

MARINA VILLAGE HOME OWNERS ASSOCIATION

Summary of letting rules & protocols

Registration and notice

- The owner must send the renter an extended visit invitation for the rental period on the Hello System.
- The owner of a property being let out must be registered with the MVHOA (through the managing agent);
- If the owner is not a local resident, he must appoint an agent or responsible person to manage the rental property and tenants;
- The MVHOA (through the managing agent) and security must be informed by way of a submission of a rental form at least **24 (twenty four) hours prior to the arrival** of the tenant;

Arrival procedure

- The owner / agent / responsible person must meet new arrivals at the main entrance gate to assist with registration;
- Security will not accept any keys for collection or deposit by the tenants and tenants will not be permitted access to MV if not escorted by the owner / agent / responsible person;
- On completion of registration process the owner / agent / responsible person must escort the tenants to the rental property;
- Owner / agent / responsible person must ensure that the rules are communicated to the tenants and the rules must be visible in the property being let.

Rules:

Letting of property

- The minimum period for any rental is 4 (four) nights;
- The number of tenants / visitors accommodated in the rental property shall not exceed two persons per bedroom. The use of garages as sleeping quarters is not permitted;
- Sub-letting by tenants is not permitted;
- Short term (less than 30 days) rental tenants are not permitted to bring their pets as the foreign environment invariably causes disturbance and disruption;
- The Owner is responsible for the conduct of their tenants and their visitors and liable for any disturbance, damage or breakages caused by tenants and / or visitors to any infrastructure in MV as well as for the resulting penalties that might be imposed;
- Visitors of tenants will only be allowed access if authorised by the tenant;

Driving and parking

- The speed limit in the village is strictly 20 (twenty) kph;
- Motor vehicles, boats and trailers of tenants must be accommodated within the owner's premises and not in public open areas. Boats and trailers may not be parked on the roadside, verges or occasional parking areas. Trailers that cannot be accommodated within the owner's property must be stored outside MV; excluding the Quays precinct, where no boats and trailers are allowed, motor vehicles, boats and trailers.

- Users of the slipway should observe the no trailer parking signs in the vicinity of the slipway, and preferably return their vehicle and trailer to their homes once their craft has been launched;

Noise

- No resident may make a noise or allow a noise to continue that a reasonable person finds intolerable or seriously affecting his/ her enjoyment of his/her property;
- No loud music or conversation is permitted after 22h00 from Sunday to Thursday, and after midnight on Friday and Saturday;

Tents and caravans

- Tents and caravans may not be used on an owner's property or on the common property for overnight accommodation

Loss and injury

- Neither the Marina Homeowners Association or its agents shall be liable for any injury or loss or damage of any description which any owner or owners family, his employee or servant or relative, friend, acquaintance, visitor, invitee, tenant or guest may sustain, physically or to their property, directly or indirectly, in or about the common property or in the individual erven by reason of any defect in the common property, its amenities or on the individual erven or for any act done or for any neglect on the part of the Marina Homeowners Association or any of its employees, servants, agents or contractors.

Communication

- The manager will communicate with the owner or responsible person and only in urgent or critical circumstances with the tenant. The owner or responsible person is ultimately responsible to resolve any issues that might arise during the rental period.

SIGNED AT _____ ON THIS THE _____ DAY OF _____ 20____

Owner Signature

Tenant Signature

Letting Agent / Responsible Person