

Schedule 1 to the Estate Rules

(Approved by the Board of Directors 15 September 2023 and amended by Board resolution dated 26 January 2024)

----- SCHEDULE OF TRANSGRESSIONS AND PENALTIES -----

Introduction

The schedule of transgressions and penalties is regulated by the Memorandum of Incorporation and the Rules and Regulations of the Serengeti Estates Property Owners Association. They are binding upon all persons present in the Estate, whether as a property owner, resident, visitor, golf player, contractor, employee, or any other person present in the Estate in whatsoever capacity or for whatsoever reason. The decision by the directors regarding the enforcement and/or interpretation of these rules, is final and binding. For the rules to be effective, it requires a sanction such as a penalty.

The purpose of the schedule of transgressions and penalties is to correct behaviour to conform to the standard of conduct, which is required to protect the interests of the owners of property and the residents of the estate against the negative effect of the conduct of the transgressor that impacts the acceptable norms, values and assets of the homeowners.

In any case or incidence of any transgression of the Estate Rules and Regulations, the SEPOA reserves the right to impose any penalty or fine, or to impose community service in lieu of a penalty, and to suspend such penalty, or fine, or community service in full or partially, on such terms and/or conditions as the Board of the SEPOA or its authorised representative may decide in its sole discretion.

	Description of Transgression	Fine/Penalty
A	VEHICLE USE AND TRAFFIC BEHAVIOUR	
1	Driving any vehicle or golf cart without a valid driver's license, learner's license, or valid Driver's Permit issued by the SEPOA (per incident). (Rule 57.1, read with Vehicle and Road use Policy)	R 1,500
2	Failure to bring any vehicle or golf cart to a standstill at any stop sign in the Estate (per incident) (Amended Rule 57.4)	R 1,500
3	Using any means of transport (formal or recreational) in off-limit areas (i.e. using any type of transport on the golf course, in parks, on pavements which are not golf cart paths, conservation areas, etc. (Rule 63.3)	R 1,500
4	Failing to register a private golf cart with the SEPOA (SGC golf carts excluded). (Rule 63.5/63.7)	R 1,000
5	Failing to display SEPOA golf cart registration and/or reflecting identification numbers as prescribed. (Rule 63.7)	R 500
6	Use any off-road vehicle such as quad bikes, scramblers, etc in the Estate.(Rule 61.1)	R1,500
7	Transgression of Estate Speed limits: (Rule 55)	
	40 km/h zones	60 km/h zones
	41 km/h – 50 km/h	61 km/h – 70 km/h
	51 km/h – 60 km/h	71 km/h – 80 km/h
	61 km/h – 70 km/h	81 km/h – 90 km/h
	71 km/h and higher	91 km/h and higher
		R 3,000 PLUS R 1,000 for every km/h above 71 km/h or 91 km/h respectively
8	Causing damage or a collision whilst driving any vehicle or golf cart in the Estate. (Amended Rule 57.5)	R 1,500
9	Driving a golf cart in the Estate after sunset without headlights and/or reflectors. (Amended Rule 57.6)	R 500
10	Parking offences: No person shall park on any area not designated as a parking area (Including areas indicated as no parking areas, access lanes, roads, sidewalks, open lawned areas, in front of driveways to residences), in front of the Clubhouse or Clubhouse ring-road, or on any demarcated disabled parking (if not disabled). (Rule 60.1)	R 500 and/or clamping of vehicle (R800 to release clamp)
11	Exceeding the number of persons occupying a golf cart (as per the manufacturer's recommendations = 2 persons in respect of a 2-seater golf cart and 4 persons in respect of a 4-seater golf cart). (Amended Rule 57.7) NOTE: "Person" refers to persons over the age of four (4) years. Children under the age of four (4) must be accompanied by an adult over the age of 18 years old]. (Amended Rule 57.7)	R 2,000 per incident

B	PEOPLE AND BEHAVIOUR	
12	Creating a public nuisance by any means, and/or noise generated by music, electronic instruments, mechanical and/or electrical equipment (including generators above 55-60dB), partying, unsanctioned informal gatherings, and the activities of residents and/or their employees. (Rule 77.2/91) If continue after one written warning to stop disturbance. NOTE: In addition to the fine being issued to the property owner, nuisance or noise created or caused by youths under the age of eighteen (18) years will be given community service of not more hours than the equivalent of 10% of the prescribed fine.	Written warning R 2,000
13	Causing or participating in physical fights, or incidences of violence, or threats of violence in the Estate towards any person, group of persons, or physical assets of any person (per incident per person) (Rule 77.1/77.3/77.3)	R 20,000
14	Breaking in, or entering in, or trespassing on any property unlawfully or without the explicit authorisation of the property owner. (Amended Rule 77.4)	R 20,000
15	Stealing of anything from any house, restaurant, office, or any other facility on the Estate (Amended Rule 77.4).	R 10,000
16	Use of fireworks or any other combustible device or substance anywhere in the Estate.(Rule 72.2)	R 10,000
17	Discharging an airgun/rifle, paintball gun, BB gun or any other projectile propelling device in the Estate.(Rule 71.1)	R 5,000
18	Vandalism to or of any private or public property or equipment.(Rule76.3)	R 5,000 plus the cost of restoration of property or equipment to original state
19	Swimming or boating in any of the dams on the Estate (including Nicolson dam) (Rule 68.2)	R 5,000
20	Consumption of alcohol in natural/communal areas other than designated areas at Golf Club, restaurants, and Mozzafiato. (Amended Rule 86.7)	R 1,000
20A	Allowing or providing access to an Estate Agent to market property without registering a mandate with the SEPOA (Estate Agent Access Policy rw Rule 51)	R10,000. per mandate ("per mandate" inserted 26/01/2024)
20B	Unauthorized host any showing event of any residential resale property without the prior written consent of SEPOA (inserted: 26/01/2024)	R 1,000

C	BEHAVIOUR PERTAINING TO SECURITY ASPECTS OF THE ESTATE	
21	Gaining unlawful or unauthorised access to the Estate, or aiding or allowing any person to gain unlawful or unauthorised access to the Estate, or abusing access rights to the Estate (Amended Rule 51.1).	R 50,000
22	Tampering with security equipment, perimeter fence, security cameras, speed cameras, etc. (Amended Rule 51.2)	R 50,000
23	Failure to register a gardener or domestic worker with the SEPOA (regardless of how often the person is working and regardless of whether the person resides in the Estate or not). (Rule 87.2)	R 1,000
24	Failure to deregister a former gardener or domestic employee with the SEPOA (regardless of whether the person continues to work or start to work at another property in the Estate). (Rule 87.3)	R 1,000
25	Abusive physical or verbal conduct towards any security personnel, regardless of circumstances. (Rule 77.1)	R 1,500
26	Discharge of a firearm, rifle, crossbow, or any other deadly weapon in the Estate. (Rule 71.1)	R 50,000
27	Tampering, or interfering, or illegally connecting with any electrical, water, or gas installation in the Estate (Amended Rule 51.3).	R 50,000
28	Causing any damage to Estate property. (Amended Rule 51.2)	R 20,000 plus cost of repair/restoration
28A	Causing, engaging in, participating in, or provoking in any manner whatsoever any conduct, interference, obstacle, disruption, or distraction of any nature, which interferes or may interfere with the lawful duties of any security personnel (Rule 53A.1) [inserted by round-robin resolution 26/09/2023]	R20,000 per person per incident
28B	Blocking, preventing, or obstructing any security personnel in any manner, or hindering any security personnel to gain access to any place in the exercise of their duties. (Rule 53A.2) [inserted by round-robin resolution 26/09/2023]	R5,000 per person per incident
28C	Hindering, obstructing or interfering with any ongoing investigation performed by the Estate or by the security personnel in the exercise of their duties. (Rule 53A.3) [inserted by round-robin resolution 26/09/2023]	R5,000 per person per incident
28D	Disobeying a lawful instruction by any security personnel in the Estate. (Rule 53A.4) [inserted by round-robin resolution 26/09/2023]	R5,000 per person per incident
28E	Verbally, physically, or otherwise harass, intimidate, or threaten any personnel working in the Estate, including security personnel, service providers, SEPOA personnel, or Clubhouse and Golf Club personnel, while they are performing their duties. (Rule 53A.5) [inserted by round-robin resolution 26/09/2023]	R20,000 per person per incident

D	PETS	
	NOTE: The SEPOA reserves the right to request the authorities to remove any animal, which causes a nuisance in the Estate and of which the owner of the pet fails or refuses to take steps to rectify the behaviour of the pet.	
29	Keeping pets on the property without the permission of SEPOA (Rule 48)	R 1,000
30	Allowing or causing animals to roam the streets, common property areas, golf course or neighbouring properties in the Estate. (Rule 48)	R 1,000
31	Failure to keep pets on a leash in common property areas, cart paths, golf course and golf course cart paths or any other public area. (Rule 48)	R 1,000

32	Failure to remove all excrement deposited in a common property or public area immediately. (Rule 48)	R 500
33	Pounding of stray pets without identification. (Rule 49)	R 500 per day or part of a day.
34	Allowing pets to cause a nuisance (eg. Excessive barking). (Rule 49)	R1,000 after one official written warning
35	Allowing dogs to swim in dams/public water features. (Rule 68.2)	R 2,000

E	USE OF PROPERTY	
35	Use of residential property for business without SEPOA prior written consent. (Rule 43.1)	R 20,000
36	Use of residential property for short term lease/ Air bnb. (Rule 43)	R 10,000 per incident after one official written warning.
37	Use of residential property for guesthouse. (Rule 43)	R 20,000
38	Parking and/or storing trailers, boats, caravans, equipment, vehicles parts, industrial/commercial vehicles etc. on sidewalks or open lawn areas or in front of driveways to residence, or in an area where it is visible from the street, golf course, and/or conservation area. (Rule 60.1/62.1)	R 2,000 per month
39	Other non-compliances not specifically listed, i.e Visible Solar, Air-con & piping, etc. (Rule 92.1)	R 2,000
40	Washing dried in an area where it is visible from the street, Private Open Space, or Golf Course. (Rule 45.1)	R 2,000
41	Failing to keep garden in good state of repair in accordance with plan and aesthetic guidelines. (Rule 29.2/29.3)	R 2,000 after one official written warning.
42	Restricting the natural flow of water between properties (weep holes, etc). (Architectural Guidelines: Section B: Par 1.4 (rainwater gutters + downpipes))	R 5,000

F	CONTRACTORS, BUILDING SITES, BUILDING WORKS, AND RELATED MATTERS *rw = "read with"	
43	Exceeding building time period limits (against property owner). (Late commencement and/or late completion). (Architectural Guidelines: Section A: Par 3)	Month 1 R 5,000.00 Month 2 R 7,500.00 Month 3 and following R 10,000.
44	Contractors working or allowing workers and/or sub-contractors to work outside the permitted working hours without prior written permission by the SEPOA. (Rule 38.2, rw COC Par 10.1/10.2)	R 7,500
45	Contractors failing to register workers or bringing unregistered workers into the Estate. (Rule 38.2 rw COC Par 9.11)	R 5,000 per worker
46	Failure by Contractor to transport all persons in the employment of contractors from the Estate gate to the building site and back to the gate. (Rule 38.2 rw COC Par 9.1)	R 5,000 per incident
47	Allowing workers/sub-contractors to sleep on the site. (Rule 38.2 rw COC Par 10.3)	R 5,000 per incident
48	Deviating from roads and designated through-fares by Contractor and sub-contractor vehicles. (Rule 38.2 rw COC Par 9.2/9.7/9.15/9.17/12.5)	R 5,000 per incident
49	Contractor/sub-contractor illegally bringing any form of labour onto the Estate without following the correct procedures and registration. (Rule 38.2 rw COC Par 9.11)	R 20,000
50	Workers/staff of Contractor/sub-contractor urinating, defecating, washing, and/or undressing in public view in any area other than the toilet or not in a designated facility on the building site (First offence). (Rule 38.2 rw COC Par 10.15) Automatic Banning of the staff member from the Estate upon repeat offence.	R 5,000 per worker
51	Failing to keep site clean, tidy, and screened, which include road area in front of the site. (Rule 38.2 rw COC Par 10.8)	R 5,000 after one official written warning.
52	Illegal water/electricity connection by a Contractor/sub-contractor (per incident where an incident is an identified illegal connection). (Amended Rule 51.3)	R 50,000
53	Unauthorised use of water from another site. (Amended Rule 51.3)	R 5,000
54	Use of water from any Fire Hydrant (Amended Rule 51.3).	R 20,000
55	Commencing with building works without SEPOA and Ekurhuleni approved building plans. (Rule 39.1)	R 15,000 plus notice to stop building works
56	Illegal occupation of a dwelling without obtaining a completion certificate from SEPOA. (Rule 41.1) Failure to vacate after 48 hours	R 30,000 plus Notice to vacate within 48 hours R20,000 per calendar month or part thereof.
57	Erection of Wendy houses, granny flats, or similar structures without prior written consent of SEPOA (Amended Rule 42.2).	Written Notice to remove plus R 2,000 per calendar month or part thereof after expiry of period indicated in Notice to remove the structure.
58	Failure to keep building on property in good state of repair according to building plan and aesthetic guidelines. (Rule 30.2)	Compliance Notice Plus R 2,500 monthly upon failure to comply with Notice
58B	General non-compliance with any rule, architectural guideline or provision of the Contractors Code of Conduct not mentioned above (Inserted: 26/01/2024)	R 2,000
59	Removal or damage of builders' net during construction. (Rule 38.2 rw COC Par 10.16)	R 5,000
60	Contractors/construction vehicles may only park on site and may not cause any obstruction to golf carts or other vehicles. (Rule 60, rw Rule 38.2, rw COC Par 9.9)	R 5,000

G	ENVIRONMENTAL	
61	Illegal dumping by residents and Contractors. No rubble, refuse, or building material shall be dumped or discarded anywhere on the Estate or Conservation/Preservation Areas. (Rule 86.5)	R 10,000/as per EMP
62	Disposing of any liquid, waste, substance, or material in any dam, river, stream, or wetland area, or on the golf courses or in any public area or on any open stand (per incident). (Rule 86.6)	R 50,000
63	Littering by any person on the Estate.(Rule 86.5)	R 500
64	Burning of Rubbish/garden refuse/building refuse on the Estate (Public areas as well as on private stands). (Rule 86.1)	R 5,000
65	Feeding, chasing, trapping, harming, removing, or interfering with any Fauna and/or Flora. (Rule 75)	R 5,000
66	Unauthorised cutting, pruning, removing, or disturbance of trees, shrubs, grass or other vegetation other than by the owner/resident on owner/resident's stand.(Rule 29.4/86.2)	R 5,000
67	No fires may be ignited anywhere on the Estate except in private braai and fire pit areas or other designated areas. (Rule 86.1)	R 15,000