

Dear sir,

The DOMAINE DU GOLF was established in 1991 on the ZAC des PLANES. In its conception it was a "**Lotissement**": its area was divided in private lots for the construction of 160 units. The owners of the units had the ownership of the lot. The common areas and facilities are owned and managed by the ASL.

On the 21 January the unconstructed plot CV 234 was sold to MGM on which it constructed Le Grande Bastide, 46 villas and 19 garages under a **co-property**: the plot is not divided in individual lots and is owned by all the owners; also all external walls, roofs and foundations of the buildings are commonly owned by all the owners together.

transfer of common areas

In order to fulfill the provisions of "Association Syndicale Libre du Domaine du Golf de Roquebrune" by-Laws, some parts of the common areas of the Condominium "LES HAUTS DE ROQUEBRUNE" will be transferred to the ASL after for the approval of a general meeting [so called **rétrocession**].

The ownership of some internal lanes of "LES HAUTS DE ROQUEBRUNE" should thus be transferred to the ASL. The transfer implies the Condominium's land will be divided. The Condominium will be split in several pieces of land, without real bounds or common interests, since the lanes will belong to the ASL and the pool was not built.

By law a official surveyor [Géomètre Expert] is required to divide up CV 234 and the sale of common areas for a symbolic sum to the ASL will have to be approved by an AG of the co-property and voted with a 2/3 majority of all owners.

withdrawal of villa's from the co-property

This division could be an opportunity given to the owners of villas of "LES HAUTS DE ROQUEBRUNE" to join the operation and ask for the withdrawal of their villa from the Condominium and become full owners of their villa.

According to the By-Laws of the Condominium "LES HAUTS DE ROQUEBRUNE" and to the French condominium law (Loi du 10 juillet 1965), the property of homeowners is limited to the inside space of the unit and the right to use the gardens. The outside walls, the roofs and the foundations are common areas of the group of villas, the land is common area of the whole condominium and all co-property owners.

procedure

The French law allows the homeowners to withdraw from a condominium, if their building is independent, if the land can be divided and if the general meeting approves the withdrawal (by a 50% majority [of all tantièmes])

The withdrawal is considered an exchange: the owner of the villa abandons all his right upon common areas, the condominium abandons its rights upon the land of the unit and the outside walls and roof. A new piece of land has to be delimited by a land estate surveyor [Géomètre Expert] and a notarial deed has to be drawn up and published (there is no taxes upon the (virtual) value of the exchange of rights). The villas will remains in the area of l'ASL du GOLF DE ROQUEBRUNE and subject to the provision of the ASL by-Laws.

The remaining co-property must be reorganized and vote on a new "règlement de copropriété" and appoint a new syndic.

A joint action of the owners of villas and the condominium to achieve the division of the land et submit the general meeting the transfer of ownership and the withdrawal would reduce the cost of the

operation. If you need further information or are interested by the withdrawal of your unit, please inform the members of the Conseil Syndical.