

Chromata Lagoon

Apartment XXX
Chromata Lagoon
Giorki Papadopoulou 138
5290 Paralimni
Cyprus

24th October 2011

Final demand - Non-Payment of Communal Fees - Apartment XXX

Our records indicate that your Communal Fees for 2011 are currently outstanding by €484

We are writing to you as one of several owners who, despite numerous requests have not paid this year's Communal Fees at Chromata Lagoon. As a result, we are now ready to begin legal action to pursue owners like you who have failed to pay. However, before we do this we are asking one final time that you honour your legal obligations under Cypriot law and settle your outstanding fees. If you do not do so we will be left with no alternative but to proceed with legal action against you to recover not only the outstanding fees but also interest on the amount outstanding and associated legal costs.

If we do not hear from you within the next 14 days with your proposal to settle your fees, we will begin legal action against you.

Currently almost €12,000 in fees is outstanding by owners such as you and this puts us **all** in a **critical situation** - we simply cannot afford to run the complex with this level of non-payment. Chromata Lagoon is maintained on a very tight budget and each owner defaulting on a payment results directly in a cut from the maintenance schedule. As a direct result of your actions, the Management Committee has been unable to carry out critical elements of maintenance, which affects **all** owners. As an example, you may be aware that the pool has been out of action several times over recent months, this is due to insufficient funds being available to complete essential maintenance work. **This is as a direct result of you not paying your Communal Fees.** The poolside toilets have also had to be closed for similar reasons.

Another long-term consequence of your non-payment is that we currently do not have any funds being accrued for repainting the complex, which will be required in a few years time. This short sightedness directly affects not only yours, but everyone else's investment and is likely to mean that the value of your property will soon be below its true market value.

We make no apologies if this sounds harsh, but we feel that in the interests of all owners, the Committee has to take robust action against those selfish individuals who are unwilling to pay their fees. A notice has already been published on the Chromata Lagoon Facebook Group identifying those apartments where fees have not been paid. A copy of this letter will be posted under the door of your apartment and in your mailbox. In addition a notice will be pinned to your door advising any tenants or guests you have staying that they will be prevented from using any of the communal facilities including the lifts and pools.

Yours sincerely,
Chromata Lagoon Committee