

Cartagena 14th February 2.006.

Dear associates,

Please forgive us for the delay in giving orientations on what to do in 2.006, but we have a lot of doubts because of the slowness of the justice. The situation is the following one:

Later the Meeting of the Community of Owners on 9th of November that was carried out in the presence of the Notary, Mrs. Chamorro, we have not received any Act which should elaborate the President or Land Agent, like in every Community, (during the following 10 days) where it is reflected the agreements or disagreements, and we want to be informed about what they are going to do with the President or Land Agent.

In the Notarial Act, D. Manuel Baron López exposed the following: they will opt for the "*Trial of Equity*" and for "*the rules of a good family father to be able to continue governing the common thing*". It seems to be that they interpret "the rules of a good family father" in carrying out the rise that they proposed and it was rejected in the assembly, as well as all the accounts and balances.

After discussing it with several lawyers, the conclusion to be drawn from all this is the following, while we didn't receive the Act of the last Meeting celebrated the 9th November 2005:

To credit an account payable for a period of 3 months, the value of the quota in 2.002, increased in the RPI (Retail Price Index) in 2.002, 2.003, 2.004 and 2.005 that in total according to National Institute of Statistic, it is 14, 3%, and it would be for each quarter of 2.006 for plot, the following quantities:

Small Plot 84 m ²	121,68 + 14,3 %	= 139,08 €	In 2.006
Big Plot 110 m ²	175,42 + 14,3 %	= 200,50 €	"
Huge Plot	245,58 + 14,3 %	= 280,69 €	"

It seems incredible, but this should have been the normal evolution of the community fees in the Camping site, and this is the thing we would like to suggest in order to pay incomes for the moment.

The Account of the Community of Owners is 3058 0227 85 2720004152, in the savings bank, Cajamar. When you carried out the entrance or transfer of the money, they should put on the account "**presented money of 2.006.**"

Although it is not legal it is possible that they sue us, and in that case we would have to go and to pay the difference of quantity that they demand us, that is nothing we have to pay neither interests nor judicial costs. One can also make this payment by transfer and can pay the quantity that the Court demands us, to the same Community Account, and the Association will take charge, in the event of Judicial Action, of taking to the Court the payment vouchers, once you send them to us.

When the Trial of Equity takes place, it will lay down in the Sentence the community fees that you should pay in those years, and then we will have to accept them, both the Land Agent and we.

An Action has been presented just as we agreed in the Meeting of the Association, by José Sanguino to claim the differences, in Civil Proceedings, and in order to see that they answer us.

We are also preparing, an Accusation for possible swindle, to claim the quantities that they have charged us excessively during 2.003, 2.004 and 2.005, to which all the associates that want it can follow us. First, in order to get it, it is not necessary anything else that the signature and the data of the payment during that period, in case of having paid the interests, to calculate the difference. All the associates that want to add to this accusation, should communicate it to the Association, by telephone, fax, or letter, in any case, one can also make it during the Holy Week.

The Sentence Resource was presented on the Regulation of Interior Régime face with the Provincial Audience, in order to remember that this Regulation specifies who is the Land Agent and the payment 10% of the community budget.

Finally, we want to remember that our Association will defend everyone, but especially the associates who have paid their community fees up until today, since it is thanks to them that we can pay in justice what corresponds us, and the Law is applied in all the senses.

With all good wishes, Board of Directors of the Residents' Association.

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