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N° R.C.S. : FREJUS 783 073 570 – Capital : 575.962 €



### **A WORD FROM THE ADMISTRATIVE COUNCIL**

The Admin Council met on April 24, 25 and 26.

Like every year at the same time, the discussions and debates mainly focused on preparation for the 2024 season which is already well underway the swimming pool having opened its doors on May 2. All the staff are present and this season presents itself under the best auspices.

You will find in this Flash Info practical information, details on the progress of the work and on the legal questions that we are facing as well as the names of the candidates for election to the Admin Council which will be installed at the end of our general meeting on August 10.

We are pleased to see this year more candidates than available positions which reflects a renewed interest among associates in the administration and management of our Domaine.

In this regard all the members of the Admin Council wish to send to Christian BARON who is coming to the end of his mandate their warm and very sincere thanks for the energy and availability that he has deployed in the service and for the benefit of all Associates since 2017 when he first joined the Admin Council.

He has always worked to preserve our common good, made his great management skills available and we are very grateful to him.

The co-managing Directors

#### VERY IMPORTANT INFORMATION

##### Registration of entries into the Domaine

As announced in the previous Flash Info reception formalities are now carried out in the office located at security lodge located at the entrance to the Domaine.

In order to avoid the formation of long queues it is imperative to ensure that arrivals in particular beneficiaries and tenants ensure before entering the queue that they have at their disposal all the documents necessary for their registration namely: photos allowing you to produce ID cards in the Domaine, registration documents and insurance certificates for all vehicles to obtain badges as well as certificates of facility insurance for associates.

## GENERAL ADMINISTRATION

### Works in July and August 2024

It is decided that no work can be carried out at the request of the “associates” by companies outside the Domaine for the period from July 6 to September 2.

Only after-sales service work is authorised such as power failures, hot water tanks repair, water leaks, blocked sewers, etc.

### Welcome booklets!

Two Welcome booklets have been produced for associates and for visitors/tenants. They will be available at the entrance lodge. They remind you of both the internal regulations and ordinary safety instructions as well as the conduct to follow in the event of an evacuation.

### Fight against wild boars

It is estimated that at least thirty wild boars are present and cause damage on the plots. The approval necessary to obtain the authorisation to kill wild boars was awarded to an agent of the Domaine who received training as an “approved trapper” this title having to be renewed each year. We are waiting for the order which must be signed by the local authority. The elimination of wild boars can begin as soon as the decree is published. In any case, we must remind that it is **strictly forbidden** to feed wild boars which are classified as “harmful animals”, and that any offender may be fined €135 by the Office of Wild Fauna.

The trapper was finally able to start as of the 21<sup>st</sup> of May and has already had good results, having trapped 6 Wild Boar

### Trash cans – selective sorting!

The Admin Council confirms its intention to install a compost bin in the recycling center, this type of installation requiring constant monitoring as to the quality of organic deposits. We are looking for a supplier of bins best able to meet our needs and the system will not be operational for this summer.

### Medical room

The medical room located in the Auberge premises is equipped (water, electricity, air conditioning, basic medical equipment). It can be used as necessary to provide nursing or physiotherapy care. The hypothetical arrival of a doctor will subsequently require the management of a shared schedule allowing the different users to provide their care.

### Annual closure of the Domaine

Although the statutes authorises the Admin Council to make this decision the latter has decided to submit to a vote at the next General Meeting a resolution to close the Domaine for a period of 4 weeks from the first day of the end

of the Christmas school holidays -around January 5. This decision, if it were to be confirmed at the General assembly, would be effective from January 2026 and would aim to facilitate the implementation of important work and ensure proper compliance with our statutes so as not to risk losing our classification. of “Residential Leisure Park”

### **Management of the SCI -real estate company- by an external trustee**

The Admin Council contacted various co-ownership management trustees in Fréjus. Only one responded but his proposal did not correspond to the management of our SCI.

### **General Assembly 2024**

The SCI general assembly will be held on Saturday August 10 at 9:30 a.m. The results will be published on Monday August 12 at the administrative office at 10 a.m. The newly constituted Admin Council will immediately meet and proceed to the election of the new president of said Admin Council.

### **Dates of “pre-general assembly” information meetings**

The dates are Sunday July 21 and Monday August 5, starting at 9:30 a.m. at the cinema.

The meeting dedicated to English speakers is scheduled for Thursday June 27, 2024, at 9:30 a.m. in the Auberge.

***They are asked to send their questions in writing beforehand to allow Ms. RADCLIFFE to prepare the answer and to facilitate exchanges.***

### **Opening and closing dates for electronic votes**

Associates will be able to vote electronically from July 22, 2024 from 8 a.m. until August 11, 2023 at 11:59 p.m.

Associates who do not benefit from 4G will be able to vote electronically at one of the voting points equipped with a tablet and a voting booth which will be set up in the Domaine. Others will be able to connect to the various specific free Wi-Fi points set up in the Domaine (administrative building, boule park and post office).

### **➤ Acceptance of the electronic registered letter (LRE)**

The number of Associates who have accepted the LRE to date is 1,357, out of 2,214 Associates.

Please note that following the acceptance by the general assembly of resolution no. 15, associates who have not opted for the Electronic Registered Letter will be billed a fixed amount of €25 for shipping costs. various letters for the annual general assembly.

### **WE STRONGLY ENCOURAGE ALL ASSOCIATES TO OPT IN.**

#### **➤ Resolutions which will be presented in Ordinary AGM or Extraordinary AGM:**

At the general meeting of August 10, 2024, the Associates will have to vote for the election of:

- 4 co-managing directors for a 3-year term,
- 2 co-managing directors for a 1-year term
- 2 members of the Supervisory Board

and for various resolutions

#### **By the application deadline, we received:**

#### **➤ 6 applications for the position of co-manager administrator for a 3-year term, namely:**

- Mr. BAUQUIS Jean-Robert – Cabidourle 16
- Mr. PERRET Stéphane – Trintanello 10

- Mr. SCARLATTELA Alexandre – Ensouleiado 22/23
- Mrs. SEIGLE-WATTE Ghyslaine – Caloussu 47
- Mr. VERGNE Jean-Pierre – Escabour 47/48

➤ 2 applications for the position of co-manager administrator for a 1-year term, namely:

- Mrs DURET Laetitia – Cabidourle 21
- Mr. MONSAURET Michel – Mourrado 2

➤ 1 candidacy for the position of member of the Supervisory Council, namely:

- Mrs MALBERNARD Dominique – Rebousca 45/46

The Admin Council validated the applications received and gave a favorable opinion on them. An inspection will be carried out to verify that they are in compliance with the statutes and various regulations of the SCI.

### **Renewal of the mandate of the External Auditor**

Mr. LAVANCHY's mandate expires at the end of the next general meeting and a new auditor must be appointed by the General assembly.

## **ANIMATION OF THE DOMAIN**

### **2024 season**

T-shirts will be distributed to seasonal workers as well as badges with their first names to facilitate their identification as Domaine staff. Information sails will be installed at the new animations point and the information point.

➤ **Aquatic area:** All positions are filled.

➤ **Youth club:**

Redevelopment of the “Chapeau Chinois” with electrical points, lighting, and installation of shade sails. This will allow for activities during the day and evening: children's dances, “Petit Loup” activities, sports, etc.

Mr. STRETTA will be responsible for hosting 4 “Children’s Dances”. Each dance will be held at the Chapeau Chinois and will begin at 8:30 p.m. on Mondays 07/8, 07/22, 08/5, 08/19.

➤ **Tennis and paddle coach:**

A proposal to hire a part-time seasonal worker for the paddle tennis activity is in progress.

➤ **Disco La Sirène – The Aquarius:**

A meeting with M CONTAMINE took place to program the different evenings and to validate the organization of the disco this summer.

### **Paid Activities**

**NEW:** Sewing Workshops QWOBOLO with Jennifer in the Auberge

-Wednesdays: the 10-17-24 and 31 July and the 7-15 August from 14H to 16H. Reservations on the internet site ([qwobolo.fr](http://qwobolo.fr)) or by phone (33) 07.49.20.29.08 or Email [contact@qwobolo.fr](mailto:contact@qwobolo.fr). Limited places.

**NEW:** Pilates, Fitness, and the return of Zumba Family (from +6 years old) given by Corine ALETTI at the chapeau chinois (near the football pitch)

Pilates Wednesdays, 17:45 to 18:45

Zumba Wednesdays 19H to 20H

Fitness and Pilates Mondays, Wednesdays, and Fridays 9H to 10H terrace of the Auberge

**Free Animations:** All about Bees with Maria OULIKHANOW under the trees next to the Post Office afternoons before the market. Days and hours will be notified at the beginning of the season. Maria will be present for the market too.

## FINANCE

### 2023 review

#### ● Finalisation of accounts

As of December 31, 2023:

➤ The total income, including allocations for recovery of depreciation and provisions, amounts to €1,384,442 for a forecast budget of €991,636, i.e. a revenue surplus of €392,806

➤ The total expenses, including allocations for depreciation and risks and charges, amount to €4,379,232 for a forecast budget of €4,227,553, i.e. an excess expenditure of €151,679.

Adding the annual call for charges of €3,062,195, the occupier's contribution of €229,195 (surplus of €73,308 on the budget) and the amounts of €57,469 and €110,488 corresponding to the expenditure expensed on the multiannual calls for works and PPRIF, the accounting result is €283,218, taking into account the recording of €181,338 in exceptional depreciation following the purging of fixed assets with a residual accounting value due to the fact that they were not fully depreciated.

The result was approved by our accounting firm and sent to our auditor. The latter may, as part of its mission to certify the accounts, ask for the accounting result to be modified according to the recommendations of the accounting firm.

#### Balance of Associates

As of December 31, 2023 it amounted to €554,361 including:

➤ Debts from defaulting Associates for an amount of €238,330. All these files are in litigation with our lawyer for recourse before the courts. Their right of use of their plots is therefore suspended. 2 new files will be sent to our lawyer for recovery.

➤ The debt of an Associates for €10,425 after the decision of the over-indebtedness commission in favor of the Associate.

➤ Receivables from Associates, in the context of inheritances to be carried out for an amount of €11,382.

➤ The balance of the accounts of the plots purchased by the SCI or transferred by Associates to the SCI, as part of the Gonfaron works, for an amount of €57,527 which will be purged upon sale of these.

➤ The balance of the accounts of the plots being sold for an amount of €27,142 which will be purged upon completion of the transfers of shares.

The debts of Associates who were not up to date with their 2023 charges represented €209,553 and in mid-April, an amount of around €130,000 was settled.

A new update will be made soon, and the Associates concerned will receive a reminder letter asking them to pay their balance within 30 days of receipt of the letter, failing which their right of use would be suspended. July 1, 2024.

### **Budget 2024 and 2025**

The budgets presented are based on expenditure for the 2023 financial year by updating all expenditure items. For revenues, we have used the figures from the 2020 budget which must serve as a basis each year by updating them to the actual 2023. In fact, external revenues are quantified conservatively because they are very volatile and depend on the use in (transfer of shares, craneage, resident cards, badges, participation per occupant, etc.) while the value of the share must consider the rate of inflation which continues.

For 2025, the value of the charge per share will be increased by 5%.

### **Subsidies to associations**

It is recalled that 3 associations exist at the Domaine: Intermède, the Club de Boules and the Association for the Defense of Members which manages the library and which received respectively in 2023 the sum of €1,500 for the first two and €500 for the third. For 2023 while Arts de la Lègue received the sum of €166 upon presentation of invoices. It was decided to renew these amounts.

### **URSSAF (social security agency) control**

The URSSAF 2023 inspection is completed and concluded with a reminder of €12,590. This amount includes the sum of €11,634 relating to the dismissal of Mr. MEYER. Indeed, following a ruling by the Court of Cassation, the employer is obliged to pay in full the contributions due following a labor tribunal decision condemning the employer.

The accountant has undertaken to take responsibility for any errors noted and the additional costs will be covered by his insurance.

### **Declaration 2072 SD "Moveable Income" -this information concerns Associates who pay taxes in France.**

Please note that the SCI is required to make the 2072 SD annual declaration because it is not subject to corporate tax.

We only declare the movable income it receives which consists of revenues from seasonal commercial lease income. For 2023, we have declared the sum of €111,947 from which we will deduct certain expenses.

## **STAFF**

### **CSE - social and economic committee**

A monthly meeting takes place and no specific requests have been made during the last few meetings.

### **Training 2024**

Training or refresher training is planned and in progress. They can be taken care of according to defined criteria by our collecting organization "OPCO"

It remains to examine the requests made by employees during their annual interview.

### **Reorganisation of services**

It is now completed with the recruitment of the security controller, Mr. Pierre MOMET.

To date 2 employees have been on sick leave since October 2023 and have not been replaced. The technical department is missing 1 person and the recruitment search continues.

## **Organisational chart**

The organization chart will be updated with the latest recruitments and posted online on the Domaine website.

## **LEGAL INFORMATION**

### **Seasonal leases 2024**

Seasonal leases were validated for all those who had given their agreement to the terms defined by the Admin Council. The "Alice & Léo" children's ride has changed owners. The latter accepted the conditions of the seasonal lease as they were presented to them.

### **Legal disputes**

Disputes brought before the administrative court, the judicial court, the Industrial Tribunal and the Court of Appeal are monitored. No hearing date has been set at this time.

- HAMEL file: a provision of €25,000 has been made in the HAMEL file at the request of our lawyer. The applicant's conclusions should reach us around May 15, to which we will have to respond within a month.
- AXA assurances file: The company IDO assurances appealed the judgment rendered on February 15, 2024 by the Draguignan judicial court while AXA Assurances made a first transfer of €64,405 to our lawyer's CARPA account.
- VAT file: The CAZALS MANZO PICHOT firm submitted its additional briefs before the Administrative Court of Appeal of Marseille (2018/10.2020) and before the Administrative Court of Toulon (11.2020/2021). He told us that he had received the response brief for the years 2018/10.2020 to which he will provide a response within one month.
- Tourist tax file: We are awaiting the conclusions of the CAZALS MANZO PICHOT firm and the designation of the recipients of the subpoenas.

### **Financial or technical disputes with associates**

The files are followed by Mr. Benjamin BLOUIN, in conjunction with Christian BARON and Philippe BOUTTEAU. The company LABALME sent us a letter dated March 6 in which it takes stock of all the files entrusted to it. Two partners have cleared all amounts due including 2024 and another is in the process of being cleared. Three partners accepted the repurchase of their shares to settle their debts for later resale. The amount of debts to date amounts to €101,090. Two new files will be sent to our lawyer for recovery.

### **Commercial nature or not of certain Domaine receipts**

Mr. BARON recalls that as part of the legal reflection on VAT, our advisors (accountant and tax lawyer) drew our attention to the threshold of 10% of incidental revenue not to be exceeded. Otherwise, the SCI would be subject to corporate tax. The latter had advised us against the creation of a commercial company and had spoken to us about the possibility of creating separate sectors of activity in accounting. This question will need to be further investigated by our accountants and the company CAZALS MANZO PICHOT.

## **WORKS**

### **RIC- constructive internal regulations-du Domaine and PLU- Local Urban Plan-city of Fréjus**

The head of the town planning department at Fréjus town hall informed the CA that she would not validate the Domaine's RIC her opinion being only advisory. She advises having the RIC drawn up by a lawyer who will rely on the legislation in force regarding construction and development of plots in a PRL. Our lawyer has been contacted and the constructive regulation will therefore be modified and supplemented after this consultation. At the end of this process, the associates will be officially informed.

## **Multi-year plan 2024**

The work program planned for 2023 was carried out for an amount of €337,922 in line with the budget. A request of work for the construction of an extension of the covered courtyard of the Intermède building has been submitted to the town hall of Fréjus. The cost of this work is around +/- €100,000 if we include the installation of electric blinds. The installation of photovoltaic panels on the roof of this courtyard was discussed with representatives of the Commission Future of the Domaine du Pin de la Lègue.

## **“Gonfaron” works**

The file submitted was considered admissible with restrictions concerning the need to carry out an archaeological study which will decide whether or not to carry out more in-depth excavations which, at first glance, should not be the case. The Water Authorities must also issue an opinion and the deadlines for examining the file are not specified. The issue of management of protected species and compensatory measures must also be resolved. Finally, a land certificate from the Ministry of the Armed Forces which was missing from the file should soon complete it. In any case a period of 9 months being necessary after validation of the file, the work cannot begin before spring 2025 at best.

## **“Water networks” file**

The network inventory has been carried out. It will be supplemented by investigations by sections to identify the segments which will need to be repaired preventively.

## **PPRIF- forest fire risk prevention plan**

The planned work is progressing. Some damage to the roads is to be deplored. However, they seem inevitable given the size and weight of the lifting vehicles necessary for lifting and transporting felled trees.

## **Structural investment budget**

The costing of so-called “structural” works and investments, that is to say strengthening and improving the facilities relating to sports, leisure, environment and well-being in the Domain, will be refined to be completed in the long term. offered to associates with the appropriate financing method.

## **Water tower management**

It appears that maintenance and equipment costs for the water tower must be incurred to the tune of €13,170 in order to control filling levels remotely using electronic sensors. It turns out that the latter supplies the shopping center as well as 5 villas on the Capitou with water through the Domaine which re-invoices them. However, the resale of drinking water is prohibited and the management and maintenance costs of the installations are not taken into account in the re-invoicing. It was decided to inform the beneficiaries concerned to carry out the connection work to an independent water network.

# **COMPUTER SYSTEM**

## **Update on IT reorganization – ISISCOM/STYLEO**

The software is installed and operational. The database of the old system was transferred to the new software.

## **Osmosis replacement**

The deletion of the Osmosis network has been recorded. The installation of the poles on the plots cost +/-120K€. The cost of removing these same posts will also be high (€50K). The partners concerned will be offered either to keep their pole or to have it cut at the base by the technical services.

A recent exchange with the Osmosis Company, subsequent to the dates of this CA, resulted in the possibility of keeping the network in operation until September 7, 2024, which was accepted.



## **SECURITY OF GOODS AND PERSONS**

### **Pedestrian crossing protection**

A new protected passage-speed bump has been installed on the main road towards the cinema as planned during the previous CA.

### **Information panels**

Around forty signs indicating the main entrance will be placed in all hamlets. This will facilitate the movement of visitors who do not know the Domaine well and will de facto reinforce security. The cost of installing these panels amounts to €2,016 excluding tax.

### **Controls**

Card checks will take place randomly at the entrance to the area and at the swimming pool.

## **SECURITY / RESCUE OF PEOPLE**

### **Fire drill with the Fréjus Fire Department**

On July 1, 2024, during the presentation of the seasonal pool staff to the Administrators, rescue and first aid exercises will be carried out.

A second exercise will take place the 2nd week of July to ensure that pool staff are fully aware of the emergency equipment available to them.

A third exercise will take place on August 2 from 8:00 a.m. to 9:00 a.m.

Training in emergency procedures and cardiac defibrillators will be offered to Administrators who wish to participate in these as well as to Domaine staff.

A fire drill with the Fréjus firefighters will be scheduled with them. It is also planned to seek the opinion of the firefighters on the possibility of installing photovoltaic panels on the plots without batteries, the demand for new equipment directly connectable to ordinary electrical outlets being increasing.

## **HAMLET DELEGATES**

### **Annual meeting**

It will take place on July 29 at 10 a.m. at the Auberge.

The list of new arrivals at the Domaine will be given to the hamlet delegates before July 1.

The Admin Council reminds DH who organize a “welcome drink” during the summer period that partial financial support can be granted on request.

The Admin Council encourages applications from DH for hamlets not filled to date.

## **FUTURE OF THE DOMAIN COMMISSION -CA2D for Commission avenir du Domaine.**

Two representatives of CA2D were received by the Admin Council. It is planned to contact the principal of a local agricultural/horticultural high school in order to discuss a possible partnership so as to rehabilitate the arboretum,

contribute to the design of the aquatic area and possibly create a greenhouse which would allow reforestation. the Domaine with species compatible with the PPRIF. This partnership would concern students and their teachers as part of professional application activities.

Regarding questions relating to the obligation to install photovoltaic panels in covered car parks, the Admin Council indicated that the Domaine was not concerned, as no car park was covered to date. On the other hand, the possibility of equipping the roof of the Intermède courtyard was raised. A cost estimate will be made.

## REMINDERS

### Opening hours of the administrative office

*Technical service, accounts, share transfers, security*

**From 01 April 2024 to 30 September 2024**

Open to the public Monday to Friday, 9 a.m. to 12 p.m. and 1.30 p.m. to 5.15 p.m.

Saturday mornings from 9 a.m. to 12 p.m.

### Reception opening times (at the entrance to the Domain)

**From 01 April 2024 to 30 June 2024**

Open to the public Monday to Friday, 9 a.m. to 12 p.m. and 1.30 p.m. to 5.15 p.m.

Saturday mornings from 9 am to 12 pm

**From 01 July 2024 to 31 August 2024**

Open to the public Monday to Saturday, 8 am to 8 pm

Open to the public on Sundays from 10 am to 7.30 pm (from 13 July to 24 August)

**Technical services** only receive an appointment upon request by telephone or by sending an e-mail with the subject of the request. The meeting will take place directly on the plot of the requesting partner.

Of course, you can send an e-mail at any time to the administrative service ([service.administratif@pindelalegue.fr](mailto:service.administratif@pindelalegue.fr)) and the technical service ([service.technique@pindelalegue.fr](mailto:service.technique@pindelalegue.fr)).

### **Presentation of the macaron**

**We remind you that the macaron will only be issued upon presentation of a tax certificate and insurance of your installations (Main Housing Tax and/or Domain Housing Tax addressed to your main residence or Income Taxes addressed to your main residence only).**

**If you cannot prove that you have a main residence, you will be concerned by resolution 7 voted at the general meeting of 08.14.2021 which stipulates "a partner who cannot prove, by producing a tax certificate, a main residence outside the Estate, will be penalized with a monthly penalty of 7 base rates for the first year, penalty doubled each year until regularization. »**

### **Insurance**

- We remind associates of the obligation, each year when presenting the badge, to present proof of insurance for the vehicle(s), accompanied by the liability and fire insurance certificate for all of the vehicles. their facilities.

- At the request of our insurance company, associates whose two-wheelers remain parked at the store must provide us each year with their valid insurance certificate for the stored vehicle.

### **Sanitaires**

The sanitary facilities will close on the 30<sup>th</sup> of september 2024.

### **Selective sorting**

To meet the ecological challenges of sorting and recycling, but also for budgetary reasons, we ask associates to sort their waste. An information leaflet is available at the administrative farmhouse.

### **Trash containers**

The bins currently stored in the car park in front of the post office will be gradually returned to the hamlets from June 2024. Failure to sort the containers will be charged in addition to the Domaine.

### **Dumpster with “monsters”**

From April 1 to October 31, Monday and Friday from 9:30 a.m. to 11:30 a.m.,  
+ Wednesday in July and August, from 9:30 a.m. to 11:30 a.m.

From November 1 to March 31, only Fridays from 9:30 a.m. to 11:30 a.m.

### **Parking for motorhomes, boats and trailers**

Motorhome boats and trailers are not authorized to park permanently during the winter period in the Domaine in public car parks. If the partner has a suitable location on his/her plot, he/she is authorized to park his/her vehicles if they do not encroach on the public domain and do not hinder possible access to their property. plot by the fire services.

In winter, a campervan may prove to be the associate's main vehicle. In this case only, if it is not possible to park it on his plot, he must, after a prior request specifying the planned parking time, park it in a strictly demarcated area which will be specified each year by the technical services of the Domaine. This parking is only reserved for associates present in the Domaine during the same period. Checks will take place to ensure that the associate is present.

### **Two-wheeler store**

The drop-off or return of two-wheelers will take place, from July 1 to August 31, Mondays, Wednesdays, and Fridays from 10 a.m. to 12 p.m. and from September 1 to June 30, between 9 a.m. and 12 p.m., by appointment contact Mr. Stéphane DAVAL in advance.

### **“Buffer” vehicles**

For all “buffer” vehicles on the plot, without a badge and whose insurance is not up to date or non-existent, the Domaine will ask the partner concerned to communicate by e-mail the certificate of insurance.

### **Water meter**

Each associate is responsible for maintaining his or her own meter and manhole, and in the event of replacement, which can only be decided and carried out by the Domaine, the costs incurred will be billed to the associate concerned. In order to prevent water leaks and to put an end to disputes between associates and the Domaine's administration, the admin. council has decided that associates will henceforth be obliged to install a valve after the water meter to prevent leaks should the valve on the upstream water meter become defective. This will ensure that, in the event of a leak, the SCI will not be responsible for reimbursement. The states of play form will be completed and the ‘constructive’ internal rules will be updated.

### **Facility maintenance**

We remind you that you must regularly clean your plots and pine needles on the roof of your facilities.

### **PPRIF maintenance of plots**

The deadline for the execution of this work by the associate is May 15. However, the Admin Council accepts a tolerance until May 30. After this period, maintenance work is carried out by the Domaine, at the expense of the partner concerned, knowing that by June 15 all work must be completed.

### **Treatment and palm disease**

Any associate with one or more palm trees on his plot must contact the technical services to collect information relating to the treatment, felling and evacuation of diseased palm trees. Only authorized companies can intervene and under no circumstances the Domaine's services.

### **Animals: Extracts from the internal regulations “administrative part” (UPDATE in April 2022)**

- *Domestic animals: (article 6.3 e)*

The presence of domestic animals is authorized with their master, provided that they are vaccinated (keep the vaccination certificate available) and that they do not cause any nuisance of any kind.

**Category 1 and 2 dogs** are strictly prohibited at the Domaine.

**Dogs** must be, always, under the control of their master, attached or kept on a leash, or even muzzled according to the legislation. Under no circumstances should they be left alone on the plots. Dog owners must take all useful measures to prevent their animal from barking and making noises (see Art. 6.3. c).

Access to the nautical area and play areas is prohibited (sanitary conditions).

Owners are required to collect their animals' droppings; financial sanctions in the event of a breach (see Art. 7.3.2).

Stray animals will be caught and handed over to the departmental pound service.

**Cats:** We remind you that a campaign to sterilize stray cats is organized all year round by volunteer associates with the agreement of the Domaine administration to avoid feline proliferation.

- Pest animals: According to the prefectural decree of May 30, 2017, the wild boar is classified as harmful throughout the Var department. As such, any person caught feeding a wild boar is liable to a fine of €135 applied by the Wildlife Office.

#### **The Domaine post office**

From June 1, 2024, to August 31, 2024, the counter is open Monday to Saturday from 11 a.m. to 12 p.m. Mail, small packages as well as delivery notices for registered letters are delivered daily to mailboxes. Parcels that do not fit in letterboxes must be collected from the post office counter in June and from the Info Point in July and August. For people who are having medicines and/or medical equipment delivered, they are asked to contact the administrative farm.

#### **Fire extinguishers.**

The Domaine has 1,200 fire extinguishers checked every year and replaced every 10 years.

#### **Military grounds around the Domaine**

Their access is strictly prohibited.

#### **Masses**

As the Cathedral of Saint-Raphaël is experiencing staffing problems, the celebration of masses this summer at the Domaine will not be possible. We tell you the times of the Cathedral: Mass on Saturday evening at 6:15 p.m. or Sunday at 10:15 a.m.

## **SAFETY INSTRUCTIONS**

#### **Smoke detector.**

Its installation has become compulsory in mobile homes and caravans since March 8, 2015. Do not forget to change the batteries of the device in order to avoid, in your absence, an untimely triggering which could cause inconvenience to the neighborhood.

#### **Sirens alarms in case of evacuation**

1 ring of 5 minutes. Please note: Every first Wednesday of the month at 12 p.m. a test is carried out on the sirens (1 ring of 1 to 2 minutes), as well as on the public address messages (see "safety instructions" below).

#### **Evacuation plan**

The plan of the Domain will be given to each resident in two copies when the badge is issued; One copy that the resident must keep in his vehicle and the other in his facilities. This plan will also be made available to residents in different areas of the Domaine and can be downloaded from the Domaine website.

#### **Emergency alert**

An emergency alert transmitter and receiver is installed at each sanitary facility in direct connection with the lodge. The latter must be used in the event of a fire or serious incident.

#### **- IN CASE OF FIRE -**

- If you witness a fire starting:
  - Call the firefighters on 18 or 112,
  - Inform the entry point:
    - either by telephone by dialing 07.78.48.54.55 (preferred number) or 04.98.11.84.40,
    - or by means of the call terminal located in the sanitary block.
  - Do not hang up first, wait for confirmation of your call.
- Identify yourself by giving your name, the address of your plot in the Domaine (hamlet name + number).
- Communicate the location, nature, and extent of the disaster.
- Specify whether there are victims, the visual state of injuries or burns.
- Close the gas bottles, cut off the electricity to the affected area, use fire extinguishers and/or garden hoses.
- As far as possible (do not put your life in danger), stay on the scene to guide emergency services and set up a security perimeter.

#### **- IN CASE OF FLOOD -**

- Inform the entry post:

Either by telephone by dialing 07.78.48.54.55 (preferred number) or 04.98.11.84.40,  
By means of the call terminal located in the sanitary block.

Do not hang up first, wait for confirmation of your call.

- Identify yourself by giving your name, the address of your plot in the Domaine (hamlet name + number).
- Communicate the location, nature, and extent of the disaster.
- Specify, if necessary, whether people need to be taken care of.
- Take shelter in a higher place.
- Never cross a road or path submerged in water.

#### **- EVACUATION OF THE AREA -**

- The evacuation order is given by the Domaine sirens and/or public address messages.
- Close the gas bottles, cut off the electricity.
- Close the doors and windows of your installations to prevent theft and the spread of fire or smoke inside mobile homes or caravans.
- BE CAREFUL do not turn off the water on the plot, leave the watering hoses available.
- Take identity papers, health records, emergency medicines, shoes, clothes and drinks.
- Evacuate the Estate with vehicles without a trailer, following the marked circuits.
- Follow directions given by security personnel or utilities.
- Anyone present in the Domain must evacuate under penalty of sanction.
- If a resident takes care of one or more people (children, or disabled people), they are asked to inform the entrance post to report it.

#### **- FIRST AID PROCEDURES -**

- If you witness an accident, illness or illness:
  - Observe.
  - Protect to avoid secondary accidents.
  - Alert the firefighters at 18 or 112, or the SAMU at 15:
- Identify yourself by providing your name and telephone number,
- Indicate the nature of the problem: accident, discomfort or illness,
- Indicate the exact location of the event,
- Specify the number of people concerned,
- Specify the apparent condition of the victim or each victim, their age and sex,
- Indicate the first measures taken.
  - Never hang up first;
  - Notify the entrance post to indicate that help will arrive:
- Either by telephone by dialing 07.78.48.54.55 (preferred number) or 04.98.11.84.40,
- Either by means of the call terminal located in the sanitary block,
- Or by any other means of communication.
  - Stay with the victim(s).

## CONSENT RESPONSE TO BE RETURNED TO US

### CONSENT PRIOR TO RECEIPT OF ELECTRONIC REGISTERED LETTERS

I, the undersigned.....

General Number: .....

E-mail address: .....

Accept to receive notifications and formal notices by Electronic Registered Letter from the S.C.I Domaine du Pin de la Légue. I acknowledge that access to the mailbox corresponding to the indicated e-mail address and its consultation are under my full and complete responsibility.

In case of a change of e-mail address, I undertake to inform the S.C.I Domaine du Pin de la Légue by any means indicating a specific date.

Drafted in ..... On .....

Signature