



**WELGEVONDEN**  
HOME OWNERS' ASSOCIATION

## **ESTATE RULES**

**Made by the Welgevonden Home Owners' Association under  
clause 8.1.2, read with clause 63, of the WHOA Constitution**

**Version 6 – 26 November 2020**

**WELGEVONDEN ESTATE DISCLAIMER  
PERSONS ENTERING THE ESTATE ACCEPT THE RULES  
AND LEGAL TERMS EXCLUDING WHOA LIABILITY**

- Whilst every effort is made to secure and monitor the Estate, entering the Estate and using any of the facilities is entirely at own risk to person or property; persons who enter the Estate accept this risk.
- Entry into the Estate and use of facilities are subject to the Rules of the Estate, which are available at the gates of the Estate.
- Persons, including parents or guardians on behalf of minors, agree that they / the minors will not claim from the Welgevonden Home Owners' Association and its workers, employees, agents or contractors (WHOA) for any harm. The exclusion of liability also applies to negligence by WHOA.
- Parents or guardians of minors agree to indemnify WHOA against any claim of a minor.



**WARNING: DANGEROUS ELECTRICAL FENCE**

**Note:** The Estate is surrounded by an electrical fence, which is dangerous and could cause death, if touched.



**WARNING: ADHERE TO THE SPEED LIMIT**

**Note:** Speed humps constructed on streets as a traffic calming measure must be negotiated with utmost care to prevent damage to vehicles.

## **CONTENTS**

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PREAMBLE .....	4
1. Definitions .....	4
2. Words and Expressions.....	5
3. Calculation of Periods .....	5
4. Regulations and By-Laws .....	5
5. Binding Nature of Rules .....	5
6. Security Measures.....	5
7. Member's Duties and Obligations .....	5
8. Member's Liability .....	6
9. Business Activities .....	6
10. General Conduct .....	6
11. Tasking of Persons Engaged by Excom .....	6
12. Traffic Control .....	6
13. Parking of Standing of Vehicles.....	7
14. Maintenance of Properties and Streetscape .....	7
15. Refuse Containers and Disposal .....	8
16. Water tanks .....	8
17. Generators.....	8
18. Signage and Advertisements .....	9
19. Undeveloped Erf .....	9
20. Keeing of Pets .....	9
21. Letting of properties.....	10
22. Use of Communal Facilities .....	10
23. Damage to WHOA Property .....	11
24. Maintenance of Communal Services and Facilities .....	11
25. Security Fence and Structures .....	11
26. Breach of Rules .....	12
27. Failure to Comply with Instruction and/or to Pay Fine.....	13
28. Interest on Cost of Remedying Breach/Fine.....	13
29. Appeal Lodged with Excom.....	13
30. Written consent of Excom .....	14
31. Complaints.....	14

## **PREAMBLE**

The primary objects of the Welgevonden Home Owners' Association [the WHOA] are, firstly, the promotion and enforcing of standards for community-living so that residents may derive the maximum collective benefit therefrom, and, secondly, the maintenance of basic aesthetic standards to enhance property values in the Estate. It aims to provide residents with a superior quality lifestyle, offering safe and harmonious community-living.

To achieve its objects, the WHOA has made certain conduct rules that are binding on all WHOA members and other persons who reside in, or who enter, the Estate.

### **1. Definitions**

In the interpretation of these Rules, unless the context otherwise indicates –

- 1.1 "communal facility" means any street, sidewalk, private open space or communal building in the Estate that is the property of the WHOA and that may be used for the purposes, and on the conditions, from time to time determined by the WHOA or Excom;
- 1.2 "Excom" means the executive committee of the Association contemplated in terms of clause 9 of the Constitution;
- 1.3 "family" means a family as defined in the *Zoning Scheme Regulations* from time to time issued by the Stellenbosch Municipality;
- 1.4 "occupant" means any person who has the right to reside, or be present, in a dwelling in the Estate in terms of an arrangement granting rights of occupancy, whether for consideration or not;
- 1.5 "resident" means any person who resides in the Estate, irrespective of whether she or he is a member of the Association or a family member of such member, or an occupant or a family member of such occupant; and
- 1.6 "signage" means any sign, notice, billboard, placard, pamphlet or the like that is used to convey information.
- 1.7 "vleiland" means the private open space adjacent to the R304 gate.

### **2. Words and Expressions**

- 2.1 Words importing a reference to –
  - 2.1.1 the singular includes the plural, and the converse also applies;
  - 2.1.2 a gender includes the other genders; and
  - 2.1.3 natural persons include legal persons, and the converse also applies.
- 2.2 Words and expressions to which a meaning is assigned in the Constitution bear the meaning so assigned to them, and in the event of any conflict between the Constitution and these Rules, the Constitution will prevail, unless it is inconsistent with the context.

**3. Calculation of Periods**

When any number of days is prescribed in these Rules, the same means calendar days which must be reckoned exclusively of the first and inclusively of the last day unless the last day falls on a Saturday, Sunday or proclaimed public holiday, in which event the last day will be the next succeeding day which is not a Saturday, Sunday or proclaimed public holiday.

**4. Regulations and By-Laws**

All persons who reside in, or enter, the Estate are bound by any applicable regulation and by-law of the Stellenbosch Municipality and any other competent authority as if such regulation and by-law are incorporated in these Rules.

**5. Binding Nature of Rules**

- 5.1 These Rules and any condition determined or instruction given hereunder are binding on all persons who reside in, or enter, the Estate.
- 5.2 Excom may at any time apply to a competent court for an order to compel a resident or any other person who enters the Estate to comply with these Rules and any condition determined or instruction given hereunder.

**6. Security Measures**

A resident and any other person who enters the Estate must comply strictly with the systems and procedures relating to access control and other security measures from time to time issued or implemented by Excom, and must comply with the instructions of Estate Security and of Excom.

**7. Member's Duties and Obligations**

- 7.1 It is the duty of the member concerned to ensure compliance with these Rules and any condition determined or instruction given hereunder, by –
  - 7.1.1 any of her or his family members who resides in her or his dwelling, and her or his visitor or guest; and
  - 7.1.2 any occupant of her or his dwelling, and any of such occupant's family members who resides in such dwelling, and the visitor or guest of such occupant.
- 7.2 When concluding an agreement for the sale of her or his erf, or an agreement granting rights of occupancy to her or his dwelling, the member concerned must include a provision that the person concerned is obliged to comply with these Rules and any condition determined or instruction given hereunder, and furnish her or him with a copy hereof.
- 7.3 A member may not use, or permit to be used, her or his erf or any structure erected or placed thereon, or a communal facility, in a manner or for a purpose that causes a nuisance or creates a disturbance, or that is injurious to the ambience of the Estate.

**8. Member's Liability**

- 8.1 The member concerned may be held liable for damages, fines, all legal costs (including costs between an attorney and client) and collection commission, expenses and charges incurred by Excom in enforcing compliance by her or him, or any other person referred to in Rule 7.1, with these Rules and any condition determined or instruction given hereunder.
- 8.2 Damages, fines, all legal costs (including costs between an attorney and client) and collection commission, expenses and charges contemplated in Rule 8.1 are deemed to be a levy contemplated in the Constitution, and may, if it is not paid within fourteen (14) days after the member has been notified thereof, be added to the member's levy statement and will bear interest as a levy debt.

**9. Business Activities**

- 9.1 No person may conduct a business or practice a trade on or from a residential erf or residential sectional title property in the Township Area without the prior written permission of Excom on such conditions as it deems fit, and of the Stellenbosch Municipality.
- 9.2 If the applicant is not the owner of the residential erf or residential sectional title property concerned, the written consent of that owner for such an application must accompany the application to Excom and the Stellenbosch Municipality.

**10. General Conduct**

A resident and any other person who enters the Estate must accord other residents and persons in the Estate respect and may not indulge in conduct that, in the discretion of Excom, is unbecoming, constitutes a nuisance or creates a disturbance.

**11. Tasking of Persons Engaged by Excom**

A resident and any other person who enters the Estate may not request a worker, employee, agent or service provider or contractor engaged by Excom to perform tasks for her or him during such person's work hours, may not interfere with such person in the performance of her or his duties, and must at all times give such person her or his full co-operation.

**12. Traffic Control**

- 12.1 A resident and any other person who enters the Estate must comply strictly with the control measures from time to time issued or implemented by Excom to regulate traffic in the Estate.
- 12.2 The speed limit throughout the Estate is as designated by the traffic signs. A maximum speed limit of 40 km/h (forty kilometres per hour) shall apply, provided that lower speed limits may be imposed by the Association where this is deemed necessary.

- 12.3 The Association may by means of appropriate signage, give directions as to the use of roads or any portion of roads and common areas. Failure by any person to obey such signage shall constitute a contravention of these rules.
- 12.4 No person shall drive or ride any vehicle within the Estate in such a manner that would constitute an offence under any traffic ordinance or normal statutory traffic law. All vehicles shall be in a good and roadworthy condition. Without limiting the generality of the foregoing, vehicles emitting excessive noise, smoke and/or oil are prohibited.
- 12.5 The driving of vehicles is confined to roads and driveways, provided that non-motorised vehicles may be used on those areas (if any) specifically designated by the Association for that purpose.
- 12.6 Excom reserves the right to introduce any traffic calming measures, including but not limited to, speed-humps/-bumps and pedestrian crossings, that they in their sole discretion deem necessary from time to time.
- 12.7 The operator of a vehicle may not take a short cut over a traffic circle, a communal facility or an undeveloped erf, and must ensure that they operate their vehicle with utmost care on communal areas.

### **13. Parking or Standing of Vehicles**

- 13.1 A vehicle may not be left unattended, or abandoned, in such a manner that it may cause an obstruction to other street users or impede the flow of traffic, or occupies more than one demarcated parking bay in the Estate.
- 13.2 Parking or standing of a vehicle in or on a communal facility is subject to the express condition that such vehicle is parked or stood at its owner's risk and responsibility and that no liability will attach to the WHOA, its workers, employees, agents or contractors for any loss or damage of whatever nature which the vehicle's owner, or any person claiming through or under her or him, may suffer in consequence of the vehicle having been parked or stood in or on such facility.
- 13.3 Excom may cause to be removed for the account of the owner or the person in control thereof a vehicle that in her or his discretion has been abandoned in the Estate.
- 13.4 Owners and all third parties who are given access to the scheme are not permitted to dismantle or affect any major repairs to any vehicle on any part of the common property.

### **14. Maintenance of Properties and Streetscape**

- 14.1 The external appearance of any structure erected or placed on an erf and which forms part of the streetscape must at all times be maintained in a state of good repair to the satisfaction of Excom.
- 14.2 A garden and the area between the street boundary line of an erf and the kerb must at all times be kept in a neat and tidy state, free of rubble, refuse, litter, other material and unwanted articles to the satisfaction of Excom. Please note that should a resident fail to maintain the erf following being instructed to do so, the erf will be maintained by a contractor/employee instructed by Excom on behalf of the Association for the member's account.

- 14.3 Trees, shrubs or plants in a garden or in the area between the street boundary line of an erf and the kerb must regularly, and when Excom in a particular instance so instructs, be pruned back so that they will not impede vehicular or pedestrian traffic or pose a safety hazard.
- 14.4 A washing line may not be erected, and washing may not be hung out, in such a way that it is visible from a communal facility or another erf.
- 14.5 No structure or item that in the discretion of Excom is unsightly, aesthetically displeasing or undesirable or detrimental to the general appearance of the Estate when viewed from a communal facility or another erf may be exposed, installed, placed or erected on an erf.

#### **15. Refuse Containers and Disposal**

- 15.1 A refuse container must be kept on an erf in such a manner as to prevent foraging as far as possible, and so that it is not visible from a communal facility or another erf.
- 15.2 Refuse containers must on the morning of the day scheduled for refuse collection be placed on the sidewalk in front of the erf concerned.
- 15.3 If refuse is not collected on the scheduled day, the container must be returned to the erf concerned.
- 15.4 Members are personally responsible to dispose of any garden refuse. Should a resident fail to remove their garden refuse following being instructed to do so, the refuse will be removed by a contractor/employee instructed by Excom on behalf of the Association for the member's account.

#### **16. Water Tanks**

- 16.1 No water tank may be installed without the prior written permission of Excom on such conditions as it deems fit.
- 16.2 A water tank may be installed, based on the following conditions:
  - 16.2.1 The water tank must not be visible from the street front;
  - 16.2.2 The colour of the water tank, including that of any gutters and/or downpipes must be an aesthetically pleasing colour, to the satisfaction of Excom.

#### **17. Generators**

- 17.1 No generator may be installed without the prior written permission of Excom, on such conditions as it deems fit;
- 17.2 A generator may be installed, based on the following conditions:
  - 17.2.1 Generators must be positioned in a way that they are not visible from the street;
  - 17.2.2 Generators must have a manufacturer's low noise level function measuring 75 d/m (seventy-five).



- 17.2.3 If the generator is installed on the outside of the building, it must be screened off to the satisfaction of Excom.
- 17.2.4 All visible cabling must be placed in an approved duct as prescribed in the industry and to the satisfaction of Excom.
- 17.2.5 All generators must be equipped with a change-over switch.
- 17.3 It is the Owner's responsibility to ensure that the installation is done according to the relevant laws, by-laws and regulations.

## **18. Signage and Advertisements**

- 18.1 A person may not, without the prior written permission of Excom, and on such conditions as Excom determines, display, erect or place any signage on any part of an erf so that it is visible from a communal facility or another erf, or distribute any advertisement or information pamphlet, letter or note whatsoever in the Estate.

## **19. Undeveloped Erf**

- 19.1 A member must at all times maintain their undeveloped erf in a neat and tidy state to the satisfaction of Excom.
- 19.2 Building rubble, refuse, litter, unwanted articles or other material may not be deposited, thrown, placed, stored or dumped, or permitted, or allowed, to be deposited, thrown, placed, stored or dumped, on an undeveloped erf.

## **20. Keeping of Pets**

- 20.1 No more than two (2) dogs and two (2) cats may be kept on any one erf without the written permission of Excom and on such conditions as it determines.
- 20.2 A poisonous, exotic or other undomesticated pet, poultry, pigeons, aviaries or livestock may not be kept on an erf or in any structure erected or placed thereon.
- 20.3 A pet must be neutered, spayed or similar and must be regularly inoculated.
- 20.4 A pet must wear a collar fitted with a tag indicating the contact details of its owner.
- 20.5 A dog may not roam the Estate, and must at all times be tended and kept on leash when it is not on the erf of its owner: Provided that dogs that are commonly regarded as ferocious must, in addition, be muzzled.
- 20.6 A pet may not be allowed to create a nuisance or cause a disturbance to residents in the Estate.
- 20.7 A pet may not be neglected by, for example, leaving it to fend for itself or failing to provide it with sufficient shelter, nutrition or veterinary attention.
- 20.8 No person may inflict physical cruelty on a pet or subject it to violence.
- 20.9 The excrement of a pet deposited inside the erf on which it is kept must be removed at least once a day, and must be removed immediately when it is deposited on a communal facility or another erf.

**21. Letting of properties**

- 21.1 As set out in the Constitution, the conditions pertaining to the municipal zoning scheme regulations applicable to a development phase of the Township Area must at all times be observed by the owner or owners of an erf in the phase concerned.
- 21.2 No member within the Association may part with their erf by means of any rental agreement for a period of less than six (6) months.
- 21.3 Any application to the Stellenbosch Municipality for permission to deviate from the zoning scheme regulations pertaining to an erf must be accompanied by the written consent of Excom, and the Stellenbosch Municipality may not approve such application if Excom opposes it.

**22. Use of Communal Facilities**

- 22.1 A person who makes use of a communal facility in the Estate must at all times be considerate and exercise proper care.
- 22.2 Picnics are permitted in designated areas only.
- 22.3 Open fires or braais are not permitted on a street or communal facility.
- 22.4 Only residents may enter and use the dam, vleiland and the area surrounding the dam and vleiland, as well as the playgrounds.
- 22.5 When in the dam, vleiland and the area surrounding the dam and vleiland, or on the playgrounds, minors must at all times be under adult supervision.
- 22.6 The dam, vleiland and the area surrounding the dam and vleiland, may not be entered before sunrise or after sunset.
- 22.7 A person who is under the influence of an intoxicating substance may not enter the dam, vleiland and the area surrounding the dam and vleiland.
- 22.8 A person may not bring any intoxicating substance into the dam, vleiland and the area surrounding the dam and vleiland.
- 22.9 Swimming in the dam is not advised. Using the dam for swimming, rowing, and any other recreational activities will be at own risk.
- 22.10 Should owners at own risk use the dam for rowing purposes only kayaks, canoes and similar paddling watercraft may be used on the dam, and no homemade floatation devices or sailing or motorised watercraft are allowed. Users of kayaks, canoes and similar paddling watercraft must at all times wear a personal floatation device when using the dam.

- 22.11 Fishing in the dam is allowed, but on a catch and release basis.
- 22.12 Trapping, shooting, harassing or in any way harming the fauna in the Estate is prohibited.
- 22.13 Pets may not be allowed to enter the dams, river area in vleiland and water features.
- 22.14 No remotely piloted aircraft systems (or drones), as regulated by Part 101 of the South African Civil Aviation Regulations, is allowed to be operated within and surrounding the Estate.

### **23. Damage to WHOA Property**

- 23.1 A person may not in any way damage or deface a communal facility or any item placed or installed, or structure erected, by the WHOA in or on a communal facility.
- 23.2 Building rubble, refuse, litter or unwanted articles or material may not be deposited, thrown, placed, stored or dumped, or permitted or allowed to be deposited, thrown, placed, stored or dumped, in or on a communal facility.
- 23.3 Trees, shrubs or plants may not be removed from or planted in or on a communal facility without the prior written permission of Excom.
- 23.4 An item, fluid or material that may cause a blockage may not be disposed into the sewerage system. In the event of a blockage that is shown to be the result of such disposal, the resident concerned must clear the sewerage system within twenty-four (24) hours after the occurrence of the blockage, failing which Excom may have the system cleared at the risk and for the account of the member who is the owner of the erf concerned.
- 23.5 If a vehicle has dripped or spilled lubricant or other fluid onto a communal facility or in any other way has damaged or defaced WHOA property, the person responsible for it must forthwith clean or repair the area concerned, failing which Excom may clean or repair the area for the account of the person concerned.

### **24. Maintenance of Communal Services and Facilities**

- 24.1 An owner or occupant of an erf on which there are any pipes, wires, cables and ducts used, or capable of being used, in connection with any communal service or facility, must at all reasonable times allow Excom or a person authorised thereto by her or him, to enter the erf to carry out inspections, repairs or maintenance of same.
- 24.2 If a person is obstructed from, or hindered in, the performance of her or his duties contemplated in this Rule, the owner of the erf concerned may be liable for any additional costs incurred by Excom in the performance of such duties.

### **25. Security Fence and Structures**

- 25.1 A person may not damage, remove or make any attachments to any part of the security fence and structures, tamper with the security system or any of its components, or in any way obstruct it so as to prevent the proper functioning of the Estate security system.

- 25.2 A person may not without the prior written permission of Excom, and on such conditions as Excom determines, display, erect or place any signage on, against or on top of the security fence and structures.
- 25.3 Trees, shrubs or plants that in the discretion of Excom are likely to interfere with the proper functioning of the Estate security system may not be planted in the close proximity of the security fence or structures.
- 25.4 The owner or occupant of an erf that borders on the security fence and structures must at all reasonable times allow Excom or a person authorised thereto by her or him, to enter the erf to carry out inspections, repairs or maintenance of same and to prune trees, shrubs and plants that may prevent the proper functioning of the Estate security system.
- 25.5 If a person is obstructed from, or hindered in, the performance of her or his duties contemplated in this Rule, the owner of the erf concerned may be liable for any additional costs incurred by Excom in the performance of such duties.

## **26. Breach of Rules**

- 26.1 If in the discretion of Excom the operator of a vehicle contravenes, or a vehicle does not comply with, the provisions of Rule 12 and/or Rule 13, Excom may by way of written notice –
  - 26.1.1 instruct such person to comply with such provision; or
  - 26.1.2 refuse such vehicle entry into the Estate; or
  - 26.1.3 instruct the owner or the person in control thereof to remove the vehicle from the Estate; or
  - 26.1.4 impose the prescribed fine; or
  - 26.1.5 apply more than one of the options mentioned.
- 26.2 If a person is in breach of any of these Rules, other than Rule 12 or Rule 13, or any condition determined or instruction given hereunder, the Excom may by way of written notice –
  - 26.2.1 instruct such person to remedy such breach within the indicated period; or
  - 26.2.2 instruct such person forthwith to desist from such conduct; or
  - 26.2.3 impose the prescribed fine; or
  - 26.2.4 apply more than one of the options mentioned.
- 26.3 In the written notice the particular conduct which constitutes a breach must be described or the provision that has allegedly been contravened must be clearly indicated, and the recipient must be warned that if he or she persists in such conduct or contravention, a fine will be imposed on such person.

**27. Failure to Comply with Instruction and/or to Pay Fine**

- 27.1 If an instruction is not complied with, and/or a fine is not paid, within the indicated period, the member concerned will be issued with a written notice giving an adequate description of the instruction and intimating that:
  - 27.1.1 the instruction must be complied with within the indicated period, and that if it is not so complied with, Excom may remedy the breach in question for her or his account;
  - 27.1.2 the fine imposed, if not paid within the indicated period, may be added to the member's levy statement.
- 27.2 A competent court may be approached for an order to compel them to comply with the instruction and/or pay the fine.

**28. Interest on Cost of Remedying Breach/Fine**

The cost of the remedying a breach and/or a fine that is not paid by the due date, will bear interest from the date of delinquency at a rate per annum equivalent to the prime overdraft rate charged from time to time by the WHOA's Bankers plus two percent (2%).

**29. Appeal Lodged with Excom**

- 29.1 A member who is aggrieved by any condition, instruction or action by Excom under these Rules, may in writing lodge an appeal with Excom: Provided that if the grievance concerns an instruction to desist from certain conduct, such referral shall not absolve the person concerned from complying with the instruction.
- 29.2 The appeal must give a full explanation of the circumstances of the matter and clearly indicate the relief sought.
- 29.3 Excom, or a Subcommittee of its members designated by it and consisting of at least two (2) members, must without undue delay convene a meeting to consider the appeal.
- 29.4 A written notice must be sent to the member and, where applicable, the other person concerned, at least seven (7) days before the meeting is held informing her or him or them of the meeting and inviting her or him or them to attend: Provided that if the member and, where applicable, the other person concerned, fails to attend the meeting, Excom or the Subcommittee, as the case may be, may proceed with the meeting and dispose of the appeal.
- 29.5 At the meeting the member and, where applicable, the other person concerned, may present her or his or their case, but except in so far as may be permitted by the chairperson, she or he or they may not participate in the affairs of, or voting at, the meeting.

29.6 After the member and, where applicable, the other person concerned, presented her or his or their case, Excom or the Subcommittee, as the case may be, may with a minimum of two (2) Excom or Subcommittee members, as the case may be, present and voting, resolve to:

29.6.1 confirm, vary or revoke the condition or instruction; and/or

29.6.2 confirm, reduce or revoke the fine.

### **30. Written consent of Excom**

30.1 Where written consent is required from Excom, application for such consent must be made in writing, and the applicant shall furnish Excom with all the information, details and documentation, as required by them.

30.2 Written consent of Excom in terms of the Estate rules, or the withdrawal thereof, shall be in such format as Excom shall from time to time determine.

30.3 Excom may attach reasonable conditions to their consent, and that the trustees may summarily withdraw their consent, in the event of non-compliance with any of their conditions, and that when withdrawing their consent, Excom shall notify the owner in writing and furnish them with the reasons for their decision.

### **31. Complaints**

31.1 Excom must investigate in such manner as it deems fit a written complaint received from a member relating to the behaviour and/or conduct of a resident and/or other person in the Estate, and may take such steps with regard thereto as it deems fit.

31.2 Excom may on its own initiative, and irrespective of whether a complaint has been received, investigate in such manner as it deems fit the behaviour and or conduct of a resident and/or other person in the Estate, and may take such steps with regard thereto as it deems fit.

# ESTATE RULES

## SCHEDULE OF FINES

Effective Date: October 2019

No	Rule	Breach	Fine
1	6	Refusal to comply with – <ul style="list-style-type: none"> <li>procedures relating to access control / security measures</li> <li>instruction of Estate Security / Excom</li> </ul>	R500
2	7.3	Using erf, structure thereon, or communal facility in manner / for purpose that causes nuisance or creates disturbance, or that is injurious to ambience of Estate	R500
3	9.1	Conducting business or practicing trade on or from property without permission or contrary to conditions set	R500
4	10	Indulging in conduct that is unbecoming, constitutes nuisance or creates disturbance	R500
5	11	Tasking or interfering with worker / employee / agent / service provider / contractor engaged by Excom	R500
6	12.2	Exceeding speed limit	R500
7	12.3	Disobeying traffic signage	R500
8	12.4	Operating, parking or standing vehicle that is not licensed, not roadworthy, produces excessive noise or smoke, or drips or spills lubricant or other fluid, or that in any other way may damage or deface WHOA property	R500
9	12.5	Driving vehicle in area other than roads or driveways	R500
10	12.7	Operating vehicle – <ul style="list-style-type: none"> <li>without utmost care</li> <li>on communal area</li> </ul>	R500
11	12.7	Taking short cut over traffic circle / communal facility / undeveloped erf	R500
12	13.1	Leaving vehicle unattended so that it – <ul style="list-style-type: none"> <li>may cause obstruction</li> <li>occupies more than one demarcated parking bay</li> </ul>	R500
13	13.1	Abandoning vehicle in the Estate	R500
14	13.4	Dismantling or repairing vehicle on any part of common property	R500
15	14.1	Not maintaining external appearance of structure erected or placed on erf in state of good repair	R500

<b>16</b>	14.2	Not keeping garden / area between street boundary line of erf / kerb in neat and tidy state	R500
<b>17</b>	14.3	Trees / shrubs / plants in area between street boundary line / kerb impeding traffic or posing safety hazard	R500
<b>18</b>	14.4	Washing line / washing visible from communal facility / another erf	R500
<b>19</b>	14.5	Structure / item that is unsightly, aesthetically displeasing or undesirable or detrimental to general appearance of Estate exposed, installed, placed or erected on erf	R500
<b>20</b>	15.1	Refuse container – <ul style="list-style-type: none"> <li>• not kept in manner so as to prevent foraging</li> <li>• visible from communal facility / another erf</li> </ul>	R500
<b>21</b>	15.3	Refuse container not returned to erf concerned	R500
<b>22</b>	15.4	Garden refuse not disposed of	R500
<b>23</b>	16	Transgression of any of the provisions regarding water tanks	R500
<b>24</b>	17	Transgression of any of the provisions regarding generators	R500
<b>25</b>	18.1	Without permission displaying, erecting or placing signage on erf so that it is visible from communal facility / another erf	R500
<b>26</b>	18.1	Without permission distributing advertisement / information pamphlet / letter / note	R500
<b>27</b>	18.3	Displaying "For Sale" sign	R500
<b>28</b>	18.4	Displaying "To Let" sign	R500
<b>29</b>	19.1	Not maintaining undeveloped erf in neat and tidy state	R500
<b>30</b>	19.2	Depositing, throwing, placing, storing or dumping building rubble / refuse / litter / unwanted articles / other material on undeveloped erf	R1000
<b>31</b>	20.1	Dogs / Cats: <ul style="list-style-type: none"> <li>• Keeping more than 2 dogs / cats without permission</li> <li>• Contravening conditions set for keeping more than 2 dogs / cats</li> </ul>	R500
<b>32</b>	20.2	Keeping poisonous, exotic or other undomesticated pets / poultry / pigeons / aviaries / livestock	R500



<b>33</b>	20.3	Pet not – <ul style="list-style-type: none"> <li>• neutered, spayed or similar</li> <li>• regularly inoculated</li> </ul>	R500
<b>34</b>	20.4	Pet not wearing collar fitted with tag indicating contact details of owner	R500
<b>35</b>	20.5	Dogs: <ul style="list-style-type: none"> <li>• Allowing dog to roam</li> <li>• Not keeping dog on leash</li> <li>• Not muzzling ferocious dog</li> </ul>	R500
<b>36</b>	20.6	Allowing pet to create nuisance or causing disturbance	R500
<b>37</b>	20.7	Neglecting pet	R500
<b>38</b>	20.8	Inflicting physical cruelty on pet or subjecting it to violence	R500
<b>39</b>	20.9	Not removing pet excrement	R500
<b>40</b>	21.2	Letting property for a period less than 6 months	R1000
<b>41</b>	22.2	Picnicking in non-designated area	R500
<b>42</b>	22.3	Open fire / braai on street / communal facility	R500
<b>43</b>	22.4	Non-resident entering and using dam / vleiland / surrounding area / playground	R500
<b>44</b>	22.5	Minors not under adult supervision when in dam / vleiland / surrounding area / playground	R500
<b>45</b>	22.6	Entering dam / vleiland before sunrise / after sunset	R500
<b>46</b>	22.7	Entering dam / vleiland / surrounding area while under influence of intoxicating substance	R500
<b>47</b>	22.8	Bringing intoxicating substance into dam / vleiland / surrounding area	R500
<b>48</b>	22.10	Using unauthorised watercraft / homemade floatation device on dam	R500
<b>49</b>	22.10	Not wearing floatation device when using watercraft on dam	R500
<b>50</b>	22.11	Not releasing fish caught in dam	R500
<b>51</b>	22.12	Trapping, shooting, harassing or in any way harming fauna	R500
<b>52</b>	22.13	Allowing pets to enter dams / river area at vleiland / water features	R500
<b>53</b>	22.14	Operating of drones within and surrounding the Estate	R500

<b>54</b>	23.1	Damaging or defacing communal facility / item placed or installed, or structure erected, by WHOA in or on communal facility	R500
<b>55</b>	23.2	Depositing, throwing, placing, storing or dumping building rubble / refuse / litter / unwanted articles / other material on undeveloped erf / communal facility	R500
<b>56</b>	23.3	Removing or planting trees / shrubs / plants from, in or on communal facility without permission	R1000
<b>57</b>	23.4	Causing blockage of sewerage system	R500
<b>58</b>	23.5	Not cleaning lubricant / other fluid dripped or spilled onto communal facility or that in any other way has damaged or defaced WHOA property	R500
<b>59</b>	24.1	Refusing access to erf to allow maintenance or repair of pipes / wires / cables / ducts used in connection with any communal service or facility	R500
<b>60</b>	25.1	Damaging, removing or making attachments to security fence / structures, tampering with security system or any of its components, or obstructing it so as to prevent proper functioning of security system	R500
<b>61</b>	25.2	Displaying, erecting or placing signage on, against or on top of security fence / structures without written permission	R500
<b>62</b>	25.3	Planting trees / shrubs / plants likely to interfere with functioning of security system in close proximity of security fence / structures	R500
<b>63</b>	25.4	Refusing access to erf to allow – <ul style="list-style-type: none"> <li>• inspections, maintenance or repair of security fence / structures</li> <li>• pruning of trees / shrubs / plants that may prevent functioning of security system</li> </ul>	R500

**Notes:**

- (1) *Excom may in its discretion increase the prescribed fine by 50% for repeated breaches and ongoing non-compliance by the person in breach.*
- (2) *The person in breach will also be held responsible for the full cost to Excom of remedying a breach plus a 50% administration fee in the event of such person's ongoing failure to respond to a formal notice to attend to same.*
- (3) *If the person in breach is not an owner, the owner concerned will be required to pay the fine imposed / cost incurred.*