



10 August 2016

Dear Members,

Thank you to those who participated in the member survey regarding the Compliance Deposit and Penalties.

It has been found by the survey conducted among you, the members, that the Board's proposal of maintaining the current pavement deposit plus "appropriate penalties" received the highest support.

Results Summary

15 erven replied (multiple proposals could be supported):

- Item 1: 1 supporter
- Item 2: 2 supporters
- Item 3: 4 supporters
- Item 4: 4 supporters
- Item 5: 8 supporters
- Item 6: 1 supporter

The Board has decided to implement its proposal, with immediate effect and with the following amendments:

1. The purpose of the deposit is to cover both damage to infrastructure and default on non-compliance penalties. It shall be simply called "Deposit".
2. Should members default and fail to pay a fine, the amount would be deducted from the deposit
3. The Board will review in December 2016 whether the new policy is working.



Bluewater Estate Home Owner's Association **Policy on Building/Alteration and Non-Compliance Deposit**

1. The Deposit and default on non-compliance penalties of R5000 is re-instated and is to cover damage to the Estate infrastructure.
2. A non-compliance penalty levy of R1000 per month, per non-compliant element, is imposed on the owner of the respective ERF when there is unauthorised non-compliance to the Estate guidelines in a new building or an alteration/renovation.
3. Compliance is routinely checked by the Estate-commissioned scrutinising architect at regular inspections during the building process, but a non-compliance notice may also be issued at any time in between by the Estate.
4. The owner/builder must give the Estate, within 14 calendar days, a proposal for how non-compliant items will be rectified, and is given a further 14 calendar days thereafter in which to rectify the non-compliant items. Should the proposal for rectifying the non-compliant item not be received within 14 days, building will be stopped by the Estate until proposal is received. Should the non-compliant element not be rectified within 28 calendar days from date of notice, the non-compliance penalty levy will become due and building will be stopped by the Estate until the non-compliant items are rectified.
This penalty applies to new builds and to alterations (as defined in the Addendum to the guidelines). The penalty is charged and billed together with the other levies until non-compliance is rectified and the Estate is informed thereof in writing. Interest is charged on unpaid levies.
5. The Estate may choose not to give consent to transfer on houses with unauthorised non-compliant elements.