

RESIDENCE DE LA BAIE DES CORSAIRES Rules

Art. 1: Co-ownership regulations.

These govern the whole of the Residence. They feature in each notarised deed. The following Rules provide further details of the minimal rules required for proper operation of the property and respect for others. Please observe these rules and regulations for the comfort and convenience of all. We suggest that you display them in apartments rented out and/or append them to your rental contracts. They are also displayed in the caretaker's office and next to the swimming pool during the summer season.

Art.2: General principles.

Noise:

Please keep noise to a minimum both inside apartments (music, TV, high heels, etc.) and out of doors. Occupants may not create a disturbance at any time of day or night. In the event of any problems, contact the police and ask them to intervene.

Vehicle access and parking:

Motorised vehicles are strictly prohibited on pedestrian paths and lawns. Repairs required following any damage caused by breaches of this rule shall be invoiced to the offending party.

Bicycles ridden at a reasonable speed may be tolerated, except on sandy paths. Cyclists remain liable for any accidents which may occur.

Parking any vehicle on the slope to the garages or in front of the pedestrian paths leading to the rue des Cyprès is strictly prohibited in order to ensure emergency vehicle access. Do not obstruct access to communal areas or letterboxes by leaving any items there.

Please take care of the automatic garage doors, which are expensive to maintain. Security of the parking stalls depends on the doors being in proper working order. For safety reasons, please drive dead slow in garage areas and use dipped headlights.

Please lock the doors of the bike and sailboard storage areas immediately after use, to prevent theft. Please take care of your neighbours' property by securing your bicycles properly.

Art.3: Private and communal green spaces and balconies.

Gardens must be maintained in harmony with the residence's communal green spaces and in perfect condition. Hanging washing from windows or using washing lines and large drying racks (particularly rotary clothes lines) is prohibited. Any washing hung outdoors must remain out of sight and not represent a nuisance for neighbours. Please do not hang washing out on weekends or bank holidays.

Installation of gates, fencing, awnings or any other kind of fixed installation is subject to approval by the co-ownership property representative. Any object placed on window ledges must be properly secured in order to prevent any risk of it falling. Flowerpots

must be placed on holders designed to collect any run-off water as well as preventing damage to walls and inconvenience to passers-by.

Picnicking on the grass is permitted only within individual apartment gardens.

Barbecues, grills or other cooking equipment must not be used outside apartments in order not to disturb neighbours.

Art.4: Swimming pool.

The pool is open solely to Baie des Corsaires residents, daily from 9am to 8pm when in service. The pool is unsupervised; the co-ownership may not be held liable in the event of any accident. In particular, please ensure under-18s are properly supervised.

To maintain the proper quality of pool water and prevent damage to the pumps, filters and liner:

- showering and the foot bath are mandatory,
- the use of beach equipment such as lilos, inflatable toys, swim boards, flippers and balls is prohibited in the pool,
- proper swimming costumes must be worn: no swim shorts, Bermuda shorts or wetsuits.

Wearing shoes, drinking, eating, smoking and running in the pool area are prohibited. Users are requested to observe proper standards of dress and behaviour in order to maintain a calm pool environment and not disturb immediate neighbours.

The toilets located near the pool are not to be used as changing rooms. Parents are advised to supervise their children accordingly.

Art.5: Tennis court.

The tennis court is reserved for playing tennis only and tennis shoes must be worn at all times. To minimise disturbance to neighbours, it is available for play from 8am to 10pm. Court time may be booked with the caretaker, subject to fair use by all. Balls may not be recovered from neighbouring gardens without the permission of the latter's owners. Please have the courtesy to request permission. Please ensure no gravel gets thrown onto the tennis court; do not lean on the fencing or the net.

Art.6: Pets

Pets are allowed in the residence, but dogs must be kept on a leash. Municipal police regulations require them to be vaccinated, and muzzled if this is required for the breed by law. No dog waste is acceptable in any area, including private gardens. Owners are therefore instructed to dispose of any accidental dog waste regardless of where it is located.

Noisy animals are prohibited. Owners are responsible for taking all measures necessary for any disturbance to cease. Apartment owners are reminded that they are responsible for the behaviour of their tenants (cf. Co-ownership Regulations).

Art.7: Refuse.

Selective waste sorting is carried out in the municipality. Place sorted waste in the appropriate container located in the nearest communal area to your apartment. Equipment, cardboard or other items must not be placed in this area: large objects must be disposed of at a recycling centre.

Glass must be deposited in the containers on the rue des Cyprès opposite the caretaker's office.

Remember to place your household waste in a plastic bag in the appropriate refuse container (green bin).

Art.8: Caretaker.

Residents may contact the caretaker at the times specified outside the office. A log book is available for you to note any technical problem or damage in the communal areas and/or any comments you wish to pass on to the co-ownership property representative and the co-owners' association.

In July and August, during opening hours, the caretaker is responsible for tennis court bookings. He also sells laundry tokens.

The caretaker's contract of employment does not permit them to perform repairs or other work in apartments, even free of charge. In no circumstances may the caretaker perform tasks relating to welcoming tenants, schedules of condition, etc. The caretaker is under the authority of the co-ownership association, represented by the building management agency.

Art.9: co-ownership property representative.

It has a mandate from the co-ownership association to manage the residence; it will make every effort to address any problems you may have with respect to the latter. Written questions are preferred. This is particularly important for major issues in order for there to be a proper record of these.

Art.10 : Leaseback owners.

Leaseback owners and/or their representatives may not entrust the caretaker with visits, incoming or outgoing schedules of condition, upkeep of their property or laundry.

They are requested to ensure that their apartments are occupied only by persons of good character and that nothing occurs which is liable to be detrimental to proper operation of the Residence.

They are also requested to display these rules inside their apartment and, where applicable, append them to their rental contracts. They are responsible for making the rules available in the usual language of their tenants. This also applies in the case of occupancy free of charge.

Occupants are presumed to be conversant with the residence rules.

Art.11: Damage, disturbance, etc.

Any damage involving Résidence La Baie des Corsaires shall entail the person responsible bearing the cost of repairs.

In the event of disturbances, the caretaker shall contact the co-ownership property representative or, if necessary, the police.

Baie des Corsaires - Rules General Meeting dated 15/5/2010