

SCHEDULE OF PROPERTY MAINTENANCE PENALTIES - MAY 2022

TRANSGRESSION DESCRIPTION	FIRST VIOLATION	SECOND VIOLATION	REPEAT VIOLATION
1. Roof No broken or missing tiles No broken ridges Uniform colour - (especially after additions/extensions) No vegetation on roof and/or gutters - (weeds, etc) Fascia boards - (chipped, damaged, peeling, cleaning) Gutter(s) and/or downpipe - (broken, sagging, loose, missing) Notice period Solar panels and/or solar geysers Not conforming to Guidelines Notice period	Warning Warning Warning Warning Warning Warning 21-day notice Warning 21-day notice	R1 000 R1 000 R1 000 R1 000 R1 000 R1 000 R1 000 1-week notice R1 000 1-week notice	R2 000 R2 000 R2 000 R2 000 R2 000 R2 000 R2 000 Bi-weekly R2 000 Bi-weekly
2. Fixtures Satellite dish: Rusting Dirty Visible wiring/trunking Aircon units: Rusting Requires painting Placed out of sight of common areas Notice period	Warning Warning Warning Warning Warning Warning 21-day notice	R1 000 R1 000 R1 000 R1 000 R1 000 R1 000 1-week notice	R2 000 R2 000 R2 000 R2 000 R2 000 R2 000 Bi-weekly
3. Chimney, Flue and Cowl Not conforming to Guidelines Rusting Broken Notice period	Warning Warning Warning 21-day notice	R1 000 R1 000 R1 000 1-week notice	R2 000 R2 000 R2 000 Bi-weekly

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4. Windows Aluminium frame not conforming to Guidelines Broken/damaged glass Covering not blinds, shutters or curtains Film – peeling, cracking Notice period	Warning Warning Warning Warning 1-week notice	R1 000 R1 000 R1 000 R1 000 1-week notice	R2 000 R2 000 R2 000 R2 000 Bi-weekly
5. Garage Not conforming to Guidelines Cleaning Rusting, corrosion Broken/damaged, mechanism working smoothly Notice period	Warning Warning Warning Warning 21-day notice	R1 000 R1 000 R1 000 R1 000 1-week notice	R2 000 R2 000 R2 000 R2 000 Bi-weekly
6. Exterior painting Main structure (or portion of): Colour not in accordance with permitted colour chart Soiling/staining Flattening stage 1: chalking/discoloration Flattening stage 2: erosion/cracking/peeling Failure Boundary walls (or portion of): Colour not in accordance with permitted colour chart Soiling/staining Flattening stage 1: chalking/discoloration Flattening stage 2: erosion/cracking/peeling Failure Notice period	Warning Warning Warning Warning Warning Warning Warning Warning Warning Warning 30-day notice	R1 000 R1 000 R1 000 R1 000 R1 000 R1 000 R1 000 R1 000 R1 000 R1 000 1-week notice	R2 000 R2 000 R2 000 R2 000 R2 000 R2 000 R2 000 R2 000 R2 000 R2 000 Bi-weekly
7. Gates (security and/or side gates) Rusting Soiling/stained Broken/damaged Requires painting/varnishing Notice period	Warning Warning Warning Warning 14-day notice	R1 000 R1 000 R1 000 R1 000 1-week notice	R2 000 R2 000 R2 000 R2 000 Bi-weekly

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8. Verges/Sidewalk* Driveways: Broken/damaged cobbles/pavers Painting Structural failure Pebbled areas: Weed free Plastic reveal Uniform pebble colour/style Vegetation: Not conforming to plant species Guidelines Weed free Edging Healthy, neat and tidy condition Trees – canopy trimmed Not watered Lawns: Lawn trimmed – healthy, neat and tidy condition Weed free Edging Not watered, uniformly green Needs replacement/resurfacing Artificial lawn – no lifting/damage Building and/or Garden - Rubble/Refuse: No rubble may be stored, dumped or discarded on verge No refuse may be stored, dumped or discarded on verge outside permitted times of collection Notice period <i>*defined as the common area between the boundary wall and roadway/boundary on all sides of a residential property (the Erf) and is not part of the defined maintenance area of the CVPOA itself</i>	R1 000 Warning Warning R1 000 R1 000 R1 000 R1 000 R1 000 R1 000 R1 000 R1 000 R1 000 R1 000 R1 000 R1 000 R1 000 R1 000 R1 000 R1 000 R1 000 R1 000 n/a	R1 000 R1 000 R1 000 R1 000 R1 000 R1 000 R1 000 R1 000 R1 000 R1 000 R1 000 R1 000 R1 000 R1 000 R1 000 R1 000 R1 000 R1 000 R1 000 R1 000 n/a	R2 000 R2 000 R2 000 R2 000 R2 000 R2 000 R2 000 R2 000 R2 000 R2 000 R2 000 R2 000 R2 000 R2 000 R2 000 R2 000 R2 000 R2 000 R2 000 R2 000 n/a

TRANSGRESSION DESCRIPTION	FIRST VIOLATION	SECOND VIOLATION	REPEAT VIOLATION
9. Outside lighting Cleaning Rusting Broken/damaged Notice period	Warning Warning Warning 14-day notice	R1 000 R1 000 R1 000 1-week notice	R2 000 R2 000 R2 000 Bi-weekly
10. Backyard Condition neat and tidy No offensive odours i.e., pet excrement Vegetation Encroaching/Touching perimeter electrical fencing	Notice Notice R1 000	n/a n/a R2 000	n/a n/a R5 000

The CVPOA may review, as and when necessary, the CVPOA Schedule of Property Maintenance Penalties to ensure that they remain relevant and continue to serve the communal interests of the members of the CVPOA.