c. third breach of Rule 3.4 within six months of the second (irrespective of the category of the breach), R10,000.00.</li> </ul> </li> </ul>
3.1.3	Feeding and drinking points for fauna	4.2	R2,000.00
3.1.4	Collection of Fauna and Flora	4.3	<ul style="list-style-type: none"> <li>• R1,000.00</li> </ul>

	<b>Rules</b>	<b>Paragraph No.</b>	<b>Fine</b>
3.1.5	Fires	4.4	R1,000.00
3.1.6	Dumping	5.1	Defecation in the bush - R500.00  Dumping outside designated area without permission - R5,000.00
3.1.7	Noise Levels	5.6	<ul style="list-style-type: none"> <li>• Noise between 22h00 to 23h00, R1,000.00 plus costs.</li> <li>• Noise between 23h00 to 24h00, R3,000.00 plus costs.</li> <li>• Noise between 24h00 and 6h30 the following day, R6,000.00 plus costs.</li> </ul>
3.1.8	Chemicals	5.8	R10,000.00
3.1.9	Fire Breaks	5.9	R1,000.00 plus costs
3.1.10	Domestic Pets	5.10	R5,000.00 plus costs
3.1.11	Accommodation	5.11	R1,000.00 plus costs
3.1.12	Generators	5.12	Noise levels, as per paragraph 3.1.7
3.1.13	Security	6.2	R1,000.00 per person
3.1.14	Contractors	6.6	R2,500.00 per unauthorised person.
3.1.15	Letting and Reselling Property	7.6	R20,000.00

#### **Raptor's View Wildlife Estate Contractor Rules**

3.1.16	Gate and Road Access	5.2 and 5.4	R500.00 per person
3.1.17	Site Rules and Regulations	6.1	R10,000.00 per month or part thereof.
3.1.18	Site Handover	7.5.1	Unhygienic toilets on site: <ul style="list-style-type: none"> <li>• R500.00 (low);</li> <li>• R1,000.00 (medium); and</li> <li>• R1,500.00 (high).</li> </ul>
3.1.19	Site Management	8	Dirty site: <ul style="list-style-type: none"> <li>• R1,000.00 (low);</li> <li>• R2,000.00 (medium); and</li> <li>• R3,000.00 (high).</li> </ul>

	<b>Rules</b>	<b>Paragraph No.</b>	<b>Fine</b>
3.1.20		8.4	Trenches left open: R 1,000.00  Trenches not to standard: R1,000.00
3.1.21		8.5	Building rubble dumped or stored outside of the demarcated stockpiling area: <ul style="list-style-type: none"> <li>• R1,000.00 (low); and</li> <li>• R2,000.00 (high).</li> </ul>
3.1.22	Site Hand Back	9.4	Occupation before site hand back: R3,000.00
3.1.23	Environment	10.1	Damage to trees <ul style="list-style-type: none"> <li>• R500.00 (low);</li> <li>• R1,000.00 (medium); and</li> <li>• R2,000.00 (high).</li> </ul>
3.1.24		10.2	Mixing concrete on the ground out of designated area: <ul style="list-style-type: none"> <li>• R2,000.00 for first offence; and</li> <li>• R3,000.00 for subsequent offences.</li> </ul>
3.1.25		10.6	Damage to fence or property (if wilful) <ul style="list-style-type: none"> <li>• R1,000.00 plus the costs of repairing the fence or property;</li> <li>• R2,000.00 plus the costs of repairing the fence or property; or</li> <li>• R3,000.00 plus the costs of repairing the fence or property.</li> </ul> TLB damage to environment: R2,000.00

### **Raptor's View Wildlife Estate Architectural Rules**

3.1.26	Registration and Approval of All Building Projects	5.2	Maintenance and alterations to buildings without approval: R10,000.00 plus costs
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	<b>Rules</b>	<b>Paragraph No.</b>	<b>Fine</b>
3.1.27		5.6	Deviation from plans approved by the Board, without the Board's consent: R15,000.00

**DOCUMENT REVISION HISTORY**

<b>Date</b>	<b>Description</b>	<b>Rev</b>	<b>Director's Signature</b>
24 April 2015	Approved by the Board, subject to the amendments reflected in the document.	1	