



Capolavoro Mountain Estate

Addendum: 01

Schedule of Fees, Fines and Penalties

(To be read in conjunction with the Rules and Regulations of Capolavoro Mountain Estate)

CHOA – Schedule of Fees, Fines and Penalties

Addendum 01:
Schedule of Fees, Fines and Penalties

Description	Amount	Remarks
Finger Registration of Tenants	R50.00 Per tenant/ Service Provider	
Failure to Register Tenants and Regular Domestic Assistants and Service Providers	R500.00 per month	until compliance
Breach of General Estate Rules	R500.00	per incident
Disturbing the Peace or Nuisance to others	R500.00	per incident
Breach of Security or Access Control Rules	R1000.00	per incident
Abuse and/or Obstruction of Security Guards	R1000.00	per incident
Reckless or Negligent Driving	R500.00	per incident
Parking on Common areas: Parks; Sidewalks;		
Roads and Grass Verges	R500.00	per incident
Cutting down or excessive Trimming of Estate		
Trees without approval	R5000.00	plus cost of replacement
Malicious Damage to Fauna and Flora	R1000.00	plus cost of replacement

Addendum 01: Schedule of Fees, Fines and Penalties

Dogs off leash in Public Areas	R500.00	per incident
Failure to remove Dog Faeces	R500.00	per incident
Failure to comply with the Building Completion times		
including Alterations and Additions	Double Levy per month	until compliance
Illegal use of residence	R1000.00	per incident
Sidewalks not maintained	R500.00	per month until compliance
Failure to comply with rules regarding		
Trailers and Unsightly objects	R500.00	per incident
Erection of Carport without prior approval	R1000.00 per month	until removal or
approval of plans		
Special Events in common areas		
without prior permission	R1000.00	per incident
Non-removal of Refuse Bin by 19h00 on day		
of refuse collection	R250.00	per incident
Failure to maintain a level of Upkeep of		
Owners Houses to the satisfaction of the CHOA	R1000.00	per month until compliance

Addendum 01: Schedule of Building Contractors Fines and Penalties

Description	Amount	Remarks
CHOA Builders Board not Displayed	R500.00	
Deviation from approved plan	R3000 .00	Site shut down
Building commenced prior to CHOA approval of plans	R3000.00	Site shut down
Building commenced prior to local authority approval	R3000.00	Site shut down
Dumping on sidewalks and /or public areas	R1000.00	plus 24 hours to rectify
failing which site shut down		
Untidy site/ no skip/ sidewalk rubble laden	R500.00	Per day until compliance
Workers loitering off site	R 500.00	per worker
Contractor/ workers late off site (after 6pm)	R1000.00	Escorted off Estate
Rubble not removed	R500.00	per day until removal
Breach of private time - Saturday/Sunday	R1000.00	Escorted off Estate

Addendum 01: Schedule of Building Contractors Fines and Penalties

NOTE:

Although the Building Contractors fines and Penalties relate to the building contractor and sub-contractors, the onus for payment ultimately rests with the owner of the property.

The CHOA reserves the right to suspend any building activity and deny access to contractors for continued breach of the Estate rules

It is the responsibility of the owner to bear the cost of any repair or replacement of damages to Estate property resulting from building activities.

NOTE:

The CHOA reserves the right to increase the Fees, Fines and Penalties annually in keeping with the official rate of inflation and the CPI.

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