

Estate Rules Transgression Chart (ERT)		
NO.	DESCRIPTION	PENALTY
1	DISTURBANCES	(Warnings for First Offence)
a	Domestic noise (loud music, partying, etc): Second Offence	R 500.00
b	Domestic noise (loud music, partying, etc): Third Offence	R 1000.00
c	After hours social noise (loud music, partying, etc): Second Offence	R 500.00
d	After hours social noise (loud music, partying, etc): Third Offence	R 1000.00
c	Domestic Animal noise disturbances (excessive dog barking)	R 1000.00
2	DOMESTIC REFUSE & WASTE	(Warnings for First Offence)
a	Dustbins not kept in courtyard	R 300.00
b	Refuse, boxes and materials stored on verge or driveway	R 300.00
c	Landscaping material stored on verge or driveway	R 300.00
3	ANIMALS	
a	Dogs roaming/walking without a leash: First Offence	R 1000.00
b	Dogs roaming/walking without a leash: Second Offence	R 2000.00
c	Dogs roaming/walking without a leash: Third Offence	Steps to remove animal from estate
d	Dogs attacking residents, animals, contractors	Steps to remove animal from estate
e	Dog & Cat defecating in public	R 500.00
f	Dog & Cat nor wearing tag	R 500.00
g	Dog/Cat causing nuisance to HOA or other residents: First Offence	Warning
h	Dog/Cat causing nuisance to HOA or other residents: Second Offence	R 1000.00
i	Dog/Cat causing nuisance to HOA or other residents: Third Offence	Steps to remove animal from estate
j	Farm like animals, reptiles or any exotic pets/incorrect breed kept on erven	R 1000.00 and steps to remove animal from
4	OWNERS & CONTRACTORS	(Warnings for First Offence)
a	Contractors and workers of owners not confining themselves to their designated work areas	R 500.00
5	TRAFFIC & TRANSPORT VEHICLES Kilometres per hour and Transgression	

a	30 – 35 km/h 1st Transgression	R 500.00
b	30 – 35 km/h 2nd Transgression	R 1000.00
c	30 – 35 km/h 3rd Transgression	R2 000.00
d	30 – 35 km/h 4th Transgression	R10 000.00
e	36 – 40 km/h 1st Transgression	R1 000.00
f	36 – 40 km/h 2nd Transgression	R2 000.00
g	36 – 40 km/h 3rd Transgression	R4 000.00
h	36 – 40 km/h 4th Transgression	R10 000.00
i	51km/h and above 1st Transgression	R1000.00
j	51km/h and above 2nd Transgression	R2 000.00
k	51km/h and above 3rd Transgression	R4 000.00
l	51km/h and above 4th Transgression	R10 000.00
m	Failure observe and comply with the provisions of Act No. 93, 1996 NATIONAL ROAD TRAFFIC ACT, 1996	R1000.00 1st Trasgression (follow up transgressions will be referred to the HOA for a penalty)
n	Reckless driving (including not abiding by traffic rules) 1st Transgression	R1000.00
o	Reckless driving (including not abiding by traffic rules) 2nd Transgression	R2 000.00
p	Reckless driving (including not abiding by traffic rules) 3rd Transgression	R4 000.00
q	Reckless driving (including not abiding by traffic rules) 4th Transgression	R10 000.00
r	Illegal parking & driving	R500:00 1st Transgression (follow up transgressions may be referred to the HOA for a penalty)
s	Caravans, Boats, trailers parked visible on driveway or road	R500:00 1st Transgression(follow up transgressions may be referred to the HOA for a penalty)
t	Number not displayed on vehicle, 7-day Notice to comply	R500:00 1st Transgression (follow up transgressions may be referred to the HOA for a penalty)
u	Verbally abusing, disrespecting or challenging a resident that reminds you about complying with the traffic rules.	R2500.00 1st Trasgression (follow up transgressions may be referred to the HOA for a penalty)
v	Tailgaiting	R2500.00 1st Transgression (follow up transgressions may be referred to the HOA for a penalty)
6	ENVIRONMENTAL	
a	Making fires at areas not designated for such	R1000.00
b	Burning of plant material or waste on private properties	R1000.00
c	Oil spillages on roads	R500.00 and cost of cleaning of spillage

d	Damages to Estate Irrigation	R1000.00 and cost of repairs
e	Illicit use of Estate Irrigation water	R2000.00 and estimated cost of value of water used
f	Littering	R500.00 and cost of cleaning
7	FACILITIES	
b	Unsupervised children in the Park Area under 14 years	R500.00
c	Damage of equipment, interior or exterior of premises	R500.00
d	Not abiding by Estate Rules	R500.00 and suspension of privileges
8	BUILDING & AESTHETICS	
a	Alterations & Maintenance not in building hours	R500:00 1st Transgression (follow up transgressions may be referred to the HOA for a penalty)
b	Alterations to existing properties without approval	R1000:00 1st Transgression (follow up transgressions may be referred to the HOA for a penalty)
c	Aesthetic additions to properties without approval	R1000:00 1st Transgression (follow up transgressions may be referred to the HOA for a penalty)
d	Dumping of Rubble or waste on Communal properties or that of other owners	R500:00 1st Transgression (follow up transgressions may be referred to the HOA for a penalty)
e	Non-approved plants & trees added to landscaping	R300 & referred to HOA
e	Landscaping unmaintained i.e. grass not trimmed and weeds visible	
	Landscaping unmaintained i.e. grass not trimmed and weeds visible - 48 hours' notice to repair – Refer to Estate Rules and Constitution	R500.00 per day for non compliance After 48 hours' notice.
	Maintenance of House and/or Garden not in accordance to a standard acceptable to the HOA, 30-day Notice to comply	R500.00 per day of non compliance- After 30-day notice.
9	VANDALISM	
	Delinquent behaviour & Vandalism to any HOA, Estate buildings, equipment, landscaping, any park, private property, private building sites, Roads, etc	Minimum of R 5000.00 or amount determined by the Trustees & repair cost
10	TRESPASSING	
b	Building sites without permission	R 500.00

c	Restricted areas	R 500.00
d	Picnic area after hours, privately owned erven.	R 500.00
11	SHORT TERM RENTALS	
a	Renting of property not conforming to Estate Rule and Constitution: First Offence	R 2500.00
b	Renting of property not conforming to Estate Rules and Constitution: Second Offence	R 5000.00
c	Renting of property not conforming to Estate Rule and Constitution: Third Offence	Refer to HOA
12	GENERAL	
a	Behaviour that pose a serious risk to the safety and security of owners, residents or visitors of the complex (1 st Transgression)	R2 500
b	Behaviour that pose a serious risk to the safety and security of owners, residents or visitors of the complex (2nd Transgression)	R5 000
c	Behaviour that pose a serious risk to the safety and security of owners, residents or visitors of the complex (3rd Transgression)	R7 500
d	Behaviour that pose a serious risk to the safety and security of owners, residents or visitors of the complex (4th Transgression)	Refer to HOA Management Committee
e	Any other transgressions in terms of the Constitution of the Skippers Cove Home Owners Association, Rules and Regulations	Refer to HOA Management Committee