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**Paragraph 17 of Agenda and Notice: Proposed Resolution received and supported by the required number of members in terms of Section 65(3) of the Companies Act, 71 of 2008 and to be considered at the Annual General Meeting to discuss and accept rules in respect of short-term rentals of residential dwellings at Westlake.**

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**BACKGROUND:-**

1. Like many of you, I bought into Westlake about 16 years ago for the lifestyle, wildlife, facilities and the peaceful atmosphere. There were at the time glitzier estates, but I liked the space and the open areas, as well as the space between houses.
2. Over the years the Estate has been built up, but the essential reasons for buying here have not changed much.
3. The advent of Air BnB and its clones have slowly seen our Estate beginning to change and, increasingly, our weekends are becoming a blur of noise and activity brought about by short term rentals.
4. We are aware of the financial stresses that Covid has brought to bear on many of us and our neighbours, and also realise that some are using the short-term income to meet obligations on the Estate by renting their homes out as Bed and Breakfasts or Air BnB's.
5. However, I did not buy a home only to find myself a neighbour to a business, and I, and many of you, have been inconvenienced by weekend renters, parties, loud music and even naked teenagers on lawns.

**PROPOSAL:-**

6. I therefore propose the following resolution to be voted upon:

**RESOLUTION:-**

- 6.1. For the terms of this resolution, no term of occupancy in a home on Westlake shorter than 2 months, shall be allowed, and a two-month rental shall be deemed to be a short-term rental, except if prior written approval is obtained from the Estate office and wherein the owner undertakes to adhere to specific rules governing short-term rentals. Any short-term tenant will also be required to undertake to abide by the specific rules pertaining to short-term rental and the general rules of the Estate. Further that the Estate management staff and security can expel short-term tenants from the Estate that fail to abide by the general rules of the Estate and the specific rules applicable to short-term rentals.
- 6.2. A homeowner (Member of Westlake Homeowners Association) must notify the Estate management in writing of short-term rentals and shall notify the Estate management of the occupier's details, and all agreements, leases and payments to the homeowner shall reflect this.
- 6.3. Once such notification to Estate management is made in writing, a set of rules for short term rentals shall be handed to each renter by the homeowner.
- 6.4. If a property is found to be leased as a short-term rental and the processes applicable to short-term rental have not been followed, then access to renters will be denied and, if necessary, they will be removed from the Estate.

- 6.5. That a set of Estate Rules for short-term rentals to be handed to the renters prior to occupancy which will apply to renters must include:-
- Speeding by short-term renters will result in removal from the Estate of the culprit;
  - Short-term renters may not bring quadbikes or four-wheelers into the Estate;
  - Short-term renters may not bring any unlicensed non-road approved motorcycles or vehicles into the Estate;
  - Noise for gatherings, parties and any events stops at 23:00;
  - Music to end at 23:00.
- 6.6. If an owner has allowed access to the Estate by short-term renters without following the applicable processes, highlighted above, by claiming they are family, colleagues or associates utilising their home, and do not provide proof of such when called upon to do so, the short-term renters may be liable to be reported to the South African Police Service for trespassing on the Estate due to accessing the Estate in a fraudulent manner and no further short-term rentals will be allowed in respect of the defaulting homeowner.
- 6.7. The number of persons that may occupy a residence at Westlake as a short-term rental tenant shall not exceed the residential capacity of the home, for example, the number of bedrooms will be utilised to determine how many persons may occupy a residence on a short-term rental basis.
- 6.8. Short-term rental tenants' usage of common property will be monitored to determine what impact it has on Westlake's resources and the utilisation of common property by other homeowners.

6.9. This proposed dispensation is of a temporary nature and, if abused, consideration will have to be given to banning short-term rental tenants as is the case in many estates.

6.10. The operation of a full-scale bed-and-breakfast, guesthouse, hotel or any tourist full-time business establishment within the Estate is banned and is not permissible.

**OUTCOME OF RESOLUTION:-**

7. Enable homeowners (Member of Westlake Homeowners Association), who are experiencing financial difficulties and need income, to retain their properties by earning an income, but without subjecting existing Members to weekend noise and a constant stream of visitors and parties.

8. Westlake Country and Safari Estate Homeowners Association has better control over who may and who may not access the Estate and its facilities and has knowledge of the identities of those accessing the Estate.

**VOTING REQUEST:-**

I request that you support this resolution to keep the ambience, facilities and security of the Estate under the control of the Members and not hand these to weekend renters who tend to use the Estate as a party venue.

**Proposer** : Mr. S.A.F. Anderson: Stand 203 – Westlake Country & Safari Estate  
(Member in good standing and entitled to vote)

**Seconder** : Mr. B.A. Holford: Stand 168 – Westlake Country & Safari Estate  
(Member in good standing and entitled to vote)