

AURORA SANDS

Fines, Warnings and Penalties

Fines and Warnings Policy

1. Warnings will be issued by the trustees at their discretion.
2. Warning notices will be issued to the owner.
3. If the resident is not the owner the notice will still be issued to the owner and the rental agent.
4. It is the Managing Agents responsibility to ensure that the notice is delivered to the registered owner of the house.
5. Warning notice may be delivered via e-mail.
6. Fines will be issued by the managing agent at the request and approval by the trustees based on and the nature of the offence.
7. The trustees and the managing agents will be guided by the list of penalties, conduct rules and the Constitution.
8. If any common area equipment or property is damaged, the owner will be charged for the repair or replacement of the damages as well as the fine.
9. An option of suspending the fine is available if the owner feels the need to appeal the fine, provided that the owner provides the managing agents and the trustees with a detailed letter of reasons as to why the fine needs to be suspended.
10. A review of the owners appeal for suspension of a fine will be considered. The committees decision made thereafter will be final and binding.
11. It is the Managing Agents responsibility to ensure that the notice is delivered to the registered owner of the house. Warning notice may be delivered via e-mail.
12. Interest is to incur on all outstanding fines.

Aurora Sands HOA - Fine

In terms of the Constitution, The Aurora Sands Complex Rules, you are hereby issued with a fine.

Owners Details

Owners Name	
Unit number	

Reason for Fine

This fine will be added to your levy account and will be payable with the next levy payment.

Fine issued by: The Trustees

Date of Fine: _____

Option for Suspended Fine

As an owner you have the option of applying for a suspension of the fine.

Conditions for a Suspended fine

If you provide the Committee with:

1. A commitment on paper that you will abstain from the aforesaid prohibited behaviour or action
2. Provide a plan of action to remedy and or rectify the prohibited behaviour
3. The committee reserves the right to enforce this penalty
4. If the owner is found guilty of a similar offence within three months' time the suspended sentence will then be re - implemented and a new fine will be added to the suspended fine.
5. In order to do this you need to sign this document and provide reasons

Aurora Sands HOA - Warning Notice

In terms of Constitution , The Aurora Sands Complex Rules , you are issued with a Warning Notice

Owners Details

Owners Name	
Unit number	

Reason for Notice

Action Required

Failure to comply with this warning will lead to the issue of a fine:

Date of Follow up Inspection: _____

Warning issued by: _____

Date of Warning _____

A list of Penalties and fines for:		Security at Main Entrance and Exit Gate	
No	Rule	Fine	Fine for ongoing incident
1	Not adhering to instruction by a security officer at the main gate or inside the complex.	R500	R500
2	Illegally or without permission tamper with any part of any security equipment and the security room	R500	R500
3	Any person who directs any foul, abusive language or swearing towards security	R250	R250
4	Any person walking in or entering behind a vehicle (tailgating) without proper authorisation	R250	R250
5	Vehicles that tailgate - no tailgating is allowed	R250	R250
6	Any vehicle not waiting for the entrance or exit gate to close before driving off	R250	R250
7	Any vehicle that damages any part of the entrance and exit gate	R500	R500
A list of Penalties and fines for:		Boundary Wall	
No	Rule	Fine	Fine for ongoing incident
8	Illegally or without permission tamper and damage with any part of the fencing that is part of the Boundary wall.	R500	R500
9	Willingly and unlawfully climb over the boundary wall.	R500	R500
10	Attach any sign or object on the Boundary wall without the permission of the HOA.	R500	R500
11	Illegally or without permission play on or with any part of the Boundary wall.	R500	R500
12	Illegally or without permission Damage any part of the boundary wall and electrical fencing	R500	R500
13	Damage or tamper with any part or equipment of the Boundary wall, which is functioning as an integrated part of the boundary wall and the electric fence	R500	R500
A list of Penalties and fines for:		Electrical Boxes in and on Public open spaces	
No	Rule	Fine	Fine for ongoing incident
14	Tamper or damage any electrical boxes and lights in the Common property areas like the pool area and the play park	R500	R500
15	Play on or with any part of an electrical box in the common areas	R500	R500
16	Unlawfully and willingly open an electrical or DB box with the intention to damage or tamper with it in common area.	R500	R500
17	Unlawfully remove or tamper with any electrical warning signs in the Public open space.	R500	R500
18	Unlawfully switch any main or electrical supply electricity on or off.	R1000	R1000
A list of Penalties and fines for:		Fire Fighting Equipment	
No	Rule	Fine	Fine for ongoing incident
19	Use any firefighting equipment unlawfully.	R1000	R1000
20	Damage any firefighting equipment willingly and unlawfully.	R1000	R1000
21	Unlawfully remove or damage any signage that is relevant to fire equipment.	R1000	R1000
A list of Penalties and fines for:		Electric Fence	
No	Rule	Fine	Fine for ongoing incident
22	Illegally or without permission Tamper with the electric fence	R500	R500
23	Illegally or without permission damage the electric fence	R500	R500
24	Do Illegally or without permission attempt to do any changes to the electric fence	R500	R500

25	Illegally or without permission tamper or damage the energizer	R500	R500
26	Reset the energizer without any proper approval from the HOA	R500	R500
27	Tamper or damage any parts that are used for the proper functioning of the electric fence.	R500	R500
A list of Penalties and fines for:		<i>Domestic refuse and Refuse bags</i>	
No	Rule	Fine	Fine for ongoing incident
28	Any person who leaves any refuse, black backs, outside any House which is visible to the public except on bin days.	R250	R250
29	Any person who disposes Household and garden refuse, either on common property or in normal refuse	R500	R500
A list of Penalties and fines for:		<i>Parking</i>	
No	Rule	Fine	Fine for ongoing incident
30	No Person may park on any common area other than his allocated driveway or immediately in front of their unit.	R250	R250
31	No person may park on the road in any manner that obstructs the flow of traffic and entrance to any driveway	R250	R250
32	No vehicle are allowed to stand on the road and cause a safety hazards or any inconvenience to any resident	R250	R250
A list of Penalties and fines for:		<i>Bicycles, tricycles, rollerblades and skate boards</i>	
No	Rule	Fine	Fine for ongoing incident
33	No resident or any of their visitors may leave any Bicycles, tricycles ,rollerblades and skate boards unattended In any street or on any part of the common property area	R250	R250
A list of Penalties and fines for:		<i>Music Volume</i>	
No	Rule	Fine	Fine for ongoing incident
34	No car of any resident or its visitors may play loud music to such an extent that it causes inconvenience for any resident.	R250	R250
35	No House unit may play any music which the volume is of such a nature that it causes a nuisance or discomfort to any of the developments residents.	R500	R500
A list of Penalties and fines for:		<i>Broken down and Abandoned vehicles</i>	
No	Rule	Fine	Fine for ongoing incident
36	No resident may park any broken down vehicle on common property-for long period of time (more than two weeks)	R1000	R1000
A list of Penalties and fines for:		<i>Vehicles exceeding three tons</i>	
No	Rule	Fine	Fine for ongoing incident
37	No Large vehicle may enter the complex which is heavier than 3 tons without prior approval of the trustees	R1000	R1000
A list of Penalties and fines for:		<i>Laundry and Washing line Area</i>	
No	Rule	Fine	Fine for ongoing incident
38	Hang any Laundry in the windows of any of the units	R250	R250
39	Hang any carpet blanket, sheets and or other items on any part of their residential house that is directly visible to the public.	R250	R250
40	Hang any washing in front of any house or inside the garage which is visible to public	R250	R250

A list of Penalties and fines for:		Mops, buckets and Brooms	
No	Rule	Fine	Fine for ongoing incident
41	Leave any mops, buckets or brooms in area that is visible to the public.	R250	R250
A list of Penalties and fines for:		Braai Conduct Rules	
No	Rule	Fine	Fine for ongoing incident
42	Leave any open fire without adult supervision	R500	R500
A list of Penalties and fines for:		Landscaping and littering	
No	Rule	Fine	Fine for ongoing incident
43	Cause any damage to any landscaping on the common property areas	R1000	R1000
44	Purposefully and with intent damage any lawn, plant or trees within the common area	R250	R250
45	Any person that damages any tree by breaking of leaves or plants in and on any part of common areas	R250	R250
A list of Penalties and fines for:		Playing Equipment	
No	Rule	Fine	Fine for ongoing incident
46	Damage or tamper with any playing equipment in the common property areas like the pool area and the play park	R500	R500
47	No child is to be left to play on common areas such as the pool area or the play park or on the road without any adult supervision	R500	R500
48	Play park equipment must only be used for the reason it is designed for	R500	R500
49	No person must be in possession or use any alcoholic beverages in the play park or the pool area	R500	R500
50	No person is to take any glass bottles to the play park or the pool area	R500	R500
A list of Penalties and fines for:		Pets	
No	Rule	Fine	Fine for ongoing incident
51	No person may keep any pets without the permission of the HOA – Failure to obtain permission	R1000	R1000
52	Keep snakes, reptiles or any dangerous animal in any unit , on common property without the written consent of the trustees - Failure to obtain permission	R1000	R1000
53	Neglect any animal which are housed at their units.	R1000	R1000
54	Any person who neglects their animal resulting in the animal making a noise continuously and causing a problem and nuisance for other residents	R500	R500
55	Allow any without a leash and supervision into the common property areas	R500	R500
56	Failure to clean the mess from a pet on a leash and under supervision	R500	R500
57	Failure to comply with the conditions stipulated for the keeping of pets	R500	R500
A list of Penalties and fines for:		Oil Spills	
No	Rule	Fine	Fine for ongoing incident
58	Any residents vehicle that causes oil spills on any common property areas	R500	R500
59	Any residents vehicle including that of their visitors which may cause any oil or fluid spill that would damage the road or the common property areas	R500	R500

A list of Penalties and fines for:		Parties and Noise	
No	Rule	Fine	Fine for ongoing incident
60	Conduct any party on the common property areas without consent of the trustees (10 people or more)	R250	R250
61	Make excessive noise that is unacceptable on Sundays	R250	R250
62	Any person who does-not comply with the complex rules regarding noise level in section 12	R500	R500
A list of Penalties and fines for:		Hobbies and Games	
No	Rule	Fine	Fine for ongoing incident
63	Perform any loud hobbies that can cause a nuisance to any resident if on common property	R250	R250
A list of Penalties and fines for:		Conduct Business	
No	Rule	Fine	Fine for ongoing incident
64	No resident may conduct any business from any residential property within the complex	R2500	R2500
A list of Penalties and fines for:		Aesthetic Looks	
No	Rule	Fine	Fine for ongoing incident
65	Not adhering to the Architectural guidelines of the HOA.	R2500	R2500
A list of Penalties and fines for:		Overpopulating -Exceed the Amount of Residents	
No	Rule	Fine	Fine for ongoing incident
66	Have more than the approved amount of people residing at the unit excluding visitors in his or her unit (2 persons per bedroom)	R500	R500
A list of Penalties and fines for:		Advertising boards and signs not approved	
No	Rule	Fine	Fine for ongoing incident
67	Place or distribute any sign, notice bill board or advertisement on any part within the complex	R500	R500
A list of Penalties and fines for:		Storage of Dangerous substances	
No	Rule	Fine	Fine for ongoing incident
68	Store any flammable material or allow being stored on the common property.	R1000	R1000
A list of Penalties and fines for:		Irrigation System	
No	Rule	Fine	Fine for ongoing incident
69	Any person who Removes, damages or tampers with any part of the irrigation system in the Common property areas	R500	R500
A list of Penalties and fines for:		Fire arm, pellet gun or daisy gun	
No	Rule	Fine	Fine for ongoing incident
70	Illegally discharge any fire arm, pellet gun or daisy gun on common property	R1000	R1000
A list of Penalties and fines for:		Cigarette butts and littering	
No	Rule	Fine	Fine for ongoing incident
71	Throw cigarette butts on any part of common areas within the complex.	R250	R250

A list of Penalties and fines for:		<i>Writing, Graffiti on any area of the common property</i>	
No	Rule	Fine	Fine for ongoing incident
72	Write with any object on any part of Common property areas	R500	R500
A list of Penalties and fines for:		<i>Damage to any part of the Common Property</i>	
No	Rule	Fine	Fine for ongoing incident
73	Cause any damage to any part of the common property	R1000	R1000
A list of Penalties and fines for:		<i>Traffic and Speeding</i>	
No	Rule	Fine	Fine for ongoing incident
74	Obstruct any traffic willingly and unlawfully in the complex	R500	R500
75	Any person exceeding the Speed limit (exceeding 10kmph) inside the complex resulting in danger to residents, children, property and visitors	R500	R500
76	No person is to Speed and drive recklessly in the complex. Speed limit of 10kph on the road	R500	R500
A list of Penalties and fines for:		<i>Security Risks</i>	
No	Rule	Fine	Fine for ongoing incident
77	Any person who threatens other residents and is a security risk to people and their property	R500	R500
A list of Penalties and fines for:		<i>Animal Behaviour</i>	
No	Rule	Fine	Fine for ongoing incident
78	Any person who allows their animals to behave in such a way that they are dangerous or a nuisance to residents	R500	R500
79	Any person who allows their pet to bark continuously	R250	R250
80	Allow any dogs on common property without being on a lease.	R250	R250
A list of Penalties and fines for:		<i>Music Volume - Residence</i>	
No	Rule	Fine	Fine for ongoing incident
81	Allow any TV or radio volume to be a disturbance or a nuisance to other residents	R250	R250
A list of Penalties and fines for:		<i>Children</i>	
No	Rule	Fine	Fine for ongoing incident
82	Allow any disorderly behaviour by their children resulting in damage to property	R500	R500
A list of Penalties and fines for:		<i>Language</i>	
No	Rule	Fine	Fine for ongoing incident
83	Direct any foul, abusive language or swearing towards any resident or employees of the HOA.	R500	R500
A list of Penalties and fines for:		<i>Maintenance of Gardens</i>	
No	Rule	Fine	Fine for ongoing incident
84.	Fail to maintain the aesthetic requirements on their property.	R250	R250
85.	Fail to maintain the front lawns of the property	R500	R500
86.	Fail to keep the backyards clean leading to unsanitary, hygienic problems and complaints	R500	R500

A list of Penalties and fines for:		Fire Works	
No	Rule	Fine	Fine for ongoing incident
87.	Any person who Illegally uses, ignites any firework, at any time in the complex	R1000	R1000
A list of Penalties and fines for:		Generators	
No	Rule	Fine	Fine for ongoing incident
88.	Excessive use of generators causing noise and disturbance	R250	R250
A list of Penalties and fines for:		Environmental	
No	Rule	Fine	Fine for ongoing incident
89	Any person who willingly breaks any environmental policies and rules as stipulated in the constitution , rules of the complex	R500	R500
90	Any person who damages or remove any plant, tree	R500	R500
A list of Penalties and fines for:		Burglar Bars and Safety Doors	
No	Rule	Fine	Fine for ongoing incident
91.	Fit Burglar Proofing or a safety door without the consent of the trustees	R500	R500
A list of Penalties and fines for:		Illegal Building	
No	Rule	Fine	Fine for ongoing incident
92	Build any structure in the complex that has not been approved by the trustees or the HOA.	R2500	R2500
A list of Penalties and fines for:		Clubhouse	
No	Rule	Fine	Fine for ongoing incident
93	Any person who does not adhere to security instructions when asked to lower loud noise or loud music during a function in the clubhouse	R250	R250
94	Damage and abuse any part of the clubhouse	R1000	R1000
A list of Penalties and fines for:		Pool	
No	Rule	Fine	Fine for ongoing incident
95	Any person who tampers with the pool equipment or removes the creepy crawly from the water	R500	R500
96	Damages the pool pump and the plastic housing	R1000	R1000
A list of Penalties and fines for:		Gardening	
No	Rule	Fine	Fine for ongoing incident
97	Any person tampering with the gardeners shed and equipment	R250	R250