

Kraaibosch Schedule of Fines

July 2016

The following guidelines will apply regarding penalties and fines for any transgression or non-compliance with the Kraaibosch House Rules, Constitution and Builders Code of Conduct.

1. Transgression or noncompliance to Kraaibosch HOA House Rules or Constitution:
 - 1st offence or noncompliance/rectification if a written or oral warning were issued –Fine equal to 50% of monthly levy
 - 2nd offence or noncompliance/rectification after issue of first fine – Fine equal to 100% of monthly levy
 - 3rd and subsequent offences for noncompliance/rectification – Fine equal to 150% of monthly levy

2. Arrear Accounts with HOA
 - No interest charged for current accounts.
 - Interest charged at prime plus 3% from 30 days and over.
 - 60 Days and over –
 - Handover to collection agent/attorney for collection.
 - Managing agent to charge 50% of levy to debtor for hand over as an administration charge.
 - All external costs incurred in the process of collecting outstanding amounts will be for the account of the debtor.
 - Payment plans, if agreed in writing, can never exceed 3 months.
 - All accounts over 150 days to be handed over for an execution auction of the property.

3. Occupation of dwelling before HOA occupation certificate has been issued:
 - If a property is occupied before an occupation certificate is issued an immediate fine will be issued equal to 300% of the monthly levy (including penalty levy) and owner will have 30 days to rectify.
 - Should the owner still be in breach after 30 days, a further fine equal to 300% of the monthly levy (including penalty levy) will be issued and the Municipality will be notified of the unlawful occupation

4. Transgression or noncompliance to the Builders Code of Conduct:

- 1st offence or noncompliance/rectification if a written or oral warning were issued – R500.
- 2nd offence or noncompliance/rectification after issue of first fine – R1,000plus discontinuation of all construction activity until fine has been paid and transgression rectified
- 3rd and subsequent offences for noncompliance/rectification – R1,500 plus discontinuation of all construction activity until fine has been paid and transgression rectified

5. General application:

- Spot fines for traffic violations, stray animals, continuous barking of dogs, or transgressions by visitor, sub-contractors or delivery trucks. Fines to be determined by estate manager taking the transgression, damage to property and degree of offence into consideration
- All fines can be appealed in writing to the Estate Management Committee – after all fines are paid and adherence given to written warning.