

# **LAGOON OCEAN RESORT**

## **Home Owners' Association**

### **COLOURS RESORT AND UNITS**

Changes can be seen here and there in the color scheme and pattern of the apartments. What is the opinion of the general meeting on the colors of the outside of the units, pump house, walls ?

#### **1. Legal situation**

In our deeds there is a set of agreements / obligations on this.

Art 7

*(NL) Koper is verplicht het patroon en de kleur van de vakantiewoning te handhaven. Voor wijziging van het patroon en de kleur is voorafgaande schriftelijke goedkeuring van de verkoper vereist, welke goedkeuring niet voor 1 januari 2010 kan worden gegeven.*

*Voor wat betreft de kleuren zal de verkoper slechts toestemming verlenen indien de kleur gewijzigd wordt in een andere pastelkleur en onder de voorwaarde dat de kleur slechts zal worden gewijzigd indien het tenminste vier aangrenzende gebouwen (bungalows of twee-onder-een-kap appartementen) betreft.*

*(ENG) The buyer is obliged to maintain the pattern and color of the holiday home. Pattern and color changes require prior written approval from the seller, which cannot be given before January 1, 2010.*

*With regard to the colors, the seller will only grant permission if the color is changed to a different pastel color and on the condition that the color will only be changed if it concerns at least four adjacent buildings (bungalows or semi-detached apartments).*

#### **2. Changes in colors and pattern**

Over time, variations in colors have been added to some units. Variations that are different from the original common image of the resort. Recently, the number of units with different colors has been increasing and very different patterns are also appearing on the walls. Some examples of the present situation are included in the appendix.

NB The photos are only intended to provide a visual representation. Moreover, it concerns more units than photos of which are attached.

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### **3. Opinions asked**

Due to the variations in colors and patterns, there is less and less of a common appearance of the resort (as laid down in the purchase contract). This raises the following questions:

1. Is it important to maintain a common look with the original pattern (circles) and colors (various greens)?
2. If not, are all patterns and colors allowed? Or if any: which preconditions apply?

**The Board asks the General Meeting to comment on this.** In addition we hope to be able to formulate a common position

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**Appendix: some pictures of the present situation**



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