

THE BRING BREAKWATER BAY ECO ESTATE TRANSGRESSION & PENALTIES

DESCRIPTION OF TRANSGRESSION	1ST OFFENCE	2ND OFFENCE	3RD OFFENCE
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VEHICLES/USE OF ROADS

ILLEGAL PARKING/BLOCKING TRAFFIC ON ESTATE ROADS & ITS IMMEDIATE OUTER PREMISE	R250/VEHICLE/INCIDENT	R500/VEHICLE/INCIDENT	R750/VEHICLE/INCIDENT
EXCEEDING 30KM/HR SPEED LIMIT/RECKLESS/ DRUNKEN DRIVING	R250	R500	R750
OPERATING ANY VEHICLE WITHOUT A VALID DRIVING LICENSE (INCLUDES GOLF CARTS)	R250	R500	R700
RIDING MOTORCYCLE WITHOUT A HELMET	WARNING	R250	R500
NOT ADHERING TO ROAD AND ESTATE WARNING SIGNS	WARNING	R250	R500
UNROADWORTHY VEHICLE , LEAKING OF FLUIDS (RESPONSIBLE PERSON MUST CLEAN ROAD)	R1 500	R2 000	R3 000
OVERLOADING / HANGING OVER THE EDGE OF A VEHICLE	R500	R750	R1 000
DRIVING MOTORCYCLES/QUAD BIKES IN NATURE AREAS/ FARM ROADS/OFF LIMIT AREAS	R500	R750	R1 000

SECURITY/ACCESS CONTROL

UNAUTHORISED USE OF ACCESS CARDS BY ANY PERSON	R1 000	R2 000	R3 000
UNAUTHORISED ENTRY INTO ESTATE BY ANY PERSON	R1 000	R2 000	R3 000
TREATING SECURITY PERSONEL IN AN ABUSIVE MANNER	WRITTEN WARNING	R500/INCIDENT	R750/INCIDENT
BYASSING SECURITY PROTOCOLS TO BRING IN LABOUR WITHOUT PROPER REGISTRATION	R1 000/PERSON	R2 000/PERSON	R3 000/PERSON
RESIDENTS BYPASSING ACCESS PROTOCOLS TO ALLOW NON-RESIDENTS IN	R1 000/PERSON	R2 000/PERSON	R3 000/PERSON
TAILGATING / GAINING UNAUTHORISED ACCESS INTO ESTATE BY SLIPPING UNDER THE BOOM THAT WAS RAISED TO ALLOW ACCESS TO A PREVIOUS VEHICLE	R1 000/VEHICLE	R2 000/VEHICLE	R3 000/VEHICLE
ATTEMPT TO BRIBE SECURITY OFFICIALS TO ALLOW UNAUTHORISED PEOPLE , VEHICLES IN	R1 000/INCIDENT	R2 000/INCIDENT	R3 000/INCIDENT

DISTURBING THE PEACE

SETTING OFF FIREWORKS ON THE ESTATE	R250 000/INCIDENT	R250 000/INCIDENT	R250 000/INCIDENT
LOUD NOISE GENERATED BY MUSIC ,ELECTRONIC	WRITTEN WARNING	R1 000/INCIDENT	R2 000/INCIDENT

INSTRUMENTS, MECHANICAL/ELECTRICAL
EQUIPMENT,PARTYING AND OR THE ACTIVITIES OF
RESIDENTS AND THEIR EMPLOYEES OR VISITORS

CONSTRUCTION/CONTRACTORS

LABOURER WALKING OR HITCH-HIKING BETWEEN STANDS /GATE OR LOITERING OUTSIDE WORKPLACE	R250/INCIDENT/PERSON	R500/INCIDENT/PERSON	R750/INCIDENT/PERSON
ENTERING THROUGH BYPASSING SECURITY PROTOCOLS BY CATCHING A RIDE IN/OUT WITH RESIDENT	R1 000/INCIDENT	R2 000/INCIDENT	R3 000/INCIDENT
ILLEGAL DUMPING	R5000/INCIDENT	R7000/INCIDENT	R10 000/INCIDENT
CONTRACTORS EXCEEDIND WORKING HOURS 7:00 - 18:00 MONDAY TO FRIDAY /07:00 - 13:00 SATERDAY'S (RULE EXCLUDE EMERGENCY REPAIRS I.E GEYSER/ WATER PIPE BURST ,SEWAGE ISSUES,ELECTRICAL OUTAGE ETC.)	R250/PERSON PER HOUR UP TO R5 000 MAX / INCIDENT		
FIRE ON SITE /BURNING OF RUBBLE	R2 000/INCIDENT	R3 000/INCIDENT	R4 000/INCIDENT
EXCREMENT OR URINATING IN VELD /NEIGHBOURING SITES	R2 000/INCIDENT	R3 000/INCIDENT	R5 000/INCIDENT
STORAGE OF BUILDING MATERIALS /EQUIPMENT WITHOUT PERMISSION ON STREETScape/ADJOINING STANDS	WARNING	R250/DAY	
SHADE NET/NOT COMPLIANT	WARNING	R1 000	R2 000
BUILDERS BOARD NOT COMPLIANT	WARNING	R1 000	R2 000
SITE HOUSEKEEPING AND CONTROL OF BUILDING WASTE NOT COMPLIANT NO BINS OR BAGS	WARNING	R500	R1 000
DAMAGES TO ANY PART OF THE ESTATE BY CONTRACTORS/OR DELIVERIES MADE TO THE SITE	REPAIR BY CONTRACTOR /R1000	REPAIR BY CONTRACTOR/R1 500	REPAIR BY CONTRACTOR /R2 000
SPILLAGES FROM OVERLOADED DELIVERY VEHICLES/	R500 PLUS CLEAN-UP/	R1 000 PLUS CLEAN-UP/	R1 500 PLUS CLEAN-UP/
DAMAGES CAUSED BY DELIVERY VEHICLES TO ANY EASTATE PROPERTY	REPAIRS BY CONTRACTOR	REPAIRS BY CONTRACTOR	REPAIRS BY CONTRACTOR
TOILET NON COMPLIANCE	WARNING	R1 000	R2 000
NON-COMPLIANCE WITH BUILDING & ARCHITECTURAL GUIDELINES	R3 000/MONTH FOR 1ST 3 MONTHS	R5 000/MONTH AFTER 3 MONTHS	
BUILDING WITHOUT APPROVED PLANS/DEVIATING FROM APPROVED PLANS	R3 000/MONTH FOR 1ST 3 MONTHS	R5 000/MONTH UNTIL BREAKDOWN OF STRUCTURE AND OR APROVED PLANS RECEIVE	
ROOF DEVIATION OVER MAXIMUM HIGHT			
0-100 mm	R20 000		
101-150 mm	R100 000		
151-300 mm	R200 000		
301-400 mm	R300 000		
401-500 mm	R400 000		
501-600 mm	BREAKDOWN		

EXCEEDING 5 m BUILDING LINE

0-1 m

1.1-2 m

AFTER 2 m FIXED STRUCTURE TO BE BROKEN DOWN.

R100 000

R250 000

ENVIROMENT

ILLIGAL DUMPING GARDEN/RUBBLE/OTHER REFUGE IN NATURE AREAS	R5 000/INCIDENT	R7 000/INCIDENT	R10 000/INCIDENT
BURNING OF RUBBISH IN THE ESTATE	R1 000/INCIDENT	R2 000/INCIDENT	R3 000/INCIDENT
FAUNA & FLORA CHASED, TRAPPED , HARMED REMOVED OR INTERFERD WITH OR HARRASED IN ANY WAY	R1 000/INCIDENT	R2 000/INCIDENT	R3 000/INCIDENT
ILLEGAL CONNECTIONS OF STORM WATER INTO THE SEWERAGE SYSTEM. UNAUTHORISED PUMPING OF WATER FROM DAMS	R5000/MONTH		
DOGS BARKING UNCONTROLLABLY OR ROAMING THE STREETS NOT ATTENDED BY OWNER	WRITTEN WARNING	R500/INCIDENT	R750/INCIDENT
ENCROACHMENT ONTO COMMUNAL PROPETY	WARNING TO COMPLY WITHIN 7 DAYS	R5 000/MONTH	
USE OF ANY FIREARMS (INCLUDEING AIRGUN) ON THE ESTATE	R5 000	R10 000	R15 000 WITH REPORTING TO SAPS
PLANTED PLANTS NOT ALLOWED ON THE ECO ESTATE (PLANTS NOT ON THE APPORVED ENVIRONMENTAL LIST)	WRITTEN WARNING FOR THE REMOVAL WITHIN 14 DAYS	R1 000 FINE PER MONTH PER PLANT FOR THE FIRST 3 MONTHS	AFTER 3 MONTHS, R2 000 PER MONTH PER PLANT

GENERAL

UNAUTHORISED ADVERTISING IN THE EASTATE	WARNING	R1 000	R2 000
VANDALISM TO COMMUNAL PROPERTY	REPAIR COST PLUS R1 000	REPAIR COSTS PLUS R2 500	REPAIR COST PLUS R5 000