

Residents' Handbook

2026 Edition – proposed revision. Everything a resident needs to know about living at Tamarina: who does what, how the estate runs, what the deed requires, what we have voted, and what we recommend to each other.



Draft of 27 August 2026 Prepared by Stéphane Portha, Villa 41, for submission to the Council and the Assembly

Replaces the 2015 edition and the 2021/2023 revisions

How to read this handbook. The 2015 edition mixed three kinds of rules without saying which was which. This edition labels every rule so that nobody has to guess:

DEED From the Cahier des Charges, the Statutes or the Civil Code. Binds every owner; changes need two-thirds of all votes and a notarial deed.

VOTED Adopted by a General Assembly. Binds every owner unless challenged within two months.

GUIDANCE A standard we recommend to each other. Not enforceable unless voted into the deed — but the way good neighbours live.

TO CONFIRM Operational detail to be verified by the Administrator before publication.

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0. Contacts & useful numbers

EMERGENCIES

Police 999 / 112 · SAMU ambulance 114 · Fire 115
Police Rivière Noire 483 6535 / 483 6536 · Flic-en-Flac 453 9915 · SSU 208 1212
Hospital Yves Cantin, Rivière Noire 483 6784 · C-Care Tamarin 484 0600
CWA hotline 170 · CEB faults 130 **TO CONFIRM**

ESTATE SECURITY — GUARDINAL SECURITY (24/7)

Main gate, 24 h 5460 7659
Service gate, 06:00–18:00 5430 4829
Security manager, 24 h 5250 0539

ADMINISTRATOR — CITYA LIFE IMMOBILIER

Estate office, Tamarina (Tamarin 90922) · West office, Palm Square, La Mivoie 483 5884 / 5441 3990
Johana Laboucherie, estate manager 5421 3097 · jlaboucherie@citya.com
Vicky Astrid Fleurant, administration · vfleurant@citya.com
Eric Layduhur, operations 5511 1167 · elayduhur@citya.com
Head office, Ebène 490 8795 · Director: Sébastien Lamusse · West region director: Sharon Lennon
Office hours on the estate **TO CONFIRM**

COUNCIL OF MEMBERS (2025–26)

Guillaume Colas, Villa 15 — chairman; infrastructure & documentation
Thomas Van der Spuy, Villa 103 — security & CCTV
Nicolas Tomatis, Villa 95 — landscaping
Marcel Lejosne, Villa 119 — water; relations with Medine
Romain Payet, Villa 96 — finances
Collective address: tamarinacs@tamarina.org

ESTATE ARCHITECT

Studio Linear — Claire Fayolle · admin@studiolinear.mu
· Business Park, Black River
Files are lodged through the Administrator (see §13)

GOLF, RESTAURANT, HOTEL

Tamarina Golf Club pro shop 401 3006 · proshop@tamarina.mu
Le Dix-Neuf restaurant 401 3019 · le19@tamarina.mu (book 24 h ahead)
Tamarina Golf & Spa Boutique Hotel 404 0150
TO CONFIRM

WATER & WASTE

Medine facility manager (borehole water, Tue/Thu/Sat 13:00–17:00) 452 9292 ext. 2022
Private water tankers 5250 9386 · 5742 3178
Green-waste truck (IDML)
5474 9200 · 5930 2212

1. The estate

1.1 Tamarina in short

Tamarina Golf, Spa & Beach Club was the first Integrated Resort Scheme (IRS) developed in Mauritius. Under the IRS — and the later RES and PDS schemes — foreigners may buy freehold property and obtain residency for as long as they own it. Tamarina was developed from 2005 by Medine Ltd, a company founded in 1911 and rooted on the west coast (www.medine.com), under an investment certificate issued on 2 March 2005 for “119 luxury villas and related amenities”.

The estate comprises 119 villas on 54 hectares bordering Tamarin Bay, within a wider 206-hectare site that includes the 18-hole golf course, driving range and club house, the hotel and beach club, and land retained by Medine.

1.2 Who owns and runs what

PART OF THE ESTATE	OWNER	RUN BY
The 119 villas and their plots	Each owner	Each owner
Roads, street lighting, gates and gatehouses, water and electricity networks, storm drains, open spaces, the three sewage treatment plants (by servitude)	The Association (transfer deed of 28 August 2009)	The Association, through its Administrator
Golf course, club house, driving range	Tamarina Golf Club Company Ltd (Medine group)	The Golf Club — its own rules and finances
Hotel, beach club “La Madrague”, spa	Medine group	The hotel company — its own rules and finances
Irrigation network, Yemen reservoir, Clarence borehole	Medine	Medine (golf); supplies the estate under arrangements described in §3
Surplus land around the estate	Medine	Medine

1.3 The legal framework

Every villa is sold with the same notarial deed, which contains the **Cahier des Charges et Servitudes** (the estate's rules of use and building) and the **Statutes** of the owners' association. Each buyer declares before the notary that he has read them and will comply with them “in their entirety and without reservation”. The deed has been amended three times by the Assembly, in 2006 and 2009; the 2009 amendment created the works procedure described in §13.

Since the Code Civil Mauricien (Amendment) Act 2018 the association is an *association foncière* governed by articles 664-119 to 664-140 of the Civil Code. Those articles are mandatory: they fix how the deed may be amended (two-thirds of all votes, notarial deed), make the building rules real servitudes, and give any member the right to enforce them. The adoption of updated Statutes to reflect the 2018 Act is on the agenda of the Assembly of late November 2026.

2. The Association

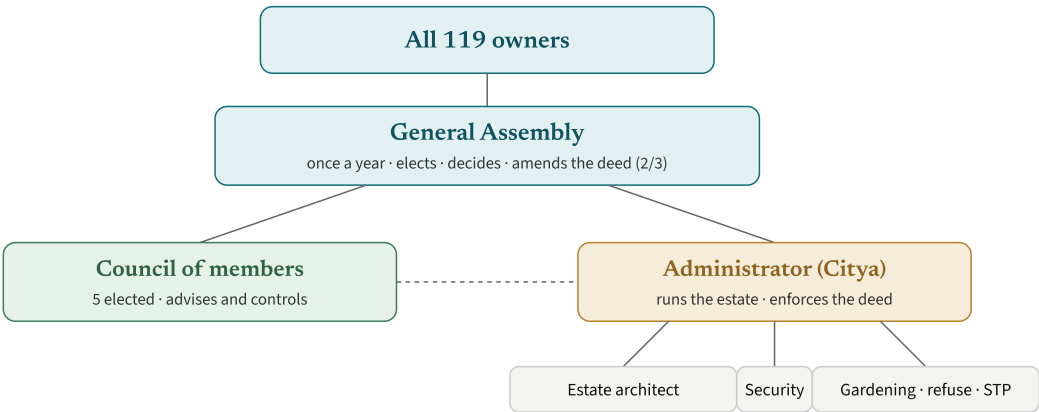


Figure — who does what.

2.1 Membership **DEED**

Buying a villa makes you a member of the Association automatically; you cannot resign, and you cease to be a member when you sell. Each villa carries one vote. Joint owners, companies and trusts nominate one person as “the member”. Members whose charges are more than one year in arrears lose their vote until they have paid (Civil Code 664-129).

2.2 The General Assembly **DEED**

The Assembly meets at least once a year, in November or December, and whenever the Administrator, the Council chairman or — by registered letter — five owners request it. It approves the accounts and the budget, elects the Council, appoints and dismisses the Administrator, decides on works and contracts, and may amend the deed at the qualified majority. Convocations are sent at least

fifteen days ahead with the agenda and the documents; owners may add items within six days of the convocation. Proxies are allowed (three per holder); the Administrator and its staff may hold none.

Decisions bind all owners, present or not. An owner who disagrees may challenge a decision before the Judge in Chambers **within two months** of learning of it; after that it is final.

2.3 The Council of members DEED

The Council is elected by the Assembly — five members under the current Statutes, for one year, renewable; the Assembly may also elect substitutes, who take a seat only when a member leaves definitively. The Council elects its own chairman, meets at least every six months, assists and controls the Administrator (accounts, contracts, expenditure), and reports to the Assembly each year. Its opinions are advisory: the Administrator is not bound by them, but the Administrator must report to the Council at least quarterly. Council minutes are kept in a register; **any owner may ask the chairman for a copy** (Statutes). The Council's members and their portfolios for 2025–26 are listed in §0.

2.4 The Administrator (syndic) DEED

The Administrator is appointed by the Assembly for at most three years and may be dismissed at any time. It represents the Association, prepares the budget, pays expenses, recovers charges, keeps the accounts and the archives, enforces the deed, and manages the day-to-day running of the estate: security, gardening, refuse, maintenance, water. Since 2023 the Administrator has been Feel Free Ltd, now part of **Citya Life Immobilier**; the contract ran to 31 July 2026 and the choice of the Administrator from 2027 — an external firm or an owners' committee (“syndic bénévole”) — is on the agenda of the Assembly of late November 2026.

2.5 Queries, suggestions, complaints GUIDANCE

Write to the estate manager (jlaboucherie@citya.com) or open a ticket in the My Estate Life app; copy the Council (tamarinacs@tamarina.org) for anything that concerns policy rather than day-to-day operation. Before writing about a neighbour, talk to the neighbour. Complaints about security staff go in writing to the security manager and the Administrator.

2.6 Charges (levies) DEED VOTED

The budget covers everything the Association runs for all: administration, security, gardening of common areas, refuse, maintenance, the sewage plants, common water and electricity, insurance of common property, reserves. Every villa pays the **same share**, built or not (Statutes). The financial year runs from 1 July to 30 June. Owners pay directly for their own electricity, water, telephone, pool, pest control and insurance.

ITEM	CURRENT POSITION
Amount	Assembly of 7 May 2025: Rs 52,000 per quarter for 2025–26 (+15 %) and Rs 55,000 announced for 2026–27, adjustable; budget 2026–27 approved on 25 June 2026 TO CONFIRM AMOUNT . Applied 2025–26: Rs 52,749 per quarter.
Calls	Quarterly, on 1 July, 1 October, 1 January and 1 April, payable in advance within the month (Statutes: “within a month of the call”).
How to pay	Bank transfer to the Association's MCB account (name: Association Syndicale du Lotissement Tamarina Golf Estate & Beach Club), reference = your villa number ; or cheque to the Association c/o Citya, Tamarina Bureau du Syndic, 90922 Tamarin. Cash only at the Ebène head office. A monthly standing order is possible.
Discount	A 5 % discount for direct-debit payers was applied in 2024–25; the Council decided in September 2025 to withdraw it except for payments in euros TO CONFIRM 2026–27 .
Late payment	What the deed provides: interest at the legal rate from a formal demand, recovery costs, a first-ranking privilege and legal mortgage on the villa, opposition to the price on a sale, and loss of vote after one year of arrears. There is no penalty rate and no lump-sum penalty in the deed ; the “prime + 3 %” and the lump sum of the 2015 edition were never adopted and have never been applied.
Disputes	Charges may not be withheld to offset a perceived failure of service. Contest a call in writing and, if needed, before the Judge in Chambers; pay in the meantime.

2.7 Reserves VOTED

A reserve is built into the levy for the renewal of common property: fences and gatehouses, roads, storm drains, the sewage plants. At the Assembly of 26 February 2026 the owners chose to preserve a reserve of about Rs 10 million for a major event (cyclone) rather than commit it to the drainage scheme proposed. The accumulated surplus at 30 June 2025 was Rs 13.9 million.

2.8 Insurance DEED GUIDANCE

The Association insures the common property. **Each owner must insure his own villa** against fire, gas, electrical and water damage and neighbours' recourse, with an insurer approved by the Association (deed, art. 1.20). A group policy was offered in 2015; whether one is still available is TO CONFIRM. Owners are strongly advised to check their cover for cyclone and flood, and to insure their golf cart and their liability towards third parties.

3. Services



3.1 Water – how it reaches your tap

Tamarina's potable water comes from the CWA network through Medine's Yemen reservoir, topped up when needed from Medine's Clarence borehole — a goodwill arrangement, not a contractual one. The estate's entitlement under the 2005 certificate is 300 m³ a day; it has never been fully honoured, and supply cuts have been frequent, especially in the dry season. In July 2026 a delegation of owners obtained from the CWA a direct connection to the Vacoas main, at the CWA's cost, announced for late 2026

TO CONFIRM PROGRESS.

When the water stops

- 1 Check your tank and the estate notice
- 2 Order a CWA tanker by email before 09:00
- 3 Be at home for the delivery — or pay water + transport
- 4 Medine borehole water Tue · Thu · Sat 13:00–17:00
- 5 Private tanker at your cost

Figure — the tanker scheme in force since 30 July 2026.

What to do when the water stops

- **CWA tanker scheme (from 30 July 2026):** order by email to the estate manager **before 09:00**; the CWA delivers free of charge once 7,000–10,000 litres have been ordered; **someone must be at the villa to receive the delivery** — if nobody is there, the water and transport are charged to the person who ordered.
- **Medine borehole water:** distributed on Tuesdays, Thursdays and Saturdays, 13:00–17:00 (Medine facility manager, 452 9292 ext. 2022) while the government restrictions of August 2026 last.
- **Private tankers:** numbers in \$0, at the owner's cost.
- Report any street leak to the Administrator immediately.

Water rules

- Tanks, water heaters and pipes must be hidden from other villas and from the road (deed, art. 1.18) DEED — see §13 before installing or replacing a tank.
- Do not open the bypass valve of your domestic tank to fill the irrigation tank; do not obstruct or divert common drains (deed, art. 1.18) DEED.
- During government restrictions: no high-pressure cleaners, no hosing of paths, pools topped up sparingly GUIDANCE.
- Irrigation water is supplied by the golf on Tuesdays, Thursdays and Saturdays; timers are set by the Association GUIDANCE.

Water is metered per villa and invoiced monthly by the Administrator (Snap & Bill statements); quality is tested three times a month by SGS. Tariff per m³ **TO CONFIRM** .

3.2 Electricity

Supplied by the CEB, billed directly to each owner. Connections are underground; no overhead wires may be run (deed, art. 1.18) **DEED** . Faults on the public network: CEB 130. Faults on the estate's own installations (street lights, gate motors, pumps): the Administrator.

3.3 Sewage

Each villa has a septic tank; the effluent is pumped to one of three treatment plants run for the Association by a specialist contractor (Audax Ltd in 2025). **Only toilet paper goes down the toilet** — wipes, sanitary items and fats block the pumps, and a blockage traced to a villa is repaired at that owner's cost (deed, art. 1.14) **DEED** . Pumps inside some plots are part of the common network and their electricity is paid by the Association (Assembly, 2 May 2009) **VOTED** .

3.4 Television, internet, aerials

Installation is the owner's business. Aerials and dishes must not be visible on the roof (deed, art. 1.18 v) **DEED** ; the Association may relax this on the architect's advice where reception is impossible otherwise.

3.5 Household repairs

Repairs inside the villa are the owner's responsibility. The Administrator keeps a list of contractors who work on the estate, without guarantee **GUIDANCE** . Contractors follow the access rules of §8.

3.6 Post

Address: *Name, Villa n°, Tamarina Golf Estate, Tamarin Bay 90922, Mauritius*. Post is delivered to the letterboxes; in an emergency it can be collected at the gatehouse **TO CONFIRM** .

3.7 Apps and portals

- **My Estate Life** (launched 7 August 2026): documents, notices, tickets, and **QR-code pre-registration of visitors, suppliers and contractors**. Registration is encouraged, not compulsory. Only your name, phone and email are required; photo and ID number are optional. The Association is responsible for the data it collects there.
- **MyCitya** (citya.com/mycitya): accounts and statements.
- Convocations and official notices are sent by email and by post.

4. Use and occupation of a villa

4.1 Residential use only **DEED**

A villa is a home. Hotels, guesthouses, night clubs, function rooms, offices, schools, shops, workshops and any commercial or industrial activity are forbidden, and a villa may not be divided into apartments (deed, art. 1.4.1). Occasional home working that brings no clients or traffic is not a “commercial activity”. The residential destination can only be changed by a unanimous vote.

4.2 Occupation **GUIDANCE**

The 2015 edition set a maximum of two persons per bedroom. This is a sensible standard, not a rule of the deed; what the deed does require is that occupants be declared (§12) and that the villa remain a single residence.

4.3 Washing **DEED**

Washing may be dried only in a screened yard or an area approved by the Council, never visible from the road, the golf course or neighbours (deed, art. 1.4.3 h).

4.4 Gas and dangerous substances **GUIDANCE**

Gas bottles outside the main walls, in a ventilated, roofed enclosure; no fuel or chemicals beyond domestic quantities. Fireworks are forbidden on the estate (Administrator's notice, reiterated each year) — they frighten animals and are a fire risk.

4.5 Anything attached to the outside of a villa **DEED**

Air-conditioning units, awnings, dishes, tanks, solar panels, lights, name plates: whatever changes the exterior appearance falls under the deed (art. 1.16 and 1.18) and needs the architect's validation — see §13. Window-type air conditioners are forbidden; split compressors must be out of sight.

4.6 Fences and walls DEED

The **front (roadside) wall belongs to the Association**: an owner may not alter or raise it; the Assembly decides. **Side walls are shared** with the neighbour: either may raise one at his own cost (Civil Code, art. 658) but the architect's validation is still required and the neighbour's written agreement is strongly advised. Rear (golf-side) fences are on your plot: architect's validation. The estate's guideline is low walls to the road, no high walls that would turn streets into corridors, and open views to the golf; a fence guide (dark-green mesh, 1 m) exists as guidance GUIDANCE.

4.7 Sheds, playhouses, gazebos DEED

No additional building may be erected without going through the works procedure (deed, art. 1.16 c as amended in 2009). Two standard designs — a staff changing room extending the energy centre, and a pavilion — are pre-approved in the guidelines and only need the file. Freestanding tool sheds are not part of the estate's vernacular and will not normally be validated GUIDANCE. Children's play equipment is fine if it is not visible from the road or the golf GUIDANCE.

5. Upkeep of houses and gardens

5.1 The house DEED

Every owner keeps the exterior of his villa — walls, roof, fences, driveway — clean, repaired and painted (deed, art. 1.17). Repainting must be in the existing colour; a change of colour is a modification (§13). The Association may fix a maintenance schedule binding on all; where a villa falls below the estate's standard, the Administrator writes to the owner with a deadline. Villas destroyed must be rebuilt identically (art. 1.16).

5.2 The garden DEED

Lawns, hedges and shrubs must be regularly mown, trimmed and kept in good order (deed, art. 1.4.4); unbuilt areas must be planted (art. 1.6). A neglected garden is treated as a disturbance to neighbours (art. 1.9). Trees near a side boundary are kept trimmed so as not to overhang the neighbour GUIDANCE.

5.3 Trees GUIDANCE

The estate was planted to a landscape design; before felling a mature tree, ask the Administrator, who will consult the landscape contractor. There is no permit in the deed for trees on your own plot; there is a duty not to damage the Association's plantings on common ground (art. 1.14).

5.4 Common gardens

Verges, islands, open spaces and the entrance are maintained by the Association's landscape contractor CONTRACTOR NAME TO CONFIRM. Please do not instruct their staff directly; report anything through the Administrator.

6. Refuse and green waste

Green-waste collection days



Approved 500 L bags · 2 m³ per villa · out the evening before

Figure — collection zones (IDML contract, 2025).

ITEM	RULE	
Household refuse	In closed bags inside your bin, screened from view; put out on collection days only, the evening before DAYS TO CONFIRM .	DEED (ART. 1.7, 1.18 VI)
Green waste	Collected by IDML under the Association's contract: Mon & Thu villas 1-39, Tue & Fri villas 40-80, Wed & Sat villas 81-119 ; in the approved green bags (500 L, Rs 515 each, from the Administrator); up to 2 m³ per villa per collection — beyond that, arrange and pay IDML directly.	GUIDANCE

ITEM	RULE	
Dumping	No refuse, rubble or green waste on common areas, verges or the golf course, ever; rubble and bulk items go to the public dump at the owner's cost.	DEED (ART. 1.4.3 F, 1.7)
Burning	No burning of waste.	DEED (ART. 1.4.3 I)
Leaf blowers	Petrol leaf blowers are banned on common areas and in private gardens.	VOTED, AGM 22 DEC. 2017
Tips	Please do not tip the waste-collection staff; the service is paid under contract.	GUIDANCE
Fines	The 2015 edition mentioned fines of Rs 2,000. No fine exists in the deed or in any Assembly decision. The cost of removing waste dumped from a villa may be charged to that owner (deed, art. 1.14).	DEED

7. Pets

DEED No animal that is dangerous, smelly, dirty or noisy; hunting dogs are not admitted; on common areas every animal is on a lead (art. 1.4.2). No poultry, pigeons, livestock, rabbit hutches or aviaries (art. 1.4.3 b). Local by-laws on licensing and vaccination apply.

GUIDANCE Two dogs and two cats per household; collars with the owner's phone number; pick up after your dog everywhere; dogs never loose on the golf course; no pet left alone for long periods. A persistent nuisance is a breach of art. 1.4.2 and may be taken to court by the Association or by any neighbour — there is no “removal order” by the Council.

8. Security and access



8.1 The set-up

Security is contracted to **Guardinal Security** since 1 September 2025 (Assembly of 18 July 2025): two guards at the main gate 24 h, day guards, a supervisor Monday to Saturday, a patrol vehicle 24 h, CCTV with human-presence detection from 23:00 to 05:00 and cameras on the golf side. Security is a shared responsibility: report anything suspicious to the gate immediately.

8.2 Access cards and codes

- Resident cards (Rs 200 each) are ordered from the Administrator with name and villa; they also give discounts at Le Dix-Neuf and the hotel restaurant. One card per person; **cards and gate codes are strictly personal and must never be lent** (Administrator's notice, 3 August 2026). Report a lost card at once.
- Tenants' cards are issued on the owner's registration and returned at the end of the lease.
- Gate codes are changed after any incident; they are communicated by the Administrator and must not be written on the app, on WhatsApp or in this handbook.

8.3 Visitors, deliveries, services

Pre-register visitors, deliveries and services with the **QR code of the My Estate Life app** or by telephone to the main gate. Unannounced visitors are admitted only after the guard has reached the resident. Pedestrians use the main gate.

8.4 Contractors and casual workers

- **Working hours on the estate: Monday to Friday 07:30–17:00, Saturday 07:30–13:00** **VOTED, AGM 20 NOV. 2020** . Gate opening for workers from 06:00 on weekdays and Saturdays; gardeners may start at 07:00 and noisy machinery at 07:30 **ADMINISTRATOR'S PROCEDURE** . No work on Sundays and public holidays.
- Since 24 August 2026 the **service gate stays closed**: every employee and contractor stops at the gate on entry and exit and gives name, villa and company; bags and vehicles may be checked on the way out.
- Contractors' vehicles park inside the villa, not on the road. Contractors do not walk around the estate.
- Workers lodged on site during works must be declared to the Administrator; no golf-ball collecting, no animals, no wandering at night, no music (Administrator's notice, 20 August 2026).

8.5 Guests

Guests staying more than a few days should be registered with the Administrator so that the gate knows them; the owner remains responsible for their conduct (deed, art. 1.30 for tenants; §9.12 of the 2015 edition for guests) **GUIDANCE** .

8.6 At the gates

Stop at every gate and boom, present your card, wait for the barrier; never tailgate; late at night the guard may check that all is in order. Guards work under strict instructions: treat them with courtesy, and put any complaint in writing.

8.7 Drones, alarms, private guarding

Drones may be flown only above your own property (Administrator's notice, 29 July 2026) **GUIDANCE** . House alarms are a private matter; they may be linked to the security company by contract with it, but this is not compulsory. Additional personal guarding can be arranged with the security company at the owner's cost.

9. Employees of residents

DEED Every occupant must give the Association the names of the people he employs; they may be asked to sign the access registers (art. 1.13 a). Employee quarters may not be built (art. 1.16 c).

GUIDANCE Employees use the roads, not the golf course; they do not receive visitors on the estate; they leave when their work is done and do not stay overnight unless they live in the villa as part of the household. Register each employee with the Administrator with a copy of the identity card so that the gate can admit them without delay.

10. Golf club, beach club, open spaces

10.1 Golf club **DEED**

Each villa carries the perpetual right to name two persons as members of the Tamarina Golf Club (agreement of 2 September 2005, subrogated in every deed), subject to the club's annual subscription and rules. The club — course, pro shop, driving range, Le Dix-Neuf — is an independent company with its own rules on walking or riding on the course, times of play and children. Residents' cards give 15 % at Le Dix-Neuf (25 % for golf members). Collecting or diving for balls is forbidden. The Association is never liable for damage by golf balls; claims are against the golfer.

10.2 Beach club and hotel **DEED**

Every occupant, family and guests have a perpetual but **non-exclusive** right of access to the beach club “La Madrague” (agreement of 2 September 2005), subject to the hotel's rules and to availability; food and drink are paid. Access by cart through the estate or by car by the barachois road. Residents' cards give 25 % at the hotel restaurant. The former tennis courts on Medine land are out of use; a tennis club project presented in 2025 has not been voted.

10.3 Open spaces **DEED**

No fires except a barbecue at home; no camping, caravans or picnics on common areas (art. 1.4.3 g, 1.16 d); no damage to plants or wildlife; no littering; no fishing, boating or polluting of ponds and rivers; no horses; no firearms or fireworks. The Association may close parts of the common areas to protect fauna and flora (art. 1.14).

11. Living together



11.1 Noise and tranquillity

DEED Every owner must ensure that the tranquillity of the estate is never disturbed (art. 1.4.2). **GUIDANCE** Music down after 22:00 on weekdays and 23:00 at weekends; noisy garden machinery from 07:30 only; no petrol blowers (voted). Large functions — more than fifty people — are better held at the club house or the beach club; if at home, tell the Administrator and your neighbours in advance, arrange parking, and respect the hours.

11.2 Appearance **DEED** **GUIDANCE**

No advertising boards or banners on plots; direction signs placed by the Association must be accepted (art. 1.5, 1.18 vii). Garage doors closed when not in use; shade cloth only to screen works in progress; garden furniture and decorations in keeping with the estate; house name plates and flags discreet. Swimming pools clean and maintained.

11.3 Vehicles and carts

- DEED** Vehicles, boats and trailers are kept on your plot, not on common areas; no parking on verges or over 24 h on the roads; driving only on roads; no aircraft (art. 1.13 c–e). Owners have full rights of circulation and parking on all estate roads (art. 1.9).
- GUIDANCE** Drive at 45 km/h or less; pedestrians and golfers at crossings have priority; carts have priority over cars; no hooting; carts driven by licensed drivers only, on roads and cart paths, never across lawns; scooters and off-road bikes quietly and only to and from the gate. Accidents are reportable to the police; insure your cart.

11.4 Advertising, canvassing, sales **GUIDANCE**

No leaflets, door-to-door selling, political or religious canvassing, auctions or sales on the estate. No slaughtering of animals, no burial of carcasses, no curing of meat or fish.

12. Letting and selling

12.1 Letting **DEED**

- Under the RES Regulations 2007 (s. 23) an IRS villa may be let only through the IRS company or a property manager designated by it **DESIGNATED MANAGER TO CONFIRM**.
- The owner informs the tenant of the deed and obtains his undertaking to comply (art. 1.29); the owner remains jointly liable for the tenant's faults and solely liable for the charges (art. 1.30).
- Before any occupation in your absence, tell the Association in writing who will be there** — tenant or guest — so that access can be controlled (art. 1.31). Register tenants with the Administrator for their cards.
- Short lets are not forbidden by the deed; hotels and guesthouses are (art. 1.4.1). A villa let for holidays remains a single residence under the owner's responsibility.

12.2 Selling **DEED**

- The deed must be reproduced in, or the buyer must adhere to it in, every new deed (art. 1.22); the seller is liable to the buyer if not.
- The notary asks the Administrator for a certificate that the charges are paid, dated within a month; otherwise the Administrator may oppose the payment of the price within fifteen days (art. 1.25). Charges due before the transfer remain the seller's (art. 1.23).
- The transfer is notified to the Administrator without delay (art. 1.26); the new owner gives his address (art. 1.27).

- There is no “appointed estate agency” and no clearance certificate for leases in the deed; the 2015 edition's rules on these points are withdrawn.
- Hand your access cards back to the Administrator on leaving; new owners and tenants obtain their own.

13. Alterations and additions – the works procedure



What the deed says. No change to the exterior appearance of a villa — colours, render, shingles, blinds, materials — and no additional construction, retaining wall, fill or cut (art. 1.16). Since the amendment adopted by the Assembly of 2 May 2009 (101 votes of 119) and deposited with the notary on 1 December 2009, modifications and additional constructions are **possible after validation by the architect designated by the Administrator**:

« Le propriétaire concerné dépose un dossier avec un plan, croquis, explication, des travaux à être exécutés ; le dossier est déposé directement auprès du Syndic ; le Syndic reçoit et enregistre le dossier complet ; le dossier est transmis à l'architecte désigné par le Syndic qui l'instruit et vérifie que la demande est conforme au concept architectural du lotissement de Tamarina ; l'architecte valide ou non les différents travaux et fait éventuellement des recommandations ; sur refus de l'architecte, le résident pourra présenter son dossier à la prochaine assemblée générale. L'Assemblée statuera à une majorité simple ; sur acceptation ... le propriétaire devra obtenir les permis de construction auprès des autorités concernées avant le commencement des travaux. Le Syndic aura toute autorité pour vérifier les travaux à tout moment, et pourra prendre les mesures nécessaires pour les stopper si nécessaire en cas de non-conformité. »

Cahier des Charges, art. 1.16 c as amended; Annexe 3 to the convocation of 2 May 2009; deposit Vol. 7573 No. 17.

13.1 Do I need a file?

NO FILE NEEDED	FILE WITH THE ARCHITECT FIRST	NOT POSSIBLE EVEN WITH A FILE
Interior works of any kind; like-for-like maintenance and repair; repainting in the existing colour; garden planting; the existing pool; equipment that is completely hidden from the road and from neighbours.	Any change of colour, materials, shingles, joinery or blinds; any extension, pavilion, garage, pergola, gazebo, carport, staff room; new or raised walls and fences; visible tanks, solar or photovoltaic panels, antennas, air-conditioning units; new pools and terraces; anything seen from the road or the golf course.	Change of use (commerce, apartments, hotel); subdivision of the plot; retaining walls, fill and cut; overhead wires; window air conditioners; a second dwelling.

The works procedure (deed, 2009)

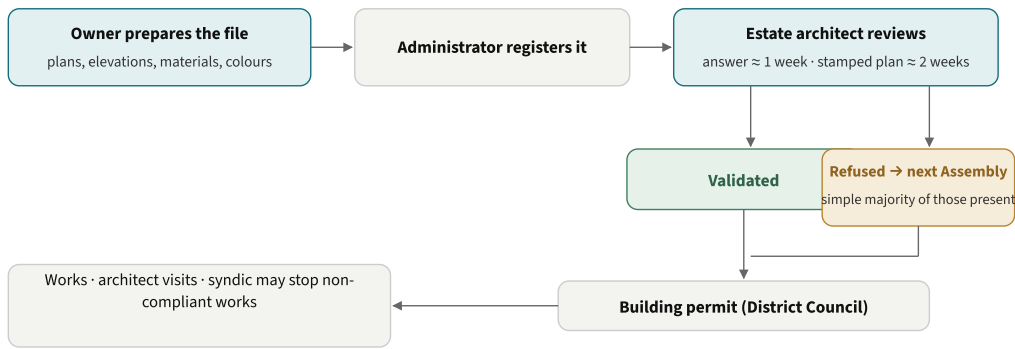


Figure — the procedure every exterior change follows.

13.2 How it works

- 1. Prepare the file** (guidelines §4): location plan, site plan with offsets to boundaries, floor plan, roof plan, sections and elevations at standard scales, A3, signed by your architect or designer; nature of the works, materials, colours, rainwater and waste-water disposal, pool backwash; three paper copies and a PDF/CAD copy.
- 2. Lodge it with the Administrator** (estate office or jlaboucherie@citya.com), who registers it and forwards it to the estate architect, **Studio Linear**.
- 3. The architect answers:** comments within a week, a stamped approved plan within two weeks if the file is complete (architect's engagement). Fee about Rs 6,900 for a standard file **TO CONFIRM**.
- 4. If refused**, you may put the file to the next General Assembly, which decides at a simple majority of those present.
- 5. Then the permit:** with the approved plan, apply to the Black River District Council for the Building and Land Use Permit. No work starts before both approvals.
- 6. Tell the Administrator your start date;** the architect visits during the works; approval is valid for one year and works should be completed within six months of starting **GUIDANCE**.
- 7. Existing works** never validated can be regularised through the same file. Keep every approval you receive: the Association's archives before 2023 are incomplete, and your copy may be the only one.

13.3 What the Administrator may do

Verify the works at any time and stop non-compliant works (deed, 2009 amendment) — in writing, stating the non-conformity. Refuse to regularise after the fact only where the works cannot be brought into conformity. The Administrator cannot fine, and cannot authorise what the deed forbids.

14. When a rule is not followed

This handbook is honest about consequences, because the 2015 edition was not. There are **no fines** at Tamarina: neither the deed, nor the Statutes, nor the Civil Code gives the Association, the Council or the Administrator a power to fine, and no Assembly has ever created one. What exists is this:

- 1. A word, then a letter.** The Administrator records the breach and asks for conformity within a reasonable time. Most cases end here.
- 2. The file.** For works, the answer is almost always a file with the architect (§13), which validates, adapts or regularises.
- 3. Formal notice** served by an usher, and — for works in progress — a written stop order.
- 4. Mediation** **PROPOSED**: before any legal step, a meeting between the owner, a Council member and the architect.
- 5. Court.** With a specific mandate from the Assembly, the Administrator — or any owner, on his own — may ask the Judge in Chambers to order conformity or demolition (deed, art. 1.10; Civil Code 664-121). Costs of the Association's action may be charged as common charges. For unpaid levies: interest, privilege, mortgage, loss of vote, recovery action.

Every owner is responsible for breaches by his family, guests, tenants, employees and contractors (deed, art. 1.9, 1.30).

15. Architectural guidelines

The guidelines describe the estate's architectural vernacular so that additions match it. They restate the deed where they speak of appearance and additions; the figures and materials below are the standards the architect applies **GUIDANCE**. A revised guide (Mauvilac colour ranges, three approved shingle models, gates and fences) was presented to the Assembly of 18 December 2025; its final text is to be circulated by the Administrator **TO CONFIRM**.

15.1 Planning

- Privacy: respect neighbours' views of green spaces, mountains, sea and river; roadside walls low; golf-side boundaries open (fencing not recommended, dark-green 1 m mesh if needed).
- Plot coverage of buildings: 25 % maximum. One dwelling per plot; additional buildings only as annexes to the villa. Single storey.
- Setbacks: 3 m from the road, 2 m from side and rear boundaries.
- Heights (2024 revision): side boundary wall 2.3 m, front wall 1–1.5 m, rear fence 1 m; villa external wall 3.5 m, secondary 2.1 m; pitched roof 7.5 m, flat roof 3 m.

15.2 Materials and finishes

- Walls: rendered block (smooth or Tyrolean) painted in the approved colours, or natural basalt; copings to match existing. Doors and windows: hardwood or painted anodised aluminium; burglar bars on the inside. Shutters: hardwood or metal, metal painted standard brown.
- Roofs: 45° pitch in Kempas timber shingles (three approved models since 2025) or flat with waterproof membrane and decorative coping; hardwood pergolas with polycarbonate tops permitted. Carports and pergolas in keeping with the villa: bush-hammered concrete or hardwood columns.
- Water tanks: hidden — never visible from the road or a neighbour (deed); on roofs only if recessed below the parapet.
- Solar water heaters on flat roofs concealed, header tank floor-mounted; photovoltaic panels concealed; antennas and dishes out of sight; air-conditioning compressors below parapets or at ground level, screened.
- Wash lines screened all round; kitchen yards walled to match; bin enclosures at the entrance maintained.
- Pools: show backwash disposal; pumps and filters in an enclosed housing.

15.3 Colours

External walls by villa type: A/AA 1-0909D · B/BB 1-1009D · C/CC 1-0910D · D/DD 1-1008T · E/EE 1-0908T (Mauvilac); veranda ceilings Snow White; boundary walls Mauvitop Kaki; energy-centre and pump-room walls 1-1010D. The 2014 Assembly added five colour ranges (Terres Indiennes, Ombres Naturelles, Ogres d'Or, Jade, Les Argiles) **VOTED 2014** ; the 2025 revision confirms the Mauvilac references.

16. Appendices

A. The deed's ten commitments (art. references)

1. Residential use only; no apartments (1.4.1).

2. No change to exterior appearance, no additional building without the architect's validation (1.16, 2009 amendment).

3. Tanks, heaters, compressors, antennas hidden; cables underground (1.18).

4. House, garden and hedges maintained; Association's maintenance schedule binding (1.4.4, 1.9, 1.17).

5. Tranquillity; no nuisance animals; leads on common areas; no livestock, fires, camping (1.4.2, 1.4.3).
6. Names of employees given; occupants declared in writing (1.13 a, 1.31).

7. Vehicles on the plot; nothing built on common areas (1.13).

8. Equal share of charges, paid within the month (Statutes).

9. Buyer and tenant informed and bound (1.22, 1.29–1.30).

10. Enforcement by the Association or any owner in court (1.10; Civil Code 664-121).

B. Assembly decisions in force that concern daily life

DATE	DECISION	VOTES
02/05/2009	Works procedure through the designated architect (amendment of art. 1.16 c)	101–2
19/12/2014	Five additional exterior colour ranges	63–4–1
22/12/2017	Ban on petrol leaf blowers, common areas and private gardens	62–29
20/11/2020	Contractors' hours Mon–Fri 07:30–17:00, Sat 07:30–13:00	63–1–1
18/07/2025	Guardinal Security appointed	18 of 36
07/05/2025	Levies Rs 52,000/quarter 2025–26, Rs 55,000 announced 2026–27	43–0
18/12/2025	Revised architectural guide “taken note of”; Council portfolios; electronic convocations	55–1–1 / 57–0

DATE	DECISION	VOTES
26/02/2026	Drainage scheme rejected; reserve preserved; Medine to clean drains	6–48

C. Calendar

- Financial year: 1 July – 30 June. Levies: 1 July, 1 October, 1 January, 1 April.
- Annual Assembly: late November or December; resolutions from owners to be lodged by the deadline in the Administrator's call (end of October in 2025).
- 2026: candidatures for the owners' committee (“syndic bénévole”) by 15 October; candidatures for the Council by end of October; Assembly of late November: Statutes, Administrator, Council of seven, committee.
- Green bags: next delivery September 2026.

D. Glossary

Cahier des Charges — the rules of use and building annexed to every deed. **Statutes** — the rules of the Association. **Administrator / syndic** — the managing agent appointed by the Assembly. **Council of members / conseil syndical** — the elected owners who assist and control the Administrator. **Judge in Chambers** — the Supreme Court judge who hears co-ownership disputes. **IRS / RES / PDS** — the schemes under which foreigners may buy property in Mauritius.

Prepared by Stéphane Portha, Villa 41, August 2026, on the basis of the Residents' Handbook 2015 (TGE Management Services), its 2021 revision (Sygeco) and the 2023 draft (Feel Free), the Cahier des Charges and Statutes of 18 October 2005 with the amendments of 2006 and 2009, the Code Civil Mauricien (Amendment) Act 2018, the minutes of the Assemblies 2009–2026 and the Administrator's communications 2025–2026. Proposed for review by the Council and adoption by the Assembly. Items marked “to confirm” are to be verified by the Administrator before publication. Nothing in this handbook adds to or changes the deed; where it goes beyond the deed it says so.