

La Manga Club - General Community

La Manga Club is situated in the Province of Murcia not far from the city of Cartagena.

Medgroup SL has two subsidiary companies, La Manga Club SL and Inmogolf SL. As part of their principal activities, they own and operate the Hotel Principe Felipe, Las Lomas, 3 Championship Golf courses, 28 Tennis courts, 8 Football pitches and many restaurants throughout the resort.

Within the General Community of La Manga Country Club, there are approximately 2,200 residential properties which are grouped into 36 individual Communities on the 494 hectare (1,220 acre) sport and leisure resort. Each has its own by-laws derived from the Horizontal Property Act. Under Spanish law, upon becoming the owner of a property in La Manga Country Club, you must accept the conditions laid down in Section 396 of the Civil Code, commonly known as The Law of Horizontal Property.

Under that law, each Community governs itself through decisions taken by its owners at a General Meeting. Each Community elects its own President. Any matter relating to the governance of that Community should be taken up with the President or raised at the General Meeting. For their term of office, each elected President becomes the voting member of the General Community.

The Annual General Meeting of the individual Community sets the budget required to maintain that Community, including the amount due to be paid to the General Community.

The proportion of the General Community fee is calculated by using the percentage of the square metres of a property within the total square meters of that Community or, in the case of an Individual Villa, within the square metres of La Manga Country Club. The resultant figure is known as the coefficient.

The total of the General Community budget is divided between the Communities and the Individual Villas on the basis of their respective coefficients.

The General Community budget contains details of the total income derived from the Communities and the Individual Villas and how that income will be spent.

The main areas of expenditure are:

- a) provision of security

- b) maintenance of the environment
 - provision of street cleaning
 - provision of street lighting
 - dealing with infestations such as rats, wasps, cockroaches and mosquitos
 - provision of refuse collection and the disposal of all domestic and other refuse in compliance with government regulations
 - all gardening services and planting - including flower beds at the entrance gates - and footpaths

- c) Providing health care facilities which include
 - provision and maintenance of an ambulance
 - an annual retaining fee to two resident Doctors
 - provision and maintenance of the Medical Centre at Las Sabinas with a wide range of equipment including an ECG machine.

- d) Supporting Community facilities by
 - paying an annual grant to the Owners´ Club in order to provide social and leisure facilities
 - paying an annual grant to the Centre of Worship for those who wish to hold church services, memorial services, conduct weddings or blessings
 - producing the La Manga Club Magazine

- maintaining a Website for Owners
- e) Providing
- Support services for owners and the President of your Community
 - Staff and office facilities for the Administration and Management of all services and facilities provided within the Resort by the General Community.

Composition of the General Community of La Manga Country Club

In addition to the elected President and Vice Presidents, all the Presidents of the Individual Communities and the Representative of the Individual Villas and an Administrator make up the General Community of La Manga Country Club..

At the Annual General Meeting being held, usually in February, the President, four Vice Presidents and the Administrator are elected. The President and Vice Presidents must be owners but not necessarily a Community President or Representative. At the discretion of the President of the General Community there are four General Community meetings each year.

At Annual General and Extraordinary General Meetings, the Presidents are empowered to vote the percentage value of their coefficients.

Matters for which The General Community is not responsible:

- the provision and upkeep of the public drains and roads within the resort
- the provision of electricity, water or transport .
- the provision of lamp posts, speed restrictions or speed bumps.

Any matter in respect of these services should be taken up with the management of La Manga Club S.L or Inmogolf SL.

Similarly the General Community is not responsible for

- the provision of leisure activities
- nor is it empowered to undertake any commercial activities - these are for La Manga Club S.L or individual entrepreneurs to create.

Any related matter should be addressed to the relevant company involved.