



HORIZON BAY BODY CORPORATE – SHORT TERM RENTAL APPLICATION

- ANNEXURE “C”

This application is an extension of the Conduct Rules as filed with the Ombudsman and will be managed, adapted and updated from time to time by the Trustees of the HBBC.

Name of Owner/s: _____ Unit _____

Please refer to the extract below from the Conduct Rules which states:

1. USE OF SECTION AND COMMON PROPERTY

- 1.1.12. **No owner shall, or permit his unit to be let for any period less than 1 month, without the trustees' consent first having been obtained by completing the Horizon Bay – Short Term Rental Application – Annexure “C”.** No day-to-day lets will be permitted or considered. The trustees will only consider the approval of lets for a period of 5 days or more.

10. LETTING OF UNITS

- 10.1 All tenants of Units and other persons granted rights of occupancy by any Owner of the relevant Unit are obliged to comply with these conduct rules, notwithstanding any provision to the contrary contained in any lease or any grant of rights of occupancy.
- 10.2 **No letting shorter than 1 [one] month shall be allowed whatsoever, without the prior written consent of the Trustees.** The Owner shall be obliged to notify the Trustees of any short term occupancy for security purposes and the Owner shall require the prior written consent of the Trustees prior to allowing any such person access into the Development. The Horizon Bay Short Term Rental Application – Annexure “C” needs to be completed. The Trustees may impose rules as to the operation of the short term and /or long term letting scheme and any other conditions including the payment of any extra costs considered necessary to administer the scheme.

27. IMPOSITION OF PENALTIES

- 27.1 If the Conduct of an Owner or an Occupier of Unit or his visitors constitutes a nuisance in the opinion of the Trustees, or if an Owner, Occupier or visitor contravenes, breaches, disobeys or disregards a Management or Conduct Rule, the Trustees may furnish the Owner or Occupier with a written notice, which may in the discretion of the Trustees, be delivered by hand or by registered post or by email or fax. In the notice the particular conduct, which constitutes a nuisance, must be adequately described or the Rule that has allegedly been contravened must be clearly indicated, and the offender must be warned that if he or she persists in such conduct or contravention, **a fine will be imposed on the Owner or Occupier of the Unit. The raising of the fine will be by means of an additional levy.** All fines so imposed will have to be paid in full prior to the issuing of a levy clearance certificate which is required for Deeds Office purposes.



I, the undersigned, declare that:

- I have read and understand the Horizon Bay Conduct Rules and shall take full responsibility of the tenant's and their guest/visitors actions during the tenancy of the property. Any claims against the tenant and their guest/visitors for damages to common property shall be borne by the owner.
- I hereby understand and grant permission for the Body Corporate to add any fines applicable to the above to my monthly Levy Statement.

Owner's Signature _____ Place of Signature _____

Trustee Name _____ Signature _____

Approved by Chairman _____ Signature _____

PLEASE NOTE THAT THIS APPROVAL IS VALID FOR A PERIOD OF 1 YEAR FROM DATE OF APPROVAL

BY THE TRUSTEES. -

Approval Date: _____

POPI ACT:

I/We the undersigned hereby give my/our consent for the processing (use) of our personal information by Horizon Bay Body Corporate for security purposes and the Managing Agent/Trustees.