



Mariners Village
Home Owners Association (HOA)
140 Church Street, Westcliff, Hermanus
Tel. 028 312 1871
marinersvillage@telkomsa.net

APPLICATION TO OPERATE A B&B / Airbnb

Applicant's details:

- Full names and surname: _____
- ID Number _____ (copy of ID to be attached)
- Contact Number _____ Alt. No.: _____
- Email Address: _____
- Physical Address (of anticipated B&B / Airbnb) _____

_____ Erf No.: _____
- Preferred opening date: _____ (if application is approved by all as required)
- Max. number of guests: _____ (that may be accommodated at same time)
- Number of rooms: (Bedrooms) _____ (Bathrooms) _____
- Motivation: _____

I, the applicant named above, being the owner of the mentioned property, hereby apply for approval by the Mariners Village Home Owners Association (HOA) to operate a B&B / Airbnb as detailed and motivated above.

I accept, understand and agree that should this application be approved, it may only be used in support of a formal application to be lodged with the local authority as prescribed by the local authority's laws, by-laws and regulations.

HOA Trustees:

E. Botha, J. Engelbrecht, H. Jones, Dr. S. Parker, W.G. Pienaar, P. Potgieter, C. Van Niekerk, T. van Rooyen & R. Visser

Managing Agent:

OSRO CC Property Managing Agents, 301 Durban Road, Bellville 7535, Tel. 021 910 0707

Should this application not be approved by the HOA, I understand and accept that I may then not operate a B&B/Airbnb business in any form or format in the Complex, regardless of the local authority approving it.

I further acknowledge and accept that this application will be evaluated by the HOA based on the prescripts contained in the HOA's Regulatory Documents (that can be downloaded from the Complex's official website, i.e. www.marinersvillage.co.za), with specific reference to clause 14 of the HOA's Conduct Rules and Regulations that states, inter alia:

"14.3 Notwithstanding anything contained in these Rules, the operation of a regular B&B (or Airbnb) in the Complex shall only be allowed where:

- (a) The property is suitable for being operated as a B&B in the Complex and that it complies with any the Applicable Laws, ordinances, rules and regulations prescribe by the local or other authorities;*
- (b) The Exco has approved the Owner's application to operate a B&B (the operation of a guesthouse shall, however, never be approved);*
- (c) The Owner obtains the necessary local authority's licences/permits to operate as a B&B (if applicable) after first having obtained the Exco's approval to do so;*
- (d) The house occupancy maximum, as set out in the Rules, may never be exceeded;*
- (e) Appropriate parking for tenants' vehicles is available off street and off common property;*
- (f) The owner has made the required prior arrangements with the Complex's security personnel regarding to movement of tenants;*
- (g) The owner provides his/her tenants with a list of the Complex's applicable main conduct Rules to adhere to; and*
- (h) The owner must ensure that his/her tenants understand that the Exco/Complex Manager has the right to deny them entry to the Complex should they repeatedly transgress the Rules and ignore the Exco's/Complex Manager's subsequent warnings*

14.4 The following factors will play a role in the Exco's decision whether to grant permission for operating a business in the Complex:

- (a) Will the business cause an unwanted influx of visiting vehicles into the Complex?*
- (b) Will it have a negative impact on neighbouring properties?*
- (c) Does it have the potential to attract criminal elements into the Complex?*
- (d) Will it depend on onsite advertisement and high visibility?*
- (e) Will it generate excessive noise?*
- (f) Will it fit in with the general character of the Complex?*
- (g) Will it enhance or reduce the desirability of the Complex for prospective investors?*
- (h) What will the effect of the business be on the general value of property in the Complex?*
- (i) Will the business require additional building construction?*
- (j) How do the direct neighbours of the applicant feel about the intended business?*
- (k) What impact will the business have on access control and security?*
- (l) Will adequate parking be made available to prevent sidewalk parking?"*

The onus rests on the applicant to obtain letters from his/her direct neighbours stating that they do not object to the applicant operating a B&B/Airbnb on the property for which authorisations is hereby requested from the HOA (the neighbours' letters must be attached to this application).

Application date: _____

Applicant's Name: _____ Signature: _____

For Office Use Only:

Application received from : _____ *on Date:* _____

Application reviewed by (name) : _____ *Signature:* _____

Application status: (Approved / Not Approved) _____

Notes/Comments : _____

Copy of decision emailed to the Applicant on (date): _____