

De Vereniging van Eigenaren (Homeowners' Association, VVE)

The Homeowners' Association is responsible for the management and maintenance of the communal areas/central facilities. The VVE promotes the common interests of the individual villa owners.

In practice the VVE seconds the management to a manager. This manager acts under the orders of the VVE and is therefore also accountable to the VVE with regard to the results. This concerns both the financial and the actual results such as the maintenance to the putting green, swimming pool, roads and communal green areas.

The developer will hand over the communal facilities of the individual villa parks to the VVE after they have been completed, for an amount of € 1 (in words one euro).

Only homeowners at the villa park in question can become a member of the VVE.

The association of Le Grand Aveneau will soon have a maximum of 121 members and all costs will be divided between the owners. The same applies to the association of Le Bois Senis with a maximum of 98 members.

The developer is responsible for setting up the Homeowners' Association.

You are obliged to pay a financial contribution to the VVE to guarantee the quality of the whole park. The costs will be approx. € 125 per month or € 1,500 incl. VAT per year (2008). The developer, and then at a later stage the VVE, may make changes to this rate.

Rental/promotion

As owner you decide whether you wish to rent out your villa. If you wish to use the rental programme, in order to for example claim back your VAT, you are naturally entitled to use the villa yourself. You can do this whenever you so wish, whereby you have to pay a fee to the rental organisation (or operator).

You can also opt to PARTICIPATE in the rental programme but not claim the VAT. This makes the administration simpler and results in no fee having to be paid for your own use.

The rental organisation Fronthouse (Liberty Tours) is responsible for successfully promoting various villa parks in France and will look after your interests at the Domaines Les Forges.