

AIRBNB / SHORT-TERM RENTAL CLAUSE

Short-term leasing of units (being for periods of 3 (three months) or shorter) may only be undertaken with the Trustees' prior written consent, which must not be unreasonably withheld subject to the terms and conditions hereinafter.

1. Short-term rentals of less than 2 nights are prohibited.
2. The owner must keep proper and accurate records of the full identities, addresses and contact details of all tenants leasing their units and must provide same to the Trustees and Managing Agent in a manner as prescribed from time to time by the Trustees. Such information must include:
 - 2.1 The name and surname of the short-term rental tenant
 - 2.2 The apartment number that they are staying in
 - 2.3 The dates of the short-term stay
 - 2.4 The name and 24-hour contact details and cell phone number of the reservation agent and/or host and/or owner's representative who is responsible for the administration of the tenant
3. The owner must ensure that a copy of the scheme's Conduct Rules is made available to each and every tenant that rents their units. In this regard, Conduct Rules must be made available to all tenants upon arrival and a copy is to be placed in the unit and be available on the booking website.
4. The owner must ensure that a copy of these Rules signed by the tenant, together with a copy of the short-term letting agreement and proof of the owner's public liability insurance is submitted to the Trustees via email upon acceptance and/or confirmation thereof.
5. In particular, the tenant's attention must be drawn to the Conduct Rule dealing with the behaviour of occupiers and visitors in sections and on common property.
6. The number of short-term rental tenants per apartment cannot exceed 6 (six) adults per unit. All short-term rental tenants must abide by the parking rules governing the scheme. Such rules include only parking in the designated bay applicable to the apartment number, as well as parking within the demarcated lines of the parking bay.
7. The tenant must not create noise likely to interfere with the peaceful enjoyment of another section or another person's peaceful enjoyment of the common property, must not obstruct the lawful use of common property by any other person, and must take reasonable steps to ensure that the owners, or occupiers' visitors do not behave in a way likely to interfere with the peaceful enjoyment of another section or another person's peaceful enjoyment of the common property, including, but not limited to, the tenant will make no disturbing noise when entering and/or leaving the apartment, entering and/or leaving the block, shall ensure

that all noise levels are reasonable when inside the apartment, and that there shall be no loud noise between 22h00 and 07h00.

8. Any damage or loss caused by the short-term rental tenant to the common property will be recoverable from the owner concerned as if that owner caused the damage to the common property.
9. The Trustees may withdraw any consent provided to the owner for short-term rentals if the short-term tenant breaches any condition hereof. In addition thereto, in the event that an owner has had a short-term tenant breach the conditions as set out herein, then the Trustees may in such circumstances refuse their consent for short-term letting in respect of that owner.
10. Owners must arrange the check-in of tenants with security.
11. Owners must have public liability insurance and/or host protection insurance in order to let their units for periods less than 3 (three) months.