

WINELANDS ESTATE SHORT TERM RENTAL AGREEMENT

All Winelands Estate homeowners that wish to perform short term rental (90 days or less) of their property are required to complete and sign this agreement before doing so.

Security and privacy are fundamental elements of the Winelands Estate lifestyle and short-term rental homeowners will ensure that their guests respect and strictly adhere to these aspects at all times.

Terms & Conditions:

1. Only homeowners that are in good standing with the Winelands Estate Home Owners Association (WEHOA) will be allowed to perform short term rentals. This means that levies need to be up to date to be able to perform short-term rental.
2. A short-term rental committee consisting of at least one trustee and two additional homeowners (who preferably conduct short-term letting), will form the Short-term letting committee that will oversee short-term rentals in accordance with the WEHOA Constitution, Code of Conduct and Short-term Rental Regulations.
3. WEHOA relies on the integrity and transparency of short-term rental homeowners. Any act of dishonesty such as a false declaration of revenue will lead to immediate termination of a homeowner's short-term rental agreement and a fine that will be determined by the Trustees.
4. The homeowner wishing to enter into this agreement fully accepts that it requires trustee approval and that the trustees have the sole and absolute discretion to terminate the homeowner's right to operate a short-term rental business if a homeowner fails to comply with short term rental and associated HOA regulations.
5. The host is at all times responsible for the guest's behaviour whilst on the Estate. The host shall ensure that the guest is fully aware of the Estate's Code of Conduct and the requirement of residents' privacy.
6. The host must carry and prove third party liability insurance for anything related to the HOA and by signing this agreement indemnifies WEHOA for any third-party claims.

7. The host may under no circumstance provide guests with a homeowner issued security access tag. All guests must enter/exit the estate as guest via the guest entrance/exit.
8. The host agrees to complete the guest name, arrival and departure date, number of guests, the monetary value of booking and supporting documentation **before the arrival date** on the WEHOA short term rental system.
9. A unique WEHOA reference code will be issued to the host by the online WEHOA short term rental system when a guest booking as detailed in paragraph 8 above. The host must forward the WEHOA reference to the guest who in turn must provide it to WEHOA security on arrival. No short-term rental guest will be allowed enter Winelands Estate without their unique WEHOA reference.
10. The WEHOA accountant will issue an invoice before the 7th of the month to the homeowner for 10% of the value of the revenue as detailed in the WEHOA short term rental system. This invoice must be paid by the 15th of the month.
11. Failure of the host to timeously provide the revenue collected and the payment of the 10% commission will result in the suspension of short-term rental permission for such homeowners.
12. In order to ensure a suitable calibre of guest's minimum nightly rentals should be charged in keeping with the rates of Four Star or better establishments.

Registered Homeowner

Trustee

Name: _____

Name: _____

Signature: _____

Signature: _____

Date: _____

Date: _____

Appendix A – Winelands Estate Short term rental guidelines

Our beloved Winelands Estate is a pride and joy to all of us who reside here and call it home.

We cherish living in the amazing Cape Winelands, with its majestic mountains, spectacular views, clean air, blue skies, tranquil atmosphere and simply breath-taking beauty all around us. We are happy to welcome you to share in this special experience which we call the Winelands Estate.

At Winelands Estate we value security, privacy, peace and harmony. We want to enable your safe, enjoyable and memorable stay with us, and we ask please help us to maintain the privacy, security and peace of our home, thank you.

Please take the time to read and familiarize yourself with these Estate guidelines.

Arrival Registration

Please complete the Arrival Registration form when you arrive at the property. This form is provided by the owner.

Security

- There is a single entrance to the Estate.
- Once the owner of the home you are renting has made arrangements with security, you are able to proceed in and out of the gate.
- On entry and departure, the registration details of your vehicle and number of occupants are recorded.
- Please be patient and courteous at the gate if there is any waiting time, thank you.
- The dates and length of your stay are recorded with security. Access to the Estate is permitted inside this period.
- Should you wish to extend your stay, please make arrangements with the owner of the property you are renting. The owner will make arrangements to extend your access with security.

Safety

- Please keep within the speed limit of 30km/h
- Please watch out for children when driving on the Estate

Privacy

- We delight in inviting you to share in our beautiful Estate, and to experience our Estate life with us, during the course of your stay.
- When walking or jogging around the Estate please keep to the common property, i.e., the ring road only.
- When taking photos of the surroundings, please respect privacy and do not take photos of private homes.

- Thank you for helping us all enjoy and maintain our collective peace and harmony.

Receiving Visitors / Guests

- If you will be receiving guests, please arrange ahead of time with the owner of the home who will inform security.
- Please supply names of your visitors, number of people and the registration of their vehicle.
- Be sure to make these arrangements at least 24 hours before the proposed visit to help streamline the process.
- The number of guests is in context of the size of the property you are renting. It is given at the discretion of the owner who acts in line with our Estate Homeowners Guidelines.
- We request guests to please leave by midnight.

Parking of vehicles

- Please park vehicles in the allocated parking area of the home you are renting.
- Please do not park vehicles on adjacent properties or along the curbside of the ring road.

General

- Please keep the noise level, including music, within reason so as not to disturb other residents.
- Our collective quiet time is from 23h00.
- No fireworks are permitted on the Estate.

COVID Protocols

- Please be sure to strictly adhere to COVID protocols.
- If you have guests, please ensure they too keep to COVID protocols and to any applicable curfew.
- Please ask the owner to inform you of the latest protocols if you do not know what they are.
- For the safety of all, the Estate reserves the right to take appropriate action if COVID protocols are not adhered to.

Important phone numbers

Name and telephone number of the owner:

Additional name and telephone number of the owner:

Security gate number: 021 2864972

Thank you and we wish you a most memorable stay and look forward to seeing you again soon.