

Tél. 04.98.11.84.40
N° R.C.S. : FREJUS 783 073 570 – Capital : 575.962 €



A WORD FROM THE ADMINISTRATIVE COUNCIL

Dear Associate,

The Administrative Council met on December 12, 13 and 14, 2022.

The main decisions taken during these meetings are presented to you in this Flash document.

The Administrative Council and the Staff members wish you all the best for 2023.

The Administrative Council



Following a risk of landslide that could lead to the fall of a mobile home on the road along Mounacan "bas Castelet", a deviation has been set up for the safety of everyone.

Indeed, the situation presents a proven risk.

It is imperative that everyone respect this deviation until the official lifting of the ban.

MAIN DECISIONS OF THE AMINISTRATIVE COUNCIL

FINANCES

Seasonal lease of the snack bar "L'Aquarius" and the nightclub "La Sirène"

Operating equipment

The Administrative Council considered that it was preferable to purchase the kitchen equipment that is currently the property of the former operator, in order to facilitate the resumption of the operation of the 2 entities.

A call for expenses related to this investment will eventually be proposed in a resolution to the next general assembly.

Choice of the buyer

12 buyers expressed their interest in the takeover, but only 3 candidates responded to the call for tenders once they were informed of the annual rent. The candidate who was selected presented a very complete proposition in terms of management of the snack bar and La Sirène with seasoned professional experience.

Participation of paying guests

In the last flash, the figure of 290.837€ received was announced. Following a calculation error, this amount is reduced to 256.000€. After processing the claims for reimbursement, the amount is 237,342€, an increase of more than 10% compared to 2021. The registration forms will be revised to facilitate administrative processing and avoid errors.

Cinema 2022

Attendance is up by 14%. Our share of the result is 5.287€.

PERSONNEL

Revaluation of salaries

It was decided to pay a Macron bonus equal to 4% of the gross monthly salary, in proportion to the time of presence in the year, after deduction of sickness absences. This bonus, which is not subject to contributions and is tax-exempt, will be paid in one instalment on the December pay slip.

Social and Economic Committee

In order to comply with legal obligations, a meeting of the CSE will be held monthly.

LEGAL

Litigation

The AXA, GIRARDON and MAYER cases are still in progress. Our conclusions have been filed for all these cases, but the dates of the pleadings are not yet known.

In the case of Mr. MAYER, the SCI was condemned to the immediate obligation to execute the judgment and thus to pay the amounts due. The gross amount of 93,082.74€ was therefore paid, within the limit of 6 months' salary including charges, and the sum of 256,789€ was deposited in escrow in the CARPA account of our counsel.

Debtor associates

The amount of these is 186.005€ for 14 files. 5 files represent 50% of the debt. To avoid this amount increasing further, the Administrative Council is considering the repurchase by the SCI of certain parcels. It was decided to proceed with the evaluation of the parcels concerned and the possible cost of restoration.

VAT dispute

A contentious claim, for the period from November 2020 to December 2021, has been made to complete the previous claim.

Tourist tax

The Domaine is subject to a flat-rate tourist tax. This, which concerned all the associates was 73€ in 2016, then 92€ in 2017. Since the imposition of the habitation tax in 2021, only 729 associates paid this for an amount of 117.071€ that is to say 162€ by parcel.

The Intercommunal Tourist Office has decided, unilaterally and without the possibility of negotiation, to apply to the Domaine a flat-rate tourist tax of 285.238€ corresponding to a stay of 210 days on the basis of 3 persons, at a rate of 0,66 € per person, this tax being applied to the 686 associates not subject to the habitation tax on secondary residences. As this billing was enforceable, the Domaine was forced to pay this amount while challenging the O.T.I. in the administrative court. The claim period is from 2019 to 2022.

It appears, according to Maître NAHON :

- That in this case the CAVEM has chosen, by deliberation of September 24, 2018, a taxation to the real regime, but taxes the applicant to a tourist tax calculated in a flat rate and empirical way,
- That SCI Domaine du Pin de la Lègue does not have the quality of "landlord" and is therefore not concerned by these obligations specific to the tourist tax calculated in the real regime.

If ever, the tourist office decides to tax on a flat rate basis, the SCI cannot be concerned and is not liable because it is not the "landlord". Indeed, it will be up to the associate renting his facility to make the declaration directly to the tourist office.

In the event that the SCI is reimbursed for the amounts paid for the claim, the amount reimbursed to the associates concerned will be reduced by the amount of the legal fees incurred for the procedure.

GENERAL SECURITY

Sending of letters of intent of sanction

The latter will be sent to the offending associate, specifically the perpetrator, by e-mail and simple mail, except for sanctions and penalties. It has been decided that sanctions up to 15 penalties will be managed directly by the SCI security controller.

Sanctions for the 2022 season

The Admin Council reviewed the table of various infractions committed during the 2022 season, which are subject to warnings and sanctions. Their total number is 195.

They concerned were :

- 32 associates
- 128 rights holder
- 35 guests and tenants

Of the total number of incivilities:

- 26 acts committed that were financially penalized or excluded
- 22 acts were retained by the Administrative Council

Table of penalties

It appeared to the Admin Council that new sanctions should be studied in the light of the report on incivilities for the 2022 season.

Random checks

- Entrance control at the gate (shopping center) from 6 p.m. to 9 p.m,
- Random vehicle checks in July/August from 6:00 p.m. to 9:00 p.m. Schedules subject to change,
- Reinforcement of controls on parcels, parking of cars and boats, campers and trailers

Road safety and information for people

A booklet on safety will be handed out when applying for a badge for the 2023 season. It will also be posted on the Domaine's website, as well as an information announcement before the film screening at the cinema (2023 season).
Update on the PRIFF

A consultation is in progress for the management and the realization of the tree cutting for the three years to come, in order to respect the three-year plan. The resale of logs will also be studied. Information will be requested for the color codes used.

WORK

Floods of December 1, 2019 : Works Gonfaron

A meeting was held with the officials of the Communauté d'Agglomération on September 10th. It was confirmed to us, by letter which was received late, that they would not authorise the Domaine to carry out works of dyking of the river, as it had been planned.

This refusal is motivated by a fear of the dykes breaking in the event of a very high flood and a regulatory obligation to "freeze" several tens of meters behind these dykes, which would render the parcels concerned inconstructible. However, the Community of Communes considers it essential to create the protective basin which is planned upstream of the Domain on the military land.

In view of this decision, the Domaine asked Hydrotec, bureau d'etudes, to work on a variant that consists of widening the riverbed wherever technically possible and to look at the consequences in terms of moving certain parcels to be able to widen sufficiently, and of the possible level of water that would remain on the parcels maintained in the event of a 100-year flood.

The result of this study confirms the feasibility of such an operation, the interest of which would be to limit the water level (between 20 and 50 cm maximum) on the plots maintained and still concerned by this flood, but implies the displacement of plots necessary to widen the river bed.

It is thus necessary to continue the studies to achieve these works of widening the Gonfaron, the following stages of which are:

- To specify the number and the exact list of the parcels which will have to be moved,
- To advance as quickly as possible the part "protective basin on the military land",
- To study the possibility of obtaining public subsidies within the framework of the BARNIER plan, to help with the displacement of the concerned associates,
- To estimate the cost of the works of this version "widening" of the river bed,
- To study the eventual possibilities of fast realisation of certain works not requiring specific administrative authorisation.

The objective is to be able to inform the associates concerned by the works as soon as possible, ideally before the general assembly 2023, of the calendar, costs and consequences.

Update on the PRIFF

A consultation is in progress for the management and the realisation of the felling for the three years to come, in order to respect the three-year plan. The resale of logs will also be studied. Information will be requested for the colour codes used.

Maintenance of ditches

Each associate is responsible for cleaning the ditches adjacent to his parcel. The meteorological events of the last few years have reinforced this obligation. It has been decided that in case of failure to comply with this obligation, and after a formal notice has been sent but not acted upon, the Domaine will have the necessary work and/or cleaning done at the expense of the associate concerned. A text reminder of this obligation will be put on line on the Domaine's website.

Modification of the entrance to the Domaine

As part of the annual work plan, a new entrance plan is proposed to facilitate the registration of arrivals and the control of vehicles and people. The first stage of the project has been validated and a more complete project will be presented at the next meeting of the Administrative Council.

Constion regulations: Modifications

The Administrative Council modified some articles of the internal regulations "construction part", namely:

- Article 1.4: Installation of a facility on a parcel.
- Article 1.7: Caravan
- Article 1.8.1: Authorisation of work.
- Section 1.8.2: Item a: Garden shed.
- Article 1.8.2: Point w: Runoff.
- Section 1.16: Item B: Penalties.

The modifications or additions will be posted on the Domaine's website.

WALLS

It appears that in the Domaine, retaining walls are weakening or threatening to fall. It has been decided that only the walls located on the public domain will be taken care of by the SCI. An inventory will be made in order to provide for them in future budgets.

INFORMATION TECHNOLOGY

Resignation of Mr. Frédéric BERNARD

He had been co-opted by the Administrative Council to intervene in the field of computer science.

It turns out that the latter, exercising independent professional activities, could not carry out his activities simultaneously with the workload and availability to fully exercise his function. He has therefore submitted his resignation, which the Council has noted.

Mr. Alexandre SCARLATELLA proposed his candidacy to manage the IT area, which was unanimously accepted by the Administrative Council.

The Company IDEM

IDEM is the SCI's sole partner for all matters relating to the management of its computer equipment and programs. IDEM was wound up by court order on November 3, 2022.

A company is interested in taking over the company. The takeover seems to be on track but nothing will be finalised before January 2023. The question will be to determine what the Council intends to do: Fixed price, annual maintenance, renewable or not?

EDM (Electronic Document Management)

This software, called EUKLES and developed by the company ISIS COM based in LA CRAU (83), is a collaborative work tool. It will facilitate the dematerialisation of archiving of files which did not exist before, to facilitate the administrative treatment between the various services and the administrators. The purchase of this equipment has been done through a monthly rental for 20 users. It should be operational by the beginning of March 2023 at the latest, taking into account the time required for the deployment of the system, the commissioning and the training of the staff.

Redesign of the computer system

It became clear to the Administrative Council that the computer system had its limits, as the software used could only be modified by the sole partner, the IDEM Company. This computer system must be completely rethought to allow the use of current software and easy modification according to the wishes and needs of the services.

ANIMATION OF THE DOMAIN

Recruitment

The sports activities for the 2022 season were a great success, mainly due to the recruitment of Mr. Carlo BRUZZESE. To ensure his availability for the 2023 season, Mr. BRUZZESE will be offered a 6-month contract instead of 4. He will be assigned to the technical service for the months of April and May and will act as an animator from June 1 to September 30.

Similarly, the information point will only benefit from one full-time equivalent position instead of the previous two and the vacated position will be assigned to the animation department, which will be staffed by three people.

GENERAL ADMINISTRATION - All administrators

Minutes of the Administrative Council of September 1 and 2, 2022 and the Administrative Council of November 3, 2022

The administrators unanimously validated the minutes of both Administrative Council meetings

Delegations of authority and/or signature

Delegations concerning Mr. BLOUIN and Mr. LAVIALLE in their capacity as accountant and director of services have been granted.

Regulations

The following regulations were adopted: Internal Regulations of the Administrative Council (R.I.C.A.), sports activities, Youth Club, Aquatic Space, the post office, Petits Loups, Tennis and Paddle have been modified.

They will be posted on the Domaine's website.

Failure to provide proof of address

Three associates were unable to provide proof of residence outside the Domaine. The financial sanctions foreseen in the resolution n°7 voted during the general assembly 2021 have been applied.

The overlap of our files shows that some associates have chosen to be domiciled in a domiciliation company based in Fréjus. This cannot be considered as a main residence address. They will therefore also be subject to financial penalties

You will find attached, following the request of an associate, the answer of the town of Frejus on the impossibility of establishing her main residence at the Domaine.

Cutting of the hedges at the Gonfaron entrance paid for by the SCI

A letter was sent to each associate concerned informing them of the Administrative Council's decision not to cut the hedges at the expense of the SCI, as from 2023.

Dates of the 2023 Administrative Council meetings

- February 15, 16 and 17, 2023,
- April 24, 25 and 26, 2023,
- October 18, 19 and 20, 2023.
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Documents

We remind you that you can download, by connecting with your login on the website of the Domain www.domainedupindelalegue.fr (a reminder of the procedure to connect is included in this Flash):

- The statutes of the S.C.I., updated after the 2022 general assembly,
- The internal regulations "administrative part", updated after the general assembly 2022,
- The internal regulations "construction part" updated, which take into account the Urban Planning Code, the regulations specific to PRLs, the Local Urban Planning Plan of the town of Fréjus and the prescriptions of the PPRIF, updated after the Administrative Council meeting of December 2022,
- The minutes of the General Assembly of August 13, 2022,
- The rates applicable on January 1, 2023 (the list of these rates is communicated to you in this Flash).

Season 2023

Seasonal positions are available. Associates and/or beneficiaries who have the necessary skills can send their applications by e-mail to Judith.piovetti@pindelalegue.fr enclosing a curriculum vitae with a copy of their diplomas and specifying their availability dates.

Applications must be received as soon as possible. They will be considered at the next Administrative Council meeting.

We hope you had a good holiday season and that everyone continues to take the necessary precautions to preserve their health.

The Administrative Council

PRICES from January 1, 2023

RUBRIQUES	TARIFS 2023 T T C
ADMINISTRATION	
* PART SOCIALE (quota gestion)	6,38 €/part
* APPEL PLAN PLURIANNUEL de 2023 à 2028	0,68 €/part
* APPEL PPRIF de 2023 à 2025 (Plan de Prevention des Risques Incendies de Foret)	0,42 €/part
* EAU :	
Consommation (coût du m3 – TVA à 5,5 %).....	2,34 €
Assainissement (coût au m3 – TVA à 10 %).....	2,54 €
* PARTICIPATION OCCUPANT (participation aux frais de fonctionnement – art. 4 a) du R.I.) (applicable du 01.10 au 30.09 - à partir de 7 ans révolus)	
Hors-saison (du 01.10 au 31.03)	3,50 €
Moyenne-saison (du 01.04 au 31.05)	6,00 €
Haute-saison (du 01.06 au 30.09).....	7,50 €
* MAGASIN ASSOCIE (Forfait/m3) :	
- 3 mois :.....	45 €
+ 3 mois :.....	100 €
* REMPLACEMENT SERRURE (boite postale).....	40 €
* PHOTOCOPIES / IMPRESSIONS MAILS ASSOCIES	
Recto-verso/page	0,60 €
Recto/page	0,40 €
* MACARON :	
Associés/ayants droit.....	Gratuit
Invité/occupant.....	8,50 €
* CARTES DE RESIDENTS (accès libre aux loisirs)	
Associés/ayants droit.....	Gratuite
Invités/occupants : * de 7 ans à 10 ans	2 €
* à partir de 11 ans.....	11 €
* REEDITION DE CARTE DE RESIDENT (perdue).....	7,50 €
* FRAIS FIXE POUR TRAITEMENT DES RECLAMATIONS ET EDITIONS D'AVOIRS	30 €
* TENNIS et PADEL	Gratuit
réservation au point information en juillet/août suivant règlement affiché.....	Gratuit
réservation à la loge de septembre à juin : remise de la clé du court en échange de la carte de résident	Gratuit
location du matériel (2 balles et 2 raquettes) pour 1 heure	5 € (1 ticket)
* MINI-GOLF	Gratuit
* TICKET BLEU ANIMATIONS (Cross-training).....	5 € (1 ticket)
* AQUAGYM.....	Gratuit
* GARDERIE « Les Petits Loups »	Gratuit
NB : inscription au point information suivant règlement affiché	
* TRANSFERTS DE PARTS :	
Vente / succession / donation.....	750 €
Divorce / extinction d'usufruit / sortie d'indivision.....	300 €
Succession dernier vivant.....	Gratuit
* PENALITES INFRACTION (unité de base).....	30 €
* FRAIS FIXES CONTENTIEUX	30 €
* PENALITES RETOUR IMPAYE.....	25 €
TECHNIQUE	
* TAXE DE GRUTAGE (tarif unique)	2000 €
* TAXE DE TRACTAGE	Gratuit
* BRANCHEMENT RESEAU EAU	1000 €
* DEPLACEMENT COMPTEUR EAU	(sur devis)
* REMPLACEMENT COMPTEUR EAU	60 €

R A P P E L S

Administrative building opening hours

from 1st October 2022 to 31st of March 2023

Open to the public every Monday, Wednesday and Friday, in the morning only from 9h to 12h

If you want an appointment with the Technical Department, please ask for it by phone or by e-mail emphasizing the object of your demand. The appointment will take place directly on your plot.

Of course, at any moment you can send an e-mail to the Administrative department (service.administratif@pindelalegue.fr) or to the Technical department (service.technique@pindelalegue.fr).

Dematerialization of the vote

The resolution n°8 voted during the general assembly of August 14th, 2021 allows the S.C.I. Domaine du Pin de la Lègue to send you your next convocations to the general assemblies by registered letters in electronic version, in order to gain in speed, in simplicity and in traceability.

So that the Domain can send you your next convocations to the general assemblies by registered letters in electronic version, it has the obligation, beforehand, to ask to each associate his/her consent.

Consequently, a consent form was sent to you, initially by post, and then, as a reminder, by means of the Flash infos 127 of September 2022.

Despite these two mailings, we note that some associates have still not opted for this method of transmission which, we stress, allows a considerable reduction in postal costs.

You will find attached the "Request for prior consent to receive electronic registered letters".

Delivery of the badge/insurance

We remind you that the badges will only be issued upon presentation of proof of insurance for the vehicle(s), accompanied by the CL and fire insurance certificates for all facilities as well as a tax certificate (Main residential tax and/or Domaine residential tax sent to your main residence or Income tax sent only to your main residence).

Associates whose two-wheeled vehicles remain parked in the storage must, each year, provide us with their valid insurance certificate for the stored vehicle.

If you cannot prove a main residence, you will be affected by resolution 7 voted at the General Meeting of 14 August 2021 which states *"an associate who cannot prove, by the production of a tax certificate, a main residence outside of the Domaine, will be sanctioned with a monthly penalty of 7 basic rates in the first year, penalty doubled each year until regularization."*

Pre-registration of associates and beneficiaries

In order to avoid queues at the administrative building, we strongly encourage you to use the pre-registration of partners and beneficiaries on the Domaine website at www.domainedupindelalegue.fr.

We remind you of the 3 types of operations possible with this system:

1 – Request for badges for the vehicle that you will use to travel to the Domaine.

2 – Application for resident cards for yourself and your beneficiaries registered at the Domaine.

3 – Registration for a new stay at the Domaine. In addition, do not hesitate to consult the online help that is available in the pre-registration section.

Please declare every stay on the Domaine.

➤ **We remind you, below, of the procedure to follow to connect to the Domaine website:**

The website address is www.domainedupindelalegue.fr.

At the top of the site, click on "login". You are asked for a "username" and a "password".

Concerning the username: enter your hamlet name, followed by the block number, for example: "acassi.01" (put the point between the hamlet name and the block number).

Attention: for Rocco, write roco; for Bau Dou Ser, write bau.dou.ser.

Concerning the password: this is the general number assigned to the block, in 5 digits mandatory.

Enter your general number by inserting 0 (zero) to the left. Example: for general number 2430, write 02430; for general number 458, write 00458.

You can change this password to have a more personal one by following the procedure mentioned on the screen.

If you forget this password at the time of a new connection, simply click on "Forgot password".

Remember to enter your e-mail address so that your password can be sent back to you automatically.

Once logged in, you can have access to documents and/or messages from the Administrative Council.

Pre-registration of paying guests (renters)

Associates who rent their facilities can pre-register their tenants on site at the Domaine and pay in advance for their badges and resident cards upon presentation of proof of identity, in order to relieve congestion at the reception desk and reduce waiting time at the counters.

Insurance

- Associates are reminded of the obligation, each year when the badge is handed out, to provide us with proof of insurance for the vehicle(s), accompanied by the CL and fire insurance certificate for all of their installations.
- At the request of our insurance company, associates whose two-wheeled vehicles remain in storage must, each year, provide us with their valid insurance certificate for the stored vehicle.

Sanitary blocks

The sanitary blocks will reopen during the Easter vacations. They will be closed on September 30, 2023.

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 building.

Garbage containers

The garbage containers currently stored in the parking lot in front of the post office will be progressively put back in the hamlets as of June 15, 2023.

"Monster" skip

Accessible from 9:30 to 11:30 am; 1 April to 31 October: Monday and Friday ; 1 November to 31 March: Friday.

Parking for motorhomes, boats and trailers

Boats, campers and trailers are not allowed to park permanently in the Domaine during the winter period on the public parking lots. If the associate has a suitable place on his plot, he is authorised to park his vehicles on the condition that they do not encroach on the public domain and that they do not hinder the possible access to his plot by the fire services.

In winter, a motor home may be the associate's main vehicle. In this case only, if it is not possible to park it on his plot, he will have to, after a preliminary request specifying the expected parking time, park it on a strictly delimited area which will be specified each year by the technical services of the Domain. This parking is only reserved for the associates present in the Domain during the same period. Controls will be made to ensure that the associate is present.

Two-wheeler store

From July 1 to August 31, two-wheelers can be dropped off or returned on Mondays, Wednesdays and Fridays from 10:00 a.m. to 12:00 p.m. and from September 1 to June 30, between 9:00 a.m. and 12:00 noon.

and from September 1 to June 30, between 9:00 a.m. and 12:00 p.m., by prior appointment with Mr. Stéphane DAVAL.

"Buffer" vehicles

For all "buffer" vehicles on the parcel, without a badge and for which the insurance is outdated or non-existent, the Domaine will ask the associate in question to provide the insurance certificate by e-mail.

Water meter

Each associate is responsible for maintaining her/his own meter. In case of its replacement, which can only be decided and performed by the Domaine, the fees involved will be invoiced to the associate concerned.

Maintenance of the facilities

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

PPRIF maintenance of parcels

The deadline for the execution of this work by the partner is 15 May. Nevertheless, the Administrative Council accepts a tolerance until 30 May. After this period, the maintenance works are performed by the Domaine, at the expense of the associate concerned. The deadline for the execution of all the PPRIF maintenance works is 15 June.

Palm treatment and disease

Every associate 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 Rules (Updated in April 2022)

- Pets: (Article 6.3 e)

The presence of pets is allowed 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 under the control of their owner at all times, tied 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 appropriate measures to prevent barking and disturbances by their pets (cf. Art. 6.3. c).

Access to the nautical area and playgrounds is prohibited for pets (sanitary reasons).

Owners must collect the excrement of their animals; financial penalties in case of failure (cf. Art. 7.3.2).

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

Cats: We remind you that a campaign of sterilization of stray cats is organised throughout the year by volunteer associates with the approval of the Domaine administration so as to avoid a proliferation of cats.

- Pests:

According to the prefectural decree of 30.05.2017, wild boars are classified as a nuisance throughout the Var department. As such, anyone caught feeding a wild boar is liable to a fine of 135€ applied by the Wildlife Office.

The Domaine Post Office

The Domaine post office is closed until April 30, 2023. Mail and small packages are delivered to the mailboxes on Tuesday and Thursday mornings at 11:00 am. Only the notices of passage for registered letters are delivered daily.

For people who have medication and/or medical equipment delivered, they are asked to contact the administrative office.

Emergency alarm

An emergency call station has been installed at each of the sanitary installations. It must be used in case of a fire or serious incident. (See "safety instructions" thereafter).

Siren alarms in case of evacuation

1 blast for 5 minutes. Warning: Every first Wednesday of the month at noon: the sirens and the voice evacuation system are tested (1 blast for 1 to 2 minutes for the sirens) (See "safety instructions" thereafter).

Evacuation plan

Two copies of the plan of the Domaine will be given to each resident when the badge is issued. One copy must be kept in the resident's vehicle and the other in their installation(s). This plan will also be made available to residents at various points of the Domaine and can be downloaded from the Domaine's website.

Smoke detector

Its installation has been mandatory in mobile homes and caravans since 8 March 2015. Do not forget to change the device's batteries in order to prevent it from going off in your absence, which would disturb the neighbourhood.

Fire extinguishers

The Domain has 1 200 fire extinguishers that are checked every year and replaced every 10 years.

Access is forbidden to the **military grounds around the Domaine**.

CONSIGNES DE SÉCURITÉ

- IN CASE OF FIRE -

- If you witness a fire outbreak :
 - Call the fire brigade at **18 or 112**,
 - Call the main gate :
 - either by phone using the security number on **07.78.48.54.55 (preferred number) or 04.98.11.84.40**,
 - or using the **call station** located in the toilet block.Do not hang up first, wait for confirmation of your call.
- Identify yourself by giving your name, the address of your parcel in the Domaine (hamlet name + number).
- Indicate the location, nature and extent of the disaster.
- Specify if there are any victims, the visual condition of any injuries or burns.
- Close gas cylinders, cut off electricity from the damaged parcel, use fire extinguishers and/or garden hoses.
- Whenever possible (don't put your life at risk), stay on site to guide relief efforts and set up a safety perimeter.

- IN CASE OF FLOODING -

- Call the main gate:
 - either by phone using the security number on **07.78.48.54.55 (preferred number) or 04.98.11.84.40**,
 - or using the **call station** located in the toilet block.Do not hang up first, wait for confirmation of your call.
- Identify yourself by giving your name, the address of your parcel in the Domaine (hamlet name + number).
- Indicate the location, nature and extent of the disaster.
- Specify, if applicable, if there are people requiring care.
- Go to a high place and take cover.
- Never cross a road or path submerged in water.

- EVACUATION OF THE DOMAINE -

- The evacuation order is given by the Domaine sirens or by the voice evacuation system.
- Close gas cylinders, turn off the electricity.
- Close the doors and windows of your facilities to prevent theft and the spread of fire or smoke inside mobile homes or caravans.
- **ATTENTION**: do not close the water on the parcel, leave the water hoses available for use.
- Bring identification, health records, emergency medication, footwear, clothing and beverages.
- Evacuate the Domaine with vehicles without trailers by following the marked routes.
- Follow instructions given by safety staff or public services.
- Anyone present in the Domaine must **obligatorily** evacuate under penalty of sanction.
- In the event that a resident is looking after one or more persons (children, or disabled person), he/she is asked to inform the entrance station in order to report this.



Domaine du Pin de la Lègue

PRIOR CONSENT TO RECEIVE ELECTRONIC REGISTERED LETTERS

Dear Societaire,

In accordance with the requirements stemming from Regulation (EU) No. 910/2014, Article L100 of the French Post and Electronic Communications Code and the implementing decree No. 2018-347 of May 9, 2018, we inform you that the qualified Electronic Registered Letter has the same legal value as a Paper Registered Letter with Notice of Receipt.

Under the provisions of Law 65-557 of July 10, 1965, Decree 67-223 of March 17, 1967 and Decree 2015-1325 of October 21, 2015, notifications of notices of meetings, minutes of general meetings and formal notices can be sent to you by Electronic Registered Letter.

In accordance with the resolution n°8 voted during the general assembly of August 14, 2021, in order to gain in speed, simplicity and traceability, the S.C.I. Domaine du Pin de la Lègue proposes to send you your next convocations to the general assemblies by registered letters in electronic version.

If you agree to receive our registered letters in electronic version, we thank you for returning the coupon below duly completed by mail to the Domain's address or by e-mail : service.administratif@pindelalegue.fr.

Please accept our best wishes and we remain at your disposal for any questions you may have.



PRIOR CONSENT TO RECEIVE ELECTRONIC REGISTERED LETTERS

I, the undersigned

Sociétaire of plot N° in the hamlet

Under the general number

Email :

Telephone..... Mobile.....

Agree to receive notifications and formalities by Electronic Registered Letter from the S.C.I Domaine du Pin de la Lègue.

I recognize that the access to the mailbox corresponding to the indicated e-mail address and its consultation are under my whole and full responsibility. In case of change of e-mail address, I agree to inform the S.C.I Domaine du Pin de la Lègue by any means at my disposal.

Done at

Date.....

Signature

Pôle Urbanisme et Aménagement
Service « Application du Droit des Sols »

Affaire suivie par : M. COLOMAR
Tél. : 04.94.17.66.85



Fréjus, le

14 DEC. 2021

PC/ - N° 3069

Objet : Le Pin de la Lègue

Madame,

Je fais suite à votre courriel réceptionné par mes services en date du 18 novembre dernier, concernant la possibilité d'élire son domicile principal au sein d'un Parc Résidentiel de Loisirs (PRL).

Je vous confirme effectivement que la loi ALUR a introduit à l'article L444-1 du code de l'urbanisme, la possibilité d'aménager des terrains pour permettre « l'installation de résidences démontables constituant l'habitat permanent de leurs utilisateurs ».

Toutefois ces aménagements restent liés à une autorisation préalable, soit sous la forme d'une déclaration préalable si la surface de plancher est inférieure à 40 m² soit à permis d'aménager si la surface est supérieure à ce seuil.

Aussi, si rien ne semble s'opposer à ce qu'une telle demande soit déposée au sein d'un PRL, sous réserve d'être compatible avec votre règlement intérieur, il n'en demeure pas moins que le terrain doit s'inscrire en zone constructible au Plan Local d'Urbanisme, susceptible de permettre les constructions à usage d'habitation.

Or je vous informe que le PRL « Domaine du Pin de la Lègue » s'inscrit en zone UI au PLU en vigueur sur la commune, zonage représentant les zones d'hébergement touristique de l'hôtellerie de plein air, et que la réalisation d'un logement non lié ou nécessaire à l'exploitation et la surveillance d'un équipement touristique, ne peut être admise.

En conséquence, toutes demandes dans ce secteur, concernant l'autorisation d'installer une résidence démontable constituant l'habitat permanent de son utilisateur, ne pourront qu'être refusées au titre du PLU.

Je vous prie d'agréer, Madame, l'assurance de ma considération distinguée.

Le Maire,
Pour le Maire,
Le Conseiller Municipal délégué,



En vertu de l'article 27 de la loi du 6 janvier 1978, vous êtes informés que vos courriers sont enregistrés sur support informatique. Le service gestionnaire de votre envoi est destinataire des informations collectées. Le droit d'accès et de rectification s'exerce auprès du service du courrier.

MAIRIE DE FREJUS
B.P. 108-83608 FREJUS Cedex
Tél. : 04.94.17.66.00