BIRDWOOD HOME OWNER ASSOCIATION
PO BOX 1421
IFAFI
0260
Tel: 083 478 5470
Fax: 086 517 3662
Web Address: www.bwhoa.co.za
E-Mail: info@bwhoa.co.za
26 June 2025

RULES AND GOVERNANCE PENALTIES

The following penalties are imposed immediately:

1. DOMESTIC ANIMALS

Dog without a leash	1st offence	R 500.00
	2nd offence	R 1000.00
Pets roaming the streets		R 2000.00
Dogs barking excessively and causing a disturbance		R 2000.00
Impounded pet release		R 2000.00

2. TRAFFIC

The roads in the Estate are owned by the HOA and therefore the following offences will apply

Speeding in the Estate	1st offence	R 2000.00
	2nd offence	R 3000.00
	3rd offence	R 5000.00
Reckless driving		R 2000.00
Drivers ignoring traffic signs		R 2000.00
Motorcycles driven without helmets		R 2000.00
Parking of vehicles in the road / neighbours lawn		R 2000.00

3. ESTATE FACILITIES

Abuse, such as tennis courts, swimming pool, squash court and Gym	R 2000.00
Damage to the environment, such as plants, trees and signboards	R 2000.00
The cost for repairs will be for the owner's account.	
Consuming of alcohol in "no alcohol beverages demarcated areas" at the Clubhouse	R 500.00

4. **ARCHITECTURAL**

No toilet on site		R 2000.00 All building activities stopped
No skip on site		R 2000.00
Building site enclosure damaged or down		R 2000.00 per day
Dumping on another site/stand without permission		
	1st offence	R 5000.00
	2nd offence	R 7500.00
Cleanliness on site lacking		R 2000.00
Mud or cement spilling onto road		R 2000.00 per incident
Fire made on site		R 2000.00
Contractors late off site without permission		R 2000.00 per contractor and R 500.00 per labourer

5. **GENERAL**

Laundry hanging over fences & railings or in direct view to the public	R 1000.00
Loud music and disturbance to neighbours	R 2000.00
Refuse bins / bags left out before Monday evening	R 500.00
Use of fireworks in the Estate	R 10 000.00
Untidy lawns, pavements and appearance of property	R 1000.00
Any person who sells or canvasses door to door on the Estate	R 1000.00
Persons not adhering to the Security Procedure	R 5000.00
Disrespectful behavior towards Security/Estate staff	R 5000.00
Displaying of any signage without prior approval	R 1000.00
Dumping on another site/stand without permission	
1st offence	R 5000.00
2nd offence	R 7500.00