

Tel. 04.98.11.84.40

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



A WORD FROM THE ADMINISTRATIVE COUNCIL

Ladies and Gentlemen, Dear associates,

The members of the Administrative Council met on April 7, 8, and 9. The priority was to ensure the proper opening conditions for the 2025 season and to clarify the procedures, including the online registration process for people, animals, and vehicles, which were the subject of a special News Flash.

The seasonal teams are now fully staffed and will be supported as they take up their duties by our Director of Services and the co-managing administrators. The new leisure facilities and amenities are now available to meet the needs and wishes of the associates.

Furthermore, the consultations undertaken since the last Admin. council meeting have enabled significant progress to be made on the drafting of our SCI's articles of association and the planning of the Gonfaron development project. Finally, special attention has been paid to safety, and this News Flash provides details.

A special Admin. Council meeting will be held in early June to finalise the drafting of the resolutions that will be submitted to you at the next general assembly, scheduled for August 9, 2025, and which will be presented in the next edition of La Sirène.

We hope you enjoy reading this.

For the Administrative
Council

The President

Caroline VIENNET

WHAT'S NEW FOR THE 2025 SEASON ?



DATES OF RECREATIONAL EVENTS

Reminder of dates for various events and activities:

July 13: Dance “Bastille Day”

July 20: Inauguration of the Village Square

July 22: Blood Donation

July 23: Picnic

July 30: DJ Night

August 8: Picnic

August 13: Blood Donation

August 15: Dance

August 20: DJ Night

RENOVATIONS

Renovation and reorganisation of the lodge:

The first phase of renovations to the lodge has been completed and involves minimal changes to the space and structure. Two lines are planned, which will allow for the separate management of those who have pre-registered from those who need to register.

Once all registration formalities have been completed and validated, the badges will be placed in the associates' mailboxes. In an effort to streamline access to the lodge, it has been decided to charge partners directly for wristbands and badges, rather than paying guests. Affected associates will receive their invoices within a few days of their guests' arrival.

To improve the comfort of those who may have to queue outside the lodge, the possibility of installing an additional shade structure is being discussed.

Finally, it is recalled that the presence of the associate at the lodge remains mandatory for the reception of complimentary guests.

Aquatic Space Project:

The architectural firm consulted last year, which provided draft plans for the aquatic space, has improved its proposal providing new plans and equipment, which were presented to the Admin Council. Discussions with the architects will continue, and once the proposal is ready to be presented, it is planned to share its details with the associates as part of a broader consultation process that will ultimately allow the project to launch. Work is expected to begin no earlier than 2028.

Village Square Development:

The development work has been completed. All of the mini-golf facilities have been preserved. This central location in the life of the Domaine will be the subject of close observation as its potential uses will become apparent over the seasons, which will undoubtedly lead to modifications/improvements based on experience.

Forest Fire Risk Prevention Plan (PPRIF):

The third phase of deforestation under the PPRIF will take place between October 2025 and April 2026. The next step is to launch a call for tenders in 2025 for the PPRIF work, this time concerning the common areas, which will be completed in 2027.

GONFARON**Progress of consultations with the authorities:**

The work request file submitted last year was the subject of comments from the Departmental Directorate of Territories and the Sea (DDTM) and the National Council for the Protection of Nature (CNPN).

In light of these comments, our Gonfaron file will be presented again on June 18th to the relevant authorities. We expect a response around September or October 2025.

Hydratec and Ecomed are confident that this new submission will be accepted by the authorities.

Once the authorisations have been obtained, the work will need to be precisely phased, taking into account the amounts allocated to the dedicated budget.

This work will most likely begin with the installation of the debris protection system on the military site upstream of the Gonfaron entrance to the Domaine. Indeed, the relevance of the following work will be assessed in light of the effectiveness of this system downstream of the river.

THE GONFARON UNDER SURVEILLANCE:**Installation of smart cameras:**

The need to carry out flood management work on the Gonfaron led the Administrative Council to consult two companies, TENEVIA and HYDROSERVICES, specialising in flood risk safety systems. A detailed study was provided, which includes the installation of "smart" flow monitoring cameras and laser-equipped devices that will continuously provide information on the state of the river and allow upstream alerts to be triggered with sufficient time to initiate evacuation processes if necessary.

These various steps related to the Gonfaron may be discussed further during the pre-general assembly meetings scheduled for July and August. It is also possible to schedule one or two specific information meetings for Gonfaron and the affected hamlets during June and July.

SAFETY OF PEOPLE AND PROPERTY

Wild Boars:

Thanks to the installation of cages (8) and nets (2), and the eradication operations carried out by the officer game keeper, whose operations were authorised by prefectural order, approximately thirty wild boars were eliminated during the month of March. It was decided to continue these efforts, but with care taken not to leave the nets in operation during school holidays, as these devices can pose risks to children.



FINANCE

The Admin. Council welcomed Mr. PREVOST, statutory auditor, and Ms. SILVY, chartered accountant.

2024 Balance Sheet – Closing of Accounts:

The 2024 balance sheet presented by Ms. SILVY was unanimously approved.

Transition from Income Tax (IR) to Corporate Tax (IS):

The transition to IS is confirmed "by law." The financial consequences of this decision are minimal but have the significant advantage of restoring the SCI to the legal framework that its operations have required for several years. This decision therefore represents compliance with the legislation. One of the elements used to assess this situation is the fact that the SCI has posted a commercial turnover of 14% for the past four years, while the maximum authorized IR is 10%.

This change in the status of our SCI will be the subject of clarifications during our pre-assembly meetings.

SPECIAL REPORT ON THE SAFETY OF PEOPLE AND PROPERTY

To preserve our freedom, a few safety rules are essential.

The Domaine du Pin de la Lègue is, above all, a space of liberty. A space of intergenerational freedom, conducive to social interaction, in which each age group can pursue their leisure activities without restriction.

However, with 2,233 associates and organised into close-proximity plots, our estate can only function harmoniously if everyone respects a few basic rules of good neighborliness and community life.

While the Administrative council is committed to ensuring these rules are respected, it also strives not to add unnecessary hassle to the Domaine's peaceful lifestyle. To prevent the risk of insecurity and intervene in conflict situations, the estate will have two permanent employees starting in June 2025, reinforced during the summer season by the six staff employees of the security company Pressur. These personnel may be required to carry out checks both in public spaces and on individual plots. They report to the Director of Services and the administrators in charge of security issues. They also manage the sensitive issue of wild boar control and participate in the fight against fire risks.

A review of violations recorded over the past ten years shows that for a community of this size, the Domaine remains a well-secured place, particularly during the summer season when attendance can approach 6,000 or 7,000 people. However, we must remain vigilant and anticipate major risks, whether fire and flooding, or accidents on the road network or in the water features.

In reality, we note that the vast majority of associates and beneficiaries comply with the Domaine's operating rules, and that only a small number of violators—often the same ones—regularly cause problems.

To manage the few troublemakers, the Admin. council relies on a "penalty table" that is updated periodically and posted on the Domaine's website. The violations listed in the table below correspond to situations of varying severity that have already been observed, or even recur regularly.

Penalty Schedule 2025

(The unit rate is €30)

1- Negligence and carelessness: a warning.

- Noise disturbance
- Lack of a resident card
- Undeclared stay
- The address of the Domaine du Pin de la Lègue is indicated on the car registration certificate
- Dangerous behavior on highways (excessive speed, rodeos, etc.)
- Animals not kept on a leash, straying, droppings, other nuisances
- Parking boats, campers, trailers, and professional vehicles outside authorized parking areas
- Intoxication in public areas
- Drug use in public areas
- Trespassing in the Domaine's enclosed areas outside opening hours (children's park, wolf park, tennis, paddle tennis, mini golf, etc.)

2- Antisocial behavior and repeat offenses: 3 to 5 basic fines (depending on the circumstances).

- Repeat offenses that resulted in a warning
- Trespassing in the aquatic area outside of opening hours
- Verbal abuse toward an administrator, employee, or security guard

- Use of an open-flame barbecue
- Throwing a lit cigarette butt into a public space
- Abandoned or unsanitary equipment on the Estate
- Wrecked vehicle or unusable equipment abandoned in a public space
- Bump-up vehicle
- Willfully blocking the entrance gate to the Estate with a vehicle
- Unauthorized tree felling
- Opening or sabotaging wild boar traps
- Illegal dumping
- Work carried out without authorization

3- Serious offenses and attempted fraud: 10 to 15 basic units. - Falsification or attempted falsification of the resident card or vehicle sticker

- Fraudulent declaration of complimentary guests instead of paying guests
- Failure to declare guests
- Damage to the Estate's facilities and equipment (plus repair costs)
- Physical assault against an administrator, employee, or security guard
- Work carried out despite the administration's refusal

4- Offenses: Violations observed may result in the administration filing a complaint with the relevant authorities and/or the initiation of temporary or permanent exclusion proceedings and/or 15 to 20 basic units:

- Refusal by a partner to pay the imposed penalties
- Drug trafficking or planting within the Estate's grounds
- Intentional assault and battery
- Theft and burglary
- Arson
- Multiple offenses reported against of an associate, beneficiary, or guest
- Any crime or offense constituting an attack on persons or property as defined by the Criminal Code.

5- Community service:

This service is only intended for minors who have committed incivil acts in accordance with regulations. It can only be carried out with the consent of the minor and their parents or guardian. The proposed work consists of providing occasional reinforcements to the Estate's maintenance teams.

The profile of offenders who disrupt the smooth running or peace of the estate may include individuals who cause disturbances: fights in nightclubs or between neighbors, advanced intoxication in public spaces, problems related to dangerous dogs not kept on leashes, excessive speed on our roads, cars abandoned on the estate, opening or sabotage of our wild boar traps, noise pollution, thefts and burglaries on the islands, etc.

We may also encounter associates who intentionally commit fraud by declaring paying guests as free guests, who have carried out work without authorisation, who present false proof of permanent residence, or even individuals who deliberately fail to register their stays and vehicles and who decide to block the entrance to the estate when the gate does not open.

All of these situations result in a summons for the offender, who is asked to explain his or her actions. Following this meeting, measures are taken collectively by the Administrative council.

In conclusion, our Domaine remains, above all, a space of liberty that we can fully enjoy thanks to the vigilance of our services, which strive, with the right balance, to maintain security on a daily basis.

Jean-Robert Bauquis, Administrator in charge of security.

Informations

Opening hours of the administrative office

Technical service, accounts, share transfers, security

service.administratif@pindelalegue.fr

04.98.11.84.40 (choose the n°4)

service.technique@pindelalegue.fr

04.98.11.84.40 (choose the n°3)

From 01 april 2025 to 30 September 2025

Open to the public Monday to Friday, 9 a.m. to 12 p.m. and 2.00 p.m. to 5.00 p.m.

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

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.

Reception opening times (at the entrance to the Domain)

Registration formalities for stays – sticker and card

From 01 april 2025 to 30 june 2025

Open to the public Monday, Tuesday, Wednesday, Friday, 9 a.m. to 5.15 p.m.

Thursday, 9 a.m. to 12 p.m. and 1.30 p.m. to 5.15 p.m.

Saturday, 9 a.m. to 01.30 p.m. and 2 p.m. to 5.15 p.m.

From 01 july 2025 to 31 august 2025

Open to the public Monday to Saturday, 8 a.m. to 8 p.m.

Sunday, 9 a.m. to 8 p.m.

service.administratif@pindelalegue.fr

04.98.11.84.40 (choose n°1)

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 are open since 05 April 2025

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.

Compost bin

5 compost bins are available near the dumpster with "monsters" during the opening hours of the recycling center.

Grouping of the Trash containers

Bins will be returned to the hamlets during the first week of June and will remain in place until September 30, 2025. **Failure to properly sort waste in the bins will result in additional charges billed to the Domain.**

Dumpster with "monsters"

From April 1 2025 to October 31 2025, Monday and Friday from 9:30 a.m. to 11:30 a.m.,
July and August, Monday, Wednesday and Friday 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 on Monday to Friday, by appointment contact Mr. Stéphane DAVAL in advance at the administrative office.

"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 recommends that each associates have a valve installed after the meter. In the absence of such a valve, it will not be possible to establish that any overconsumption is due to a leak from our valve located before the meter.

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

Plots must be maintained all year round.

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.

Registering Your Pets During Your Stays:

In order to comply with legislation on companion animals, a dedicated module is currently being developed. You will be required to fill in information about your pets, including their microchip or tattoo numbers, and upload their vaccination records.

The Domaine post office

From september 1, 2024, to october 31, 2024, the counter is open Monday to Saturday from 11 a.m. to 12 p.m. Mail, packages (Colissimo, Chronopost and DPD) as well as delivery notices for registered letters are delivered daily to mailboxes.

From november 1 2024 to april 30, 2025, the counter is closed. Mail, delivery notices for packages (Colissimo, Chronopost) and notices for registered letters are delivered daily to mailboxes.

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.

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).

Dematerialization of electronic voting

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

Notice of the Ordinary or Extraordinary General Meeting is sent to associates by registered electronic mail and delivered digitally, after their digital identity has been verified by the service provider. For associates who do not have an email address, the notice will continue to be sent by paper mail via registered post with acknowledgment of receipt, but will be subject to a flat fee of €25.