

**AMENDMENT #1: SHORT TERM RENTAL OF PROPERTY**

- (a) Leasing any portion of a dwelling, lot, or amenity thereon, for which the owner receives any consideration or benefit, for less than 30 consecutive days is prohibited, except as provided in subsection (b) below.*
- (b) Property owners in possession of Short Term Rental permits issued by the City of San Antonio prior to the date this Amendment was filed in the Bexar County Real Property Records shall be permitted to operate through the expiration of said permit's current term. Subsection (a) above shall prevail thereafter.*

**Why is this amendment being proposed?**

A steady stream of short term guests (stays of <30 days often booked via AirBnb) can become intrusive for nearby neighbors, particularly when noisy gatherings, a swimming pool, or lax management become recurring issues. Some nearby subdivisions have banned STRs and this amendment would phase them out of Whispering Oaks in a reasonable manner.

**Can Whispering Oaks residents legally restrict STRs in this manner?**

Yes. Similar communities have successfully modified their Covenants in this manner.

**How would current STR permit holders be impacted?**

Properties in possession of a valid STR permit prior to the amendment being ratified would be allowed to continue operation until said permit expires. Permit renewal would be prohibited. Any current permit holders impacted would be formally notified by WOHA in 2025.

**How would prospective buyers, including potential property investors, become aware of the restriction?**

Prospective homebuyers would be made aware of the restrictions via the closing documents which must be legally acknowledged by any buyer prior transfer of title.

**Why does the amendment prohibit all types of STRs including those in which the owner lives on site?**

At community meetings on this topic the vast majority of residents did not support allowing any exceptions. Some expressed concern that creating loopholes would create a supervisory burden for the community.

**Would renting to roommates or long term guests be prohibited?**

No. The amendment only prohibits compensated short term stays of less than 30 days which require a city permit.

**Would the amendment prohibit lease-back contracts in which a buyer allows a seller to remain in the home for less than 30 days?**

These arrangements are rare and would be no more affected than what city ordinances already mandate. Don't forget just because a Covenant exists doesn't mean a neighbor will demand you comply even if time allowed.