



A WORD FROM THE ADMINISTRATIVE COUNCIL

Dear associates,

The Administrative Council is pleased to present this newsletter, which reflects our team's ongoing commitment to preserving, modernising and enriching life of the Domaine. 2025 has been a year of transition and concrete action, marked by significant decisions to improve the management, security, quality of life and long-term sustainability of our estate.

We have listened to your expectations: enhanced security, modernisation of infrastructure, responsible resource management, and revitalisation of community life. The results are clear: reduced energy costs, improved water management, strengthened seasonal teams, and the launch of environmental and cultural projects. We have also anticipated the challenges posed by the age profile of our members, by preparing tailored measures to ensure the safety and well-being of all.

The future is being built today: with the revamp of our website, the creation of an official Facebook page, preparations for the estate's 65th anniversary celebrations, and targeted investments in infrastructure and the environment. We remain vigilant regarding financial matters, with rigorous management of expenditure and provisions for essential works.

This newsletter presents our key initiatives and ongoing projects. We are counting on your active participation to make the Estate an ever more welcoming, safe and innovative place.

Enjoy reading, and we look forward to sharing these developments with you very soon!

On behalf of the Administrative Council

The President

Caroline VIENNET

LAUNCH OF THE FACEBOOK GROUP

‘The Official Domaine du Pin de la Lègue Group’

We are delighted to announce the launch of our Facebook group, created specifically to strengthen ties between members, keep you informed, and involve you in discussions and decisions regarding the management and development of our residential leisure park.

Why this group?

This new space complements the Flashes Info and the Gazette du Pin de la Lègue, offering a direct channel for discussion reserved exclusively for members of the SCI, thereby ensuring a secure and dedicated space for our community.

How does it work?

- Exclusive access: Only verified members may join the group.
- Transparency and accountability: Each member must use their real name when registering (no anonymity) and agree to abide by the group’s charter, which is available upon joining.
- A space for constructive discussion: Share your ideas, ask questions and join in the discussions to play an active part in the life of the estate.

We invite you to join us as soon as it goes live.

GENERAL ADMINISTRATION

Review of the 2025 closure :

The 2025 closure period was characterised by controlled visitor numbers: 3,141 entries and exits were recorded for 591 different individuals, 56 of whom visited the Domaine more than 20 times. Five people who failed to comply with the closure rules will be charged a penalty for each day of unauthorised presence. This report highlights the importance of adhering to collective rules for the preservation of the Domaine.

Vehicles registered at the Domaine :

A significant number of vehicles remain registered at the Domaine, whereas the law requires registration to be carried out at the owner’s main residence. A reminder will be sent to the owners concerned to regularise their situation and avoid any legal risk

Hamlet representatives :

To strengthen member representation, three new representatives have been approved (pending, however, a few minor adjustments to plot compliance) for the hamlets of Castelet, Esbadaia and Recantounet, bringing the total number of representatives to around thirty. These representatives play a key role in conveying information and expectations between members and the Administrative Council. The Administrative Council thanks them for their commitment to the smooth running of the Domaine.

Seasonal recruitment :

Recruitment of all seasonal staff for Les P'tits Loups, the lodge, the Information Point and technical services has been finalised. For the aquatic centre, the seasonal team will comprise 3 Lifeguards (MNS) and 6 holders of the National Certificate in Water Safety and Rescue (BNSSA) have been hired. To facilitate their accommodation, a study is underway to propose accommodation solutions in mobile homes on the Domain.

LEGAL

Case of Mr MAYER :

Extract from the judgment of the Court of Appeal of Aix-en-Provence No. 2026/27 of 16 January 2026:

The Court of Appeal confirms that the dismissal is void on the grounds of a causal link with psychological harassment, awards the employee €71,839 in respect of overtime, severance pay, psychological harassment and breach of the duty of care, reduces certain amounts—such as the sum for psychological harassment, which has been reduced from €50,000 to €5,000—and holds the SCI liable for failing to protect the employee despite his repeated warnings.

The Domaine therefore recovers the sum of €256,789 that we had paid into the CARPA account (Caisse Autonome des Règlements Pécuniaires des Avocats).

Case of Ms MAYER :

Extract from the judgment of the Court of Appeal of Aix-en-Provence (16 January 2026, No. 2026/25):

The Fréjus Labour Court (2 December 2021) ruled that the dismissal was without real and serious cause but dismissed the claim of psychological harassment. The Court of Appeal (16 January 2026) confirmed the absence of psychological harassment, found a breach of the duty of care (delayed investigation) and awarded €1,470.87 (13th month's salary, severance pay, damages). The Court considers that the conduct complained of constitutes a governance dispute rather than psychological harassment, but that the employer was slow to act to protect the employee. It upholds the dismissal on valid and serious grounds, whilst ordering the SCI to regularise certain aspects of the employee's remuneration.

VAT Case :

The SCI's claim was dismissed for the 2018–2020 period. The members of the Admin Council decided not to appeal to the Court of Cassation, following the advice of our lawyers. For the 2020–2022 period, the hearing is pending, with no date announced as yet.

AXA Case :

The Domaine won the case against the insurance company, which has lodged an appeal. No date has yet been announced for the new judgement.

Tourist tax :

This case is ongoing, and a court hearing is scheduled for September 2026.

Litigation involving debtor partners :

The Admin Council has decided to summon the debtor partners to settle the matter of clearing their debts.

SAFETY OF PEOPLE AND PROPERTY

Fire and flood procedures :

The fire procedures have been finalised and require formatting before they can be definitively approved. Meanwhile, the procedures relating to flood risks have been assigned to a working group for consolidation. A fire drill with the fire brigade is planned, along with staff training to ensure an optimal response in the event of an emergency.

Temporary CCTV cameras :

In response to repeated damage (plants being uprooted, acts of vandalism), temporary CCTV cameras will be installed in sensitive areas of the Estate. This measure aims to deter anti-social behaviour and identify those responsible

Automatic number plate recognition (ANPR) :

The automatic number plate recognition system installed at the entrance to the estate is operating satisfactorily. Upgrades are planned to improve the system's ability to read and record number plates at the exit, in order to better control access and vehicle flow.

Checks :

At the swimming pool entrance

PRESSUR will be present at the swimming pool entrance during the long weekends in May, June, July and August, as was the case last year.

On the plots

The presence of a newly recruited internal control officer will ensure compliance with internal and constructive regulations.

Tennis and padel courts

'Visitor' passes and wristbands will be checked at random at the tennis and padel courts

Car parks

Motorhomes must be parked on individual pitches or, if this is not possible, in the current waste bin collection area once it has been cleared.

Trailers carrying a boat must be parked on individual pitches or, failing that, primarily in the car park behind the tennis courts near the merry go round.

Bicycles and scooters

Signs reading 'Dismount here' have been placed around the Snack "Aquarius" to prevent bicycles and scooters from entering this area.

Checks will be carried out in particular on electric scooter riders: the minimum legal age is 14, passengers are not permitted, and the maximum speed is 25 km/h.

RESOURCE MANAGEMENT AND THE ENVIRONMENT

Water management :

Tackling water leaks is a major challenge: 50 m³ of water is lost every day across the estate's 90 km of pipes, amounting to 138,000 m³ per year (13% of losses). Whilst this is relatively low compared to most local authorities, we believe it is too high for effective management and cost control. To address this, the installation of 10 valves on the main pipes and 40 valves (one per hamlet) is planned. This work will be included in the Multi-Year Action Plan (PPA). In addition, a campaign will be launched to encourage members to report their water consumption at the end of the year by taking a photo of their meter, in order to simplify meter readings.

Electricity :

Despite the rise in tariffs in 2023, electricity expenditure has been kept under control, with an increase limited to 9% over five years. This achievement is the result of rigorous management and ongoing efforts to optimise the estate's energy consumption.

Waste management :

A working group comprising representatives from the hamlets is considering this challenging issue; several options are under review, including a plan to reorganise waste collection points.

The objectives are to improve the efficiency of waste collection throughout the year whilst reducing the environmental impact, without losing sight of the service provided to all members.

Ecological Restoration Plan :

A budget of €5,000 has been allocated to launch practical initiatives to promote biodiversity: installing nesting boxes, planting native plants in the arboretum, and putting up botanical information boards to raise awareness among members. A coordination meeting is planned to draw up a comprehensive plan and involve all relevant stakeholders.

As a reminder, legislation (the Nature Conservation Act) requires us to take into account the compensation and preservation of protected species in future works at Le Gonfaron.

COMMUNICATION AND COMMUNITY LIFE

Celebrating the Domaine's 65th Anniversary :

On Sunday 2 August 2026, the Domaine will celebrate its 65th anniversary in the village square. This event will be an opportunity to bring associates together for entertainment, reminiscences and plans for the future.

WORKS

Cinema seating :

500 chairs have been ordered at a cost of €23,365, with delivery scheduled for the end of April. This investment will improve comfort for members during open-air screenings.

The Gonfaron and the ice barrier :

The public inquiry, which, as a reminder, is one of the mandatory and legal procedures, is now complete and the inquiry commissioner has issued a favourable opinion.

We are now awaiting final approval from the Var Prefecture, which has approximately three months to give its final approval, i.e. by the end of May.

Once approval from the Prefecture has been obtained, the notarised deeds will need to be drawn up for the purchase of a plot of land held by the military.

At the same time, ECOMED (a nature conservation organisation) is due to carry out a survey of the plot of land we are purchasing from the military. This survey will begin in May and be completed by the end of June. We will receive feedback and a full report by October 2026.

Under this scenario, work on the log jam barrier can begin in January/February 2027.

In a slightly more pessimistic scenario, where obtaining administrative approvals takes longer than expected, we have two options:

1. We start the work a little later (March/April 2027) and carry it over into the 2027 peak season.
2. We start the work in October 2027

Valley clean-up (Belvédère and Maucho) :

A significant portion of the valley clean-up has been included in the PPA. However, core samples taken have revealed the presence of asbestos in the rubble dumped in Belvédère following the demolition of the toilet blocks. Conversely, it appears that the Maucho valley is free of asbestos. A provision has therefore been made, based on the various quotes received, to proceed with the removal of this rubble. This operation will take place in late 2026–early 2027.

Redevelopment of the Village Square :

The idea of installing a retaining system for the white gravel around the Village Square has been abandoned for environmental and budgetary reasons. Other solutions will be explored to preserve the aesthetics and functionality of this central space.

Renovation of the hall and offices at the administrative building :

In late 2026, early 2027, the hall and offices of the administrative building will undergo a complete renovation to make them more welcoming. The rehabilitation of the hall will also allow the organization of artistic and heritage exhibitions. This project is part of a desire to promote the heritage and culture within the Domaine.

FINANCES

Balance sheet and Year-end :

The 2025 balance sheet is completed and will be validated at the June 2026 board meeting.

We will provide you with the details in the management report.

Time deposits (DAT) :

The amount of time deposits amounts to 1.3 million euros. However, their yield is constantly declining (from 4.20% to 1.60% in two years), which invites reflection on future investments.

Grants to associations :

The grants for 2026 were voted :

These grants are intended to support the social and cultural activities that animate the life of the Domaine.

PURCHASE OF PLOTS BY THE DOMAINE

Please be advised that the CASCAVEU 11 parcel, which was purchased by the Estate on August 12, 2025, was sold on May 6, 2026.

EVENTS

Key dates to note :

- **Meeting with English-speaking members :** Friday 26 June at 10 a.m. (Salle de l'Auberge).
- **Meeting with hamlet representatives :** Friday 24 July at 10 a.m. (Salle de l'Auberge).
- **Pre- Annual General Meeting :** Sunday 19 July and Sunday 2 August at 9.30 a.m. (Pinède).
- **Annual General Meeting :** Saturday 8 August.
- **Voting opens :** Monday 20 July at 8.00 a.m.
- **Voting closes :** Sunday 9 August at 11.59 p.m.
- **Election results and meeting of the new Administrative Council :** Monday 10 August at 10.00 a.m. (Mas administratif).

INFORMATION

OPENING HOURS OF THE ADMINISTRATIVE OFFICE

Technical service, accounts, share transfers, security, payment of invoices (by check, bank card, or cash)

From 01 April to 30 September

From Monday to Friday
9 a.m. to 12 p.m. and 1.30 p.m. to 5 p.m.
On Saturday morning, 9 a.m. to 12 p.m.

For the Technical service :

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.

service.technique@pindelalegue.fr

04.98.11.84.40 (choose 3)

For the share transfers and accounts service :

transfert@pindelalegue.fr

04.98.11.84.40 (choose 4)

For the security service :

responsable.securite@pindelalegue.fr

04.98.11.84.40 (choose 5)

OPENING HOURS OF THE RECEPTION (at the entrance to the Domaine)

Registration formalities for stays – sticker, card, payment of invoices (by check or bank card)

From 01 April to 30 June

On Monday, Tuesday, Wednesday, Thursday, Friday and Saturday
9 a.m. to 12.30 p.m. and 1 p.m. to 5.15 p.m.

From 01 July to 31 August

From Monday to Saturday
8 a.m. to 8 p.m.
On Sunday, 9 a.m. to 8 p.m.

service.administratif@pindelalegue.fr

04.98.11.84.40 (choose 1)

KEEPER'S LODGE : 7 days a week - 24 hours a day

04.98.11.84.40 (choose 6)

In case of extreme emergency, call 07 78 48 54 55

Delivery of the associate's sticker :

We remind you that the associate's sticker will only be issued upon presentation of a tax certificate and insurance of your installations (Main Housing Tax available on the tax office website in the « property » section and/or Housing Tax for your main residence and/or Housing Tax for the Domaine addressed to your main residence or Income Taxes addressed to your main residence only) and an insured vehicle memo.

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 an insured vehicle memo for the vehicle(s), accompanied by the liability and fire insurance certificate for all 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.

Sanitary facilities :

The sanitary facilities have been open since April 4, 2026. They will close at the end of September.

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 office and on the website's blog.

Compost bin :

5 compost bins are available during the opening hours of the recycling center.

Trash containers :

Bins will be returned to the hamlets during the first week of June and will remain in place until September 30, 2026. **Failure to properly sort waste in the bins will result in additional charges billed to the Domaine.**

Dumpster with "monsters" :

From 1 November 2026 to 31 March 2027, only on Friday from 9.30 a.m. to 11.30 a.m.

From 1 April 2026 to 31 October 2026, on Monday and Friday from 9.30 a.m. to 11.30 a.m.

From 1 July 2027 to 31 August 2027, on Monday, Wednesday and Friday from 9.30 a.m. to 11.30 a.m.

Two-wheeler store :

The drop-off or return of two-wheelers will take place from Monday to Friday, **by appointment** contact Mr. Stéphane DAVAL (the post-man) 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 Administrative 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.

Ditches maintenance :

You must regularly maintain the ditches. They must be cleaned and dredged and the leaves removed (watch out for plane trees). Pruned branches must not be placed in the ditches.

Facility maintenance :

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

Maintenance of plots as part of the PPRIF program :

This work must be done regularly (please refer to the Internal Construction Regulations).

Palm treatment and disease :

Every partner with one or more palm trees on her/his parcel must contact the technical services in order to collect information relating to the treatment, felling and removal of sick palm trees. Only authorised companies may be involved, with no involvement of the Domaine's services under any circumstances.

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 has been developed and is now fully operational.

You will be required to use this module to fill in information about your pets, including their recent photograph, their microchip or tattoo number, and their up to date vaccination records.

The Domaine post-office :

Until June 29, 2026, the counter will be open to the public : from Monday to Friday, 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.

Fire extinguishers, fire hydrants, fire hose réel :

All equipment is inspected annually.

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 (fire and flood) :

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 Domaine 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,
 - 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, 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 mobilehomes 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 Domaine 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, faintness 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 Lègue.

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 change of e-mail address, I
undertake to inform the S.C.I Domaine du Pin de la Lègue 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.