

Mas Catalane — Residence House Rules (excerpts)

Résidence Les Jardins de Neptune, Saint-Cyprien-Plage.

Non-binding translation — the French version (“Règlement intérieur de la résidence”) is the sole authoritative version in the event of any discrepancy. These excerpts (Articles 4 and 5) are taken from the residence's co-ownership regulations and are provided by the landlord for guests' information; this is a partial excerpt only, the complete regulations can be provided on request.

Article 4 — Use of private areas

The hotel suites and units may only be occupied for commercial use as hotel accommodation; a semi-hotel (“para-hotelier”) use may occasionally be authorised, provided such use still complies with the hotel character of the complex and with the legislation applicable to tourist hotels.

Occupants, whatever their status, must ensure that the peace and quiet of the building is never disturbed by their own actions, their family, their guests, or persons in their service. They may not keep any animal that is dangerous, foul-smelling, unclean or noisy.

The use of radios, record players and televisions is permitted, subject to compliance with municipal and police regulations, and provided that any resulting noise is not audible to neighbours. Any noise or nighttime disturbance of any kind whatsoever is strictly prohibited.

Laundry may not be hung from windows or balconies; no objects may be placed on window ledges or balcony edges.

For the sake of visual consistency and overall harmony, the same applies to outdoor furniture and equipment, which must be renewed in keeping with the base colour palette, in both shade and quality.

The entrance doors of the suites and units, the windows and shutters, the guard rails, balustrades, handrails and grab bars of balconies and windows — including their paintwork — and more generally anything contributing to the harmony of the building, may not be altered, even though they form part of the private area, without the consent of the majority of co-owners deliberating as set out below.

The installation of blinds is permitted, provided their colour matches the one already used throughout the hotel complex.

Door mats on entrance landings, although supplied by each co-owner or operator, must be of a single, uniform model.

Article 5 — Use of common areas

Each co-owner may freely use the common areas, in accordance with their intended purpose, for the enjoyment of the premises they own, provided this does not interfere with the rights of other co-owners, and subject to the reservations set out below.

The ground of service roads and pavements may not, under any circumstances, be subject to private occupation for anyone's benefit; every co-owner or user shall have a right of way, for themselves, their employees and their visitors.

Any individual gardens attached to the lots referred to above shall be reserved for the private use of those lots, on condition that their occupants respect the harmony of the overall property, do not alter the intended purpose of these patios, and comply with the provisions laid down for their enjoyment.

Co-owners must comply with all easements and other encumbrances burdening, or that may burden, the property.

No co-owner or occupant of the hotel complex may obstruct entrances, lobbies, landings or stairways, nor leave anything lying around in these parts of the building.

Entrance lobbies may not, under any circumstances, be used to store bicycles, motorcycles or children's prams; the same applies to beach toys and games, which must be stored in the areas designated by the relevant hotel operator or the person responsible for such matters.

Stair carpets, where they exist, may be removed each year in summer, for three months, for cleaning, without co-owners being entitled to claim any compensation.

Deliveries to the Bastide section — groceries, soiled or bulky goods, wine, etc. — must not be made before ten o'clock in the morning.

No dangerous, unhealthy or foul-smelling substance may be brought into the hotel complex.

Each co-owner, regardless of status, shall be personally liable for damage caused to the common areas and, more generally, for any harmful consequences resulting from improper use or use inconsistent with the intended purpose of the common areas, whether caused by themselves, their tenants/guests, or their visitors.

No sign, advertisement, lantern or notice of any kind may be placed on the façade of the hotel complex, subject to the reservations made “in fine” by the developer.

Source: co-ownership regulations of the Résidence Les Jardins de Neptune, p. 49 (excerpt provided by the landlord).

Working document prepared by Laetitia — Grand Bouy — for integration into the mascatalane.fr website.